



7/7/2023

FAILED INSPECTION NOTICE

Christian A Tre Strachwitz
515 Northgate Dr
San Rafael, CA 94903

Property:
10341 SAN PABLO AVE
RICHMOND, CA 94530-

PropID:
Client ID: 15060

Dear Owner/Agent,

This letter is to inform you that your property at **10341 SAN PABLO AVE RICHMOND, CA 94530** failed the Housing Quality Standards (HQS) inspection on 06/23/2023.

A re-inspection has been scheduled for 08/04/2023 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 ceiling has evidence of water damage, 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



7/7/2023

FAILED INSPECTION NOTICE

Javier G Soriano Est Of Cruz
Olga Valle Lemus
3800 Garvin Ave
Richmond, CA 94805

Property:
651 S 32ND ST
RICHMOND, CA 94804-

PropID:
Client ID: 18065

Dear Owner/Agent,

This letter is to inform you that your property at **651 S 32ND ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 06/23/2023.

A re-inspection has been scheduled for 08/04/2023 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.	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector	O
3.5	Bathroom/Window Condition Window must be openable and remain open without props.	O
3.3	Bathroom/Electrical Hazards 1.bathroom light over toilet inop 2.gfi next to toilet inop	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
4.3	Other Rooms/Electrical Hazards outlets inoperable, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable, repair	O



7/7/2023

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



7/7/2023

FAILED INSPECTION NOTICE

Xin Ma
344 42Nd Ave
San Mateo, CA 94403-5004

Property:
2610 ANDRADE AVE
RICHMOND, CA 94804-1227-

PropID:
Client ID: 8407

Dear Owner/Agent,

This letter is to inform you that your property at **2610 ANDRADE AVE RICHMOND, CA 94804-1227** **failed** the Housing Quality Standards (HQS) inspection on 06/23/2023.

A re-inspection has been scheduled for 08/04/2023 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>
8.3	General Health and Safety/Evidence of Infestation Evidence of Insect Infestation. Exterminate for roaches.	O
4.7	Other Rooms/Wall Condition rear bedroom wall peeling, repair	O
4.6	Other Rooms/Celing Condition ceiling peeling paint, repair	O
3.6	Bathroom/Ceiling Condition remove excessive black discoloration	O
3.7	Bathroom/Wall Condition remove excessive black discoloration	O
3.3	Bathroom/Electrical Hazards replace light fixture, safty haz	O
2.6	Kitchen/Ceiling Condition kitchen ceiling water damaged, repair	O
6.3	Building Exterior/Condition of Roof and Gutters evidence of leaking, repair	O



7/7/2023

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



7/7/2023

FAILED INSPECTION NOTICE

Juan Victor Gobeza Zapata
2846 Ramona St
Pinole, CA 94564-1521

Property:
2835 BISSELL AVE
RICHMOND, CA 94804-1907-

PropID:
Client ID: 19434

Dear Owner/Agent,

This letter is to inform you that your property at **2835 BISSELL AVE RICHMOND, CA 94804-1907** **failed** the Housing Quality Standards (HQS) inspection on 06/23/2023.

A re-inspection has been scheduled for 08/04/2023 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>
2.8	Kitchen/Floor Condition floor has hole, repai/replace	O
8.7	General Health and Safety/Other Interior Hazards install common area co/smoke detectors on all levels of home 4 levels	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. all bedrooms	O
7.2	Heating and Plumbing/Safety of Heating Equipment remove items from around water heater, safty haz	O
5.4	Secondary Rooms/Other Potential Hazardous Features ceiling peeling paint in garage	O



7/7/2023

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



7/7/2023

FAILED INSPECTION NOTICE

Norman M Kaneshiro
616 Key Route Blvd
Albany, CA 94706-1423

Property:
6035 ORCHARD AVE
RICHMOND, CA 94804-5021-

PropID:
Client ID: 10436

Dear Owner/Agent,

This letter is to inform you that your property at **6035 ORCHARD AVE RICHMOND, CA 94804-5021** **failed** the Housing Quality Standards (HQS) inspection on 06/23/2023.

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>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite, repair	O
3.12	Bathroom/Tub or Shower remove excessive black discoloration from shower enclosure	O
3.3	Bathroom/Electrical Hazards light bulb broken in light fixture, 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



7/7/2023

FAILED INSPECTION NOTICE

Thomas E & Bessie M Vaughns
328 Pompano Cir
Foster City, CA 94404-1904

Property:
5521 MODOC AVE
RICHMOND, CA 94804-5239-

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **5521 MODOC AVE RICHMOND, CA 94804-5239** failed the Housing Quality Standards (HQS) inspection on 06/23/2023.

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 1. tub diverter not working as designed, hallway bath 2. recaulk around tub	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bottom of vanity deteriorating, repair hallway bath	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
6.4	Building Exterior/Condition of Exterior Surfaces exterior window frames for bedrooms and bathroom deteriorating, has towels in frame, repair all exterior window frames	O
4.5	Other Rooms/Window Condition evidence of leaking, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features garage full of items and door broken, clean and repair garage	O



7/7/2023

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



7/7/2023

FAILED INSPECTION NOTICE

Marco Antonio Flores-Gallo
Doris Mitchell
1506 Posen Ave
Albany, CA 94706-2520

Property:
2020 CARLSON BLVD
RICHMOND, CA 94804-5266-

PropID:
Client ID: 12612

Dear Owner/Agent,

This letter is to inform you that your property at **2020 CARLSON BLVD RICHMOND, CA 94804-5266** **failed** the Housing Quality Standards (HQS) inspection on 06/23/2023.

A re-inspection has been scheduled for 08/04/2023 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 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 1. install common area co/smoke detectors	O
4.3	Other Rooms/Electrical Hazards light inoperable, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features install common area co/smoke in basement	O



7/7/2023

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



7/7/2023

FAILED INSPECTION NOTICE

Enbo Ma
1557 Del Monte Ct
Moraga, CA 94556-2026

Property:
79 SEAGULL DR
RICHMOND, CA 94804-7408-

PropID:
Client ID: 12064

Dear Owner/Agent,

This letter is to inform you that your property at **79 SEAGULL DR RICHMOND, CA 94804-7408** failed the Housing Quality Standards (HQS) inspection on 06/23/2023.

A re-inspection has been scheduled for 08/04/2023 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 common area co/smoke detector is missing/inoperable. each unit must have a working common area co/smoke on each level of unit	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
2.10	Kitchen/Stove or Range with Oven repair/replace oven knobs	O



7/7/2023

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



7/7/2023

FAILED INSPECTION NOTICE

Jessica Lee
4325 Shamrock Way
Castro Valley, CA 94546

Property:
93 BAYSIDE CT
RICHMOND, CA 94804-7445-

PropID:
Client ID: 17540

Dear Owner/Agent,

This letter is to inform you that your property at **93 BAYSIDE CT RICHMOND, CA 94804-7445** failed the Housing Quality Standards (HQS) inspection on 06/23/2023.

A re-inspection has been scheduled for 08/04/2023 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 common area co/smoke detector inop, repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	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