



7/7/2023

FAILED INSPECTION NOTICE

Thomas R & Sharon S Chandler
Access Property Management
10955 San Pablo Ave
El Cerrito, CA 94530

Property:
643 17TH ST
RICHMOND, CA 94801-2805-

PropID:
Client ID: 8245

Dear Owner/Agent,

This letter is to inform you that your property at **643 17TH ST RICHMOND, CA 94801-2805** failed the Housing Quality Standards (HQS) inspection on 06/22/2023.

A re-inspection has been scheduled for 08/01/2023 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>
1.8	Living Room/Floor Condition 1. transition from livingroom to kitchen broken, replace 2. floor deteriorating replace	O
8.3	General Health and Safety/Evidence of Infestation Evidence of Insect Infestation. Exterminate for roaches.	O
3.12	Bathroom/Tub or Shower shower knob pulling off, repair	O
4.7	Other Rooms/Wall Condition remove excessive black discoloration	O
4.6	Other Rooms/Celing Condition remove excessive black discoloration	O
1.6	Living Room/Ceiling Condition unfinished repair, all repairs must be complete	O
3.5	Bathroom/Window Condition window cracked/broken, replace	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



7/7/2023

FAILED INSPECTION NOTICE

Keith Mitchell
1515 Tuolumne St
Vallejo, CA 94590

Property:
1900 SANTA CLARA ST
RICHMOND, CA 94804-

PropID:
Client ID: 17580

Dear Owner/Agent,

This letter is to inform you that your property at **1900 SANTA CLARA ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 06/22/2023.

A re-inspection has been scheduled for 08/04/2023 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>
5.4	Secondary Rooms/Other Potential Hazardous Features install co detector in laundry/garage	O
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. or run outside	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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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2023

FAILED INSPECTION NOTICE

Linda & John Horne
141 Scenic Ave
Piedmont, CA 94611-3414

Property:
1205 MELVILLE SQ Apt #109
RICHMOND, CA 94804-4557-

PropID:
Client ID: 7824

Dear Owner/Agent,

This letter is to inform you that your property at **1205 MELVILLE SQ Apt #109 RICHMOND, CA 94804-4557** failed the Housing Quality Standards (HQS) inspection on 06/22/2023.

A re-inspection has been scheduled for 08/04/2023 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>
3.12	Bathroom/Tub or Shower 2nd bathroom soap dish broken, replace	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2023

FAILED INSPECTION NOTICE

Clint Tre Coons
Premier Property Management
2089 Vale Rd Suite 24
San Pablo, CA 94806

Property:
2001 SAN MATEO ST
RICHMOND, CA 94804-5249-

PropID:
Client ID: 18046

Dear Owner/Agent,

This letter is to inform you that your property at **2001 SAN MATEO ST RICHMOND, CA 94804-5249** **failed** the Housing Quality Standards (HQS) inspection on 06/22/2023.

A re-inspection has been scheduled for 08/04/2023 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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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.

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Sincerely,

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