



6/27/2023

**FAILED INSPECTION NOTICE**

Curtis & Trecia Leung  
51 Orion Ct  
El Sobrante, CA 94803

Property:  
37 13TH ST  
RICHMOND, CA 94801-3529-

PropID:  
Client ID: 15486

Dear Owner/Agent,

This letter is to inform you that your property at **37 13TH ST RICHMOND, CA 94801-3529** failed the Housing Quality Standards (HQS) inspection on 06/15/2023.

**A re-inspection has been scheduled for 07/28/2023 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>
8.7	General Health and Safety/Other Interior Hazards install common area co/smoke in basement and livingroom level, every level in home must have common area co/smoke detectors	O
5.4	Secondary Rooms/Other Potential Hazardous Features floor water damaged in basement, replace	O
7.4	Heating and Plumbing/Water Heater water heater leaking, replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet loose, repair/replace	O
1.4	Living Room/Security weatherize door gaps allowing cold air inside and possible critter entrance	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



6/27/2023

**FAILED INSPECTION NOTICE**

Deedar Bhachu  
109 Ash Ct  
Hercules, CA 94547

Property:  
2995 MC KENZIE DR  
RICHMOND, CA 94806-2612-

PropID:  
Client ID: 17863

Dear Owner/Agent,

This letter is to inform you that your property at **2995 MC KENZIE DR RICHMOND, CA 94806-2612** **failed** the Housing Quality Standards (HQS) inspection on 06/15/2023.

**A re-inspection has been scheduled for 07/28/2023 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>
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Sincerely,

City of Richmond  
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