



7/5/2022

FAILED INSPECTION NOTICE

Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 201
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 201 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 06/27/2022.

A re-inspection has been scheduled for 08/02/2022 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond
Residential Rental Inspections Program



7/5/2022

FAILED INSPECTION NOTICE

Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 101
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 101 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 06/27/2022.

A re-inspection has been scheduled for 08/02/2022 between 09:00AM and 12:00PM.

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Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 205
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 205 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 06/27/2022.

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Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 304
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 304 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 06/27/2022.

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FAILED INSPECTION NOTICE

Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 308
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 308 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 06/27/2022.

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7/5/2022

FAILED INSPECTION NOTICE

Ruth Esqueda
214 Bissell Ave
Richmond, CA 94801-3462

Property:
206 BISSELL AVE
RICHMOND, CA 94801-3462-

PropID:
Client ID: 9837

Dear Owner/Agent,

This letter is to inform you that your property at **206 BISSELL AVE RICHMOND, CA 94801-3462** failed the Housing Quality Standards (HQS) inspection on 06/27/2022.

A re-inspection has been scheduled for 08/02/2022 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

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7/5/2022

FAILED INSPECTION NOTICE

Frank Kuanchao Hsu
1209 Portland Ave
Albany, CA 94706

Property:
978 KERN ST
RICHMOND, CA 94805-1121-

PropID:
Client ID: 9084

Dear Owner/Agent,

This letter is to inform you that your property at **978 KERN ST RICHMOND, CA 94805-1121** failed the Housing Quality Standards (HQS) inspection on 06/27/2022.

A re-inspection has been scheduled for 08/02/2022 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair inoperable control knob (cold)	O
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door	O
2.10	Kitchen/Stove or Range with Oven Replace inoperable range/oven	O
2.12	Kitchen/Sink Replace inoperable garbage disposal	O
3.3	Bathroom/Electrical Hazards Repair inoperable GFI - rear bathroom	O
6.1	Building Exterior/Condition of Foundation Cover all holes in foundation	O



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7/5/2022

FAILED INSPECTION NOTICE

Richard & Janette Tan
1300 San Pablo Ave
Berkeley, CA 94702-1022

Property:
3002 ALTA MIRA DR
RICHMOND, CA 94806-2760-

PropID:
Client ID: 1903

Dear Owner/Agent,

This letter is to inform you that your property at **3002 ALTA MIRA DR RICHMOND, CA 94806-2760** **failed** the Housing Quality Standards (HQS) inspection on 06/27/2022.

A re-inspection has been scheduled for 08/02/2022 between 01:00PM and 04:00PM.

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5.2	Secondary Rooms/Security Install thumb turn deadbolt lock on exit door	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O

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