



7/5/2022

FAILED INSPECTION NOTICE

Zheng Huo Kuang
2450 Vicente St
San Francisco, CA 94804-3444

Property:
1314 FASCINATION CIR
RICHMOND, CA 94803-

PropID:
Client ID: 10474

Dear Owner/Agent,

This letter is to inform you that your property at **1314 FASCINATION CIR RICHMOND, CA 94803** **failed** the Housing Quality Standards (HQS) inspection on 06/28/2022.

A re-inspection has been scheduled for 08/01/2022 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>
4.6	Other Rooms/Celing Condition Repair water damaged area; Investigate and repair leaking -1st floor	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Investigate and repair leaking HVAC unit	O
8.4	General Health and Safety/Garbage and Debris Remove garbage and debris from backyard	T
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)	O
2.6	Kitchen/Ceiling Condition Repair water damaged area	O



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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

San Law & Jenny H Yao
426 Kearney St
El Cerrito, CA 94530

Property:
5559 CERRO NORTE DR
EL SOBRANTE, CA 94803-3876-

PropID:
Client ID: 7240

Dear Owner/Agent,

This letter is to inform you that your property at **5559 CERRO NORTE DR EL SOBRANTE, CA 94803-3876** failed the Housing Quality Standards (HQS) inspection on 06/28/2022.

A re-inspection has been scheduled for 08/01/2022 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure and seal loose toilet - 1st floor	O

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Sincerely,

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Residential Rental Inspections Program



7/5/2022

FAILED INSPECTION NOTICE

Howard V Cook
12996 San Pablo Ave
Richmond, CA 94805

Property:
2646 CLINTON AVE
RICHMOND, CA 94804-1432-

PropID:
Client ID: 10048

Dear Owner/Agent,

This letter is to inform you that your property at **2646 CLINTON AVE RICHMOND, CA 94804-1432** **failed** the Housing Quality Standards (HQS) inspection on 06/28/2022.

A re-inspection has been scheduled for 08/01/2022 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>
6.1	Building Exterior/Condition of Foundation Repair busted crawl space door; Seal all gaps and holes in foundation	O
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged and leaning fence in backyard	O
1.6	Living Room/Ceiling Condition Make free of peeling paint	O

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Residential Rental Inspections Program



7/5/2022

FAILED INSPECTION NOTICE

Kiley Siu Tak Ho Tre
1495 Lakeview Dr
Hillsborough, CA 94010-7328

Property:
4218 CENTER AVE
RICHMOND, CA 94804-3432-

PropID:
Client ID: 9080

Dear Owner/Agent,

This letter is to inform you that your property at **4218 CENTER AVE RICHMOND, CA 94804-3432** **failed** the Housing Quality Standards (HQS) inspection on 06/28/2022.

A re-inspection has been scheduled for 08/01/2022 between 11:00AM and 02:00PM.

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>
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair leak under sink	O
3.4	Bathroom/Security Remove keyed lock	O
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)	O
4.7	Other Rooms/Wall Condition Investigate and remove black organic substance	O
4.8	Other Rooms/Floor Condition Replace missing threshold	O
2.12	Kitchen/Sink Replace damaged sink faucet	O
2.8	Kitchen/Floor Condition Repair damaged tiles in flooring	O
5.4	Secondary Rooms/Other Potential Hazardous Features Investigate and remove black organic substance (Garage)	O
8.4	General Health and Safety/Garbage and Debris Remove excess garbage and debris from yard	O



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7/5/2022

FAILED INSPECTION NOTICE

James O & Shirley Guinn
119 Pine Valley Ct
Fairfield, CA 94534-7822

Property:
5049 REID CT
RICHMOND, CA 94804-4404-

PropID:
Client ID: 1431

Dear Owner/Agent,

This letter is to inform you that your property at **5049 REID CT RICHMOND, CA 94804-4404** failed the Housing Quality Standards (HQS) inspection on 06/28/2022.

A re-inspection has been scheduled for 08/01/2022 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Remove keyed locks from interior doors (All bedrooms)	O
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance	O

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Residential Rental Inspections Program



7/5/2022

FAILED INSPECTION NOTICE

Suzanne Hendler
709 Buchanan St
San Francisco, CA 94102

Property:
806 S 47TH ST
RICHMOND, CA 94804-4423-

PropID:
Client ID: 6726

Dear Owner/Agent,

This letter is to inform you that your property at **806 S 47TH ST RICHMOND, CA 94804-4423** failed the Housing Quality Standards (HQS) inspection on 06/28/2022.

A re-inspection has been scheduled for 08/01/2022 between 11:00AM and 02:00PM.

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>
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.	O
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance	O

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Residential Rental Inspections Program



7/5/2022

FAILED INSPECTION NOTICE

Richard M Green
1320 Pelican Way
Point Richmond, CA 94801

Property:
5533 MADISON AVE Apt 1
RICHMOND, CA 94804-4867-

PropID:
Client ID: 12491

Dear Owner/Agent,

This letter is to inform you that your property at **5533 MADISON AVE Apt 1 RICHMOND, CA 94804-4867** failed the Housing Quality Standards (HQS) inspection on 06/28/2022.

A re-inspection has been scheduled for 08/01/2022 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.6	Living Room/Ceiling Condition Repair water damaged area; repair holes in ceiling	O
1.7	Living Room/Wall Condition Investigate and remove black organic substance; Repair and replace damaged and missing baseboards	O
1.5	Living Room/Window Condition Investigate and remove black organic substance; Repair to provide weathertight seal	O
2.10	Kitchen/Stove or Range with Oven Replace drip pans	O
3.6	Bathroom/Ceiling Condition Investigate and remove black organic substance; repair water damaged area	O
3.8	Bathroom/Floor Condition Replace missing threshold	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
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector - Hall	O
4.5	Other Rooms/Window Condition Investigate and remove black organic substance; Repair windows to provide weathertight seal (All bedrooms)	O
6.1	Building Exterior/Condition of Foundation Repair damaged foundation vent covers	O
1.8	Living Room/Floor Condition Replace damaged soiled carpet throughout unit; replace missing threshold	O



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