



6/22/2023

FAILED INSPECTION NOTICE

Michael & Heide Hughey
Po Box 1580
El Cerrito, CA 94530

Property:
2355 RHEEM AVE
RICHMOND, CA 94804-1017-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **2355 RHEEM AVE RICHMOND, CA 94804-1017** failed the Housing Quality Standards (HQS) inspection on 06/08/2023.

A re-inspection has been scheduled for 07/25/2023 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>
2.4	Kitchen/Security rear door blocked, no egress	T

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



6/22/2023

FAILED INSPECTION NOTICE

Lester & Hertiscine Lawson
2731 Wright Ave
Pinole, CA 94564

Property:
753 S 49TH ST
RICHMOND, CA 94804-4426-

PropID:
Client ID: 4184

Dear Owner/Agent,

This letter is to inform you that your property at **753 S 49TH ST RICHMOND, CA 94804-4426** failed the Housing Quality Standards (HQS) inspection on 06/08/2023.

A re-inspection has been scheduled for 07/25/2023 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. . front bedroom	O

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



6/22/2023

FAILED INSPECTION NOTICE

Jangjin Choi
Ernie Sexton
1647 Hopkins St
Berkeley, CA 94707

Property:
5517 HUNTINGTON AVE
RICHMOND, CA 94804-5503-

PropID:
Client ID: 11358

Dear Owner/Agent,

This letter is to inform you that your property at **5517 HUNTINGTON AVE RICHMOND, CA 94804-5503** failed the Housing Quality Standards (HQS) inspection on 06/08/2023.

A re-inspection has been scheduled for 07/25/2023 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>
2.3	Kitchen/Electrical Hazards light inop, repair	O
3.6	Bathroom/Ceiling Condition under constuction due to leak, finish repair	O
3.7	Bathroom/Wall Condition under constuction due to leak, finish repair	O

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



6/22/2023

FAILED INSPECTION NOTICE

George F Bennett
44 Sequoia Rd
Fairfax, CA 94930

Property:
5838 PANAMA AVE
RICHMOND, CA 94804-5522-

PropID:
Client ID: 9002

Dear Owner/Agent,

This letter is to inform you that your property at **5838 PANAMA AVE RICHMOND, CA 94804-5522** **failed** the Housing Quality Standards (HQS) inspection on 06/08/2023.

A re-inspection has been scheduled for 07/25/2023 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not flushing as designed, repair	O
3.12	Bathroom/Tub or Shower tub rusting, resurface tub	O

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



6/22/2023

FAILED INSPECTION NOTICE

Qing Shan Huang
56 Ellington Ave
San Francisco, CA 94112

Property:
3615 CHANSLOR AVE
RICHMOND, CA 94805-

PropID:
Client ID: 17508

Dear Owner/Agent,

This letter is to inform you that your property at **3615 CHANSLOR AVE RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 06/08/2023.

A re-inspection has been scheduled for 07/25/2023 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>
3.12	Bathroom/Tub or Shower tub rusting, resurface tub	O
8.7	General Health and Safety/Other Interior Hazards install common smoke rear inlaw suite	O

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



6/22/2023

FAILED INSPECTION NOTICE

Paul W & Melva W Hirsh
849 Kensington Rd
El Cerrito, CA 94530-2747

Property:
936 LASSEN ST
RICHMOND, CA 94805-1031-

PropID:
Client ID: 7126

Dear Owner/Agent,

This letter is to inform you that your property at **936 LASSEN ST RICHMOND, CA 94805-1031** failed the Housing Quality Standards (HQS) inspection on 06/08/2023.

A re-inspection has been scheduled for 07/25/2023 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>
3.6	Bathroom/Ceiling Condition remove excessive black discoloration	O
3.7	Bathroom/Wall Condition remove excessive black discoloration	O
4.5	Other Rooms/Window Condition remove excessive black discoloration	O
5.3	Secondary Rooms/Electrical Hazards laundryroom light inop, repair	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
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector working per level.	O



6/22/2023

FAILED INSPECTION NOTICE

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



6/22/2023

FAILED INSPECTION NOTICE

Michael & Heide Hughey
Po Box 1580
El Cerrito, CA 94530

Property:
3320 BARRETT AVE
RICHMOND, CA 94805-2138-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **3320 BARRETT AVE RICHMOND, CA 94805-2138** **failed** the Housing Quality Standards (HQS) inspection on 06/08/2023.

A re-inspection has been scheduled for 07/25/2023 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>
2.12	Kitchen/Sink sink peeling, resurface/repair	O
3.12	Bathroom/Tub or Shower 1. tub peeling, resurface 2. tub is missing overflow valve 3. shower enclosure cracked tile, repair	O
3.3	Bathroom/Electrical Hazards gfi will not test/reset	O
1.4	Living Room/Security no egress, all entry/exit doors must be accessible in case of emergency	T
1.7	Living Room/Wall Condition repair hole in wall	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop, repair	T



6/22/2023

FAILED INSPECTION NOTICE

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



6/22/2023

FAILED INSPECTION NOTICE

Michael & Heide Hughey
Po Box 1580
El Cerrito, CA 94530

Property:
3913 NEVIN AVE
RICHMOND, CA 94805-2236-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **3913 NEVIN AVE RICHMOND, CA 94805-2236** failed the Housing Quality Standards (HQS) inspection on 06/08/2023.

A re-inspection has been scheduled for 07/25/2023 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

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



6/22/2023

FAILED INSPECTION NOTICE

Thao Thi Thanh Nguyen
Chuck Liu
766 Harrison St Suite 104
San Francisco, CA 94107

Property:
4312 NEVIN AVE
RICHMOND, CA 94805-2344-

PropID:
Client ID: 18843

Dear Owner/Agent,

This letter is to inform you that your property at **4312 NEVIN AVE RICHMOND, CA 94805-2344** failed the Housing Quality Standards (HQS) inspection on 06/08/2023.

A re-inspection has been scheduled for 07/25/2023 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>
1.3	Living Room/Electrical Hazards light fixture inop, repair	O
2.3	Kitchen/Electrical Hazards light fixture inop, repair	O
2.10	Kitchen/Stove or Range with Oven stove knobs broken/missing, replace	O
4.3	Other Rooms/Electrical Hazards master bedroom light/fan inop, repair	O



6/22/2023

FAILED INSPECTION NOTICE

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