



6/11/2024

**FAILED INSPECTION NOTICE**

Pedro Madrigal  
1901 Pennsylvania Ave  
Richmond, CA 94801-2511

Property:  
1827 PENNSYLVANIA AVE  
RICHMOND, CA 94801-2509-

PropID:  
Client ID: 2995

Dear Owner/Agent,

This letter is to inform you that your property at **1827 PENNSYLVANIA AVE RICHMOND, CA 94801-2509** failed the Housing Quality Standards (HQS) inspection on 06/04/2024.

**A re-inspection has been scheduled for 07/15/2024 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>
3.3	Bathroom/Electrical Hazards install Gfi outlets	O
3.5	Bathroom/Window Condition Window must be openable and remain open without props.	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



6/11/2024

**FAILED INSPECTION NOTICE**

Alan Ralph Cameron Tre  
730 Lobos Ave  
Richmond, CA 94801-3716

Property:  
215 WATER ST  
RICHMOND, CA 94801-3338-

PropID:  
Client ID: 9953

Dear Owner/Agent,

This letter is to inform you that your property at **215 WATER ST RICHMOND, CA 94801-3338** failed the Housing Quality Standards (HQS) inspection on 06/04/2024.

**A re-inspection has been scheduled for 07/15/2024 between 01:00PM and 04:00PM.**

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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 install common area smoke and co detectors up and downstairs common areas	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. upstairs bedroom	O
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
3.3	Bathroom/Electrical Hazards install Gfi outlets	O



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6/11/2024

**FAILED INSPECTION NOTICE**

Rosetta Trotter Tre  
199 Columbine Dr  
Hercules, CA 94547-1004

Property:  
4809 OVEREND AVE  
RICHMOND, CA 94804-3490-

PropID:  
Client ID: 3078

Dear Owner/Agent,

This letter is to inform you that your property at **4809 OVEREND AVE RICHMOND, CA 94804-3490** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2024.

**A re-inspection has been scheduled for 07/16/2024 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>
3.1	Bathroom/Bathroom Present	O
	1. Toilet (in common area)is not stable.	
	2. Master bathroom mold and water damage behind the sink and toilet.	
	3. Toilet is not stable and needs to be sealed.	
4.8	Other Rooms/Floor Condition	O
	1. Front room (attached to kitchen and living room)carpet need to be replaced.	



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6/11/2024

**FAILED INSPECTION NOTICE**

Mary P Milton  
206 Ashbury Ave  
El Cerrito, CA 94530

Property:  
443 37TH ST  
RICHMOND, CA 94805-

PropID:  
Client ID: 13454

Dear Owner/Agent,

This letter is to inform you that your property at **443 37TH ST RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 06/04/2024.

**A re-inspection has been scheduled for 07/15/2024 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>
3.12	Bathroom/Tub or Shower shower head leaking,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
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
8.7	General Health and Safety/Other Interior Hazards power goes out to dryer and fridge, check electrical, health and safety hazard	O



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6/11/2024

**FAILED INSPECTION NOTICE**

Luke & Carolyn Blacklidge  
Po Box 4635  
Walnut Creek, CA 94596-0635

Property:  
12932 SAN PABLO AVE Apt D  
RICHMOND, CA 94805-1358-

PropID:  
Client ID: 7624

Dear Owner/Agent,

This letter is to inform you that your property at **12932 SAN PABLO AVE Apt D RICHMOND, CA 94805-1358** failed the Housing Quality Standards (HQS) inspection on 06/04/2024.

**A re-inspection has been scheduled for 07/15/2024 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>
7.4	Heating and Plumbing/Water Heater water heater discharge pipe must run outside, located in kitchen. safety hazard	O
3.12	Bathroom/Tub or Shower tub diverter not working as designed,repair	O

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**FAILED INSPECTION NOTICE**

Kim Tran  
516 Mc Laughlin St  
Richmond, CA 94805-1947

Property:  
516 MC LAUGHLIN ST Apt 2  
RICHMOND, CA 94805-1947-

PropID:  
Client ID: 12416

Dear Owner/Agent,

This letter is to inform you that your property at **516 MC LAUGHLIN ST Apt 2 RICHMOND, CA 94805-1947** failed the Housing Quality Standards (HQS) inspection on 06/04/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install hand rail for front porch	O

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6/11/2024

**FAILED INSPECTION NOTICE**

Anne C Skeffington  
Po Box 21075  
El Sobrante, CA 94820

Property:  
4631 NEVIN AVE  
RICHMOND, CA 94805-2312-

PropID:  
Client ID: 5580

Dear Owner/Agent,

This letter is to inform you that your property at **4631 NEVIN AVE RICHMOND, CA 94805-2312** failed the Housing Quality Standards (HQS) inspection on 06/04/2024.

**A re-inspection has been scheduled for 07/15/2024 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.6	Bathroom/Ceiling Condition remove black discoloration	O
3.7	Bathroom/Wall Condition remove black discoloration	O
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
4.3	Other Rooms/Electrical Hazards install switch cover plate	O



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6/11/2024

**FAILED INSPECTION NOTICE**

Barbara Kringle  
1890 Lake Harvest Ct  
Brentwood, CA 94513

Property:  
442 MOUNT ST  
RICHMOND, CA 94805-2406-

PropID:  
Client ID: 1289

Dear Owner/Agent,

This letter is to inform you that your property at **442 MOUNT ST RICHMOND, CA 94805-2406** failed the Housing Quality Standards (HQS) inspection on 06/04/2024.

**A re-inspection has been scheduled for 07/15/2024 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass	O
3.5	Bathroom/Window Condition Window is cracked or broken which presents a cutting or air access hazard. Replace cracked glass panes	O
5.4	Secondary Rooms/Other Potential Hazardous Features laundryroom window has cracked panes, replace	O



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