



6/15/2023

FAILED INSPECTION NOTICE

Daniel A Horowitz
Po Box 3474
San Rafael, CA 94912

Property:
5521 VAN FLEET AVE
RICHMOND, CA 94804-

PropID:
Client ID: 17506

Dear Owner/Agent,

This letter is to inform you that your property at **5521 VAN FLEET AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 06/01/2023.

A re-inspection has been scheduled for 07/18/2023 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. install common area co detectors up and downstairs	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



6/15/2023

FAILED INSPECTION NOTICE

Lela J Tre Chisolm
2716 Beach Head Way
Richmond, CA 94804

Property:
2029 MAINE AVE
RICHMOND, CA 94804-

PropID:
Client ID: 17446

Dear Owner/Agent,

This letter is to inform you that your property at **2029 MAINE AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 06/01/2023.

A re-inspection has been scheduled for 07/18/2023 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>
7.4	Heating and Plumbing/Water Heater The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.	O

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6/15/2023

FAILED INSPECTION NOTICE

Auro C & Ami Auro Bhatt
2178 48Th Ave
San Francisco, CA 94116

Property:
1179 26TH ST
RICHMOND, CA 94804-1044-

PropID:
Client ID: 17866

Dear Owner/Agent,

This letter is to inform you that your property at **1179 26TH ST RICHMOND, CA 94804-1044** failed the Housing Quality Standards (HQS) inspection on 06/01/2023.

A re-inspection has been scheduled for 07/18/2023 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Residential Rental Inspections Program



6/15/2023

FAILED INSPECTION NOTICE

Sonie Pho
109 Stanley Ct
Richmond, CA 94547

Property:
300 32ND ST Apt 2
RICHMOND, CA 94804-1791-

PropID:
Client ID: 18941

Dear Owner/Agent,

This letter is to inform you that your property at **300 32ND ST Apt 2 RICHMOND, CA 94804-1791** failed the Housing Quality Standards (HQS) inspection on 06/01/2023.

A re-inspection has been scheduled for 07/18/2023 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>
8.7	General Health and Safety/Other Interior Hazards 1. Unit must have one carbon monoxide detector per level. 2. common area co and smoke not working as designed, replace	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Residential Rental Inspections Program



6/15/2023

FAILED INSPECTION NOTICE

Deborah Ann Kearns
8626 Grand Alberato Rd
Tampa, FL 33647

Property:
154 S 33RD ST
RICHMOND, CA 94804-3137-

PropID:
Client ID: 8669

Dear Owner/Agent,

This letter is to inform you that your property at **154 S 33RD ST RICHMOND, CA 94804-3137** failed the Housing Quality Standards (HQS) inspection on 06/01/2023.

A re-inspection has been scheduled for 07/18/2023 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>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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6/15/2023

FAILED INSPECTION NOTICE

Victor Tre Woods
Sobranite Hills Realty
1660 San Pablo Ave F
Pinole, CA 94564

Property:
550 S 47TH ST
RICHMOND, CA 94804-4326-

PropID:
Client ID: 19376

Dear Owner/Agent,

This letter is to inform you that your property at **550 S 47TH ST RICHMOND, CA 94804-4326** failed the Housing Quality Standards (HQS) inspection on 06/01/2023.

A re-inspection has been scheduled for 07/18/2023 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>
2.5	Kitchen/Window Condition window cracked, repair	O

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Residential Rental Inspections Program



6/15/2023

FAILED INSPECTION NOTICE

Brian C Ball
2851 Wright Ave
Pinole, CA 94564

Property:
5702 ALAMEDA AVE
RICHMOND, CA 94804-4809-

PropID:
Client ID: 17832

Dear Owner/Agent,

This letter is to inform you that your property at **5702 ALAMEDA AVE RICHMOND, CA 94804-4809** **failed** the Housing Quality Standards (HQS) inspection on 06/01/2023.

A re-inspection has been scheduled for 07/18/2023 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>
3.7	Bathroom/Wall Condition evidence of water damage, repair	O

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6/15/2023

FAILED INSPECTION NOTICE

Jkp Pine Arbor Llc
141 Alpine Ter
San Francisco, CA 94117

Property:
1306 S 56TH ST Apt B
RICHMOND, CA 94804-4877-

PropID:
Client ID: 18452

Dear Owner/Agent,

This letter is to inform you that your property at **1306 S 56TH ST Apt B RICHMOND, CA 94804-4877** **failed** the Housing Quality Standards (HQS) inspection on 06/01/2023.

A re-inspection has been scheduled for 07/18/2023 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>
8.7	General Health and Safety/Other Interior Hazards unable to perform inspection, power out in unit	O

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6/15/2023

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
600 THOMAS DR
RICHMOND, CA 94806-1775-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **600 THOMAS DR RICHMOND, CA 94806-1775** failed the Housing Quality Standards (HQS) inspection on 06/01/2023.

A re-inspection has been scheduled for 07/18/2023 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>
2.10	Kitchen/Stove or Range with Oven stove/missing knob repair/ALL BURNERS MUST SELF IGNITNE	O
3.12	Bathroom/Tub or Shower REPAIR/ LOOSE SHOWER HANDEL(hall)	O

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