



6/11/2024

FAILED INSPECTION NOTICE

Marcelo D & Maria C Tre Mauri
5835 San Pablo Dam Rd
El Sobrante, CA 94803

Property:
156 16TH ST
RICHMOND, CA 94801-

PropID:
Client ID: 16397

Dear Owner/Agent,

This letter is to inform you that your property at **156 16TH ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 06/07/2024.

A re-inspection has been scheduled for 07/16/2024 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.



6/11/2024

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.5	Living Room/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
2.4	Kitchen/Security large gaps at bottom of door,repair	O
2.5	Kitchen/Window Condition install missing screens,health and safety hazard	O
2.7	Kitchen/Wall Condition kitchen wall damaged and missing baseboards,repair	O
2.8	Kitchen/Floor Condition flooring deteriorating,replace	O
3.12	Bathroom/Tub or Shower 1. faucet DRIPPING CONSTANTLY,REPAIR 2. tub diverter not working as designed	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
3.7	Bathroom/Wall Condition wall and baseboards has evidence of water damage,repair	O
4.5	Other Rooms/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
4.7	Other Rooms/Wall Condition wall peeling paint,repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	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



6/11/2024

FAILED INSPECTION NOTICE

Diva Investments Llc
KAUSHIK DATTANI
834 5Th Ave
San Rafael, CA 94901

Property:
1318 BATTERY ST
RICHMOND, CA 94801-1809-

PropID:
Client ID: 8028

Dear Owner/Agent,

This letter is to inform you that your property at **1318 BATTERY ST RICHMOND, CA 94801-1809** failed the Housing Quality Standards (HQS) inspection on 06/07/2024.

A re-inspection has been scheduled for 07/16/2024 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>
2.10	Kitchen/Stove or Range with Oven all burners will not self-ignite	O
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
4.4	Other Rooms/Security no access, door locked, owner must provide access at next inspection	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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Residential Rental Inspections Program



6/11/2024

FAILED INSPECTION NOTICE

Noel I Viera
2127 Barrett Ave
Richmond, CA 94534-3976

Property:
2123 BARRETT AVE
RICHMOND, CA 94801-3332-

PropID:
Client ID: 14619

Dear Owner/Agent,

This letter is to inform you that your property at **2123 BARRETT AVE RICHMOND, CA 94801-3332** **failed** the Housing Quality Standards (HQS) inspection on 06/07/2024.

A re-inspection has been scheduled for 07/16/2024 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>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
3.12	Bathroom/Tub or Shower tub peeling , resurface tub	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet seat worn, replace	O
3.3	Bathroom/Electrical Hazards install Gfi outlets	O
2.3	Kitchen/Electrical Hazards install Gfi outlets	O



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6/11/2024

FAILED INSPECTION NOTICE

Brandi Flores
Professional Property Mgmt
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
334 40TH ST
RICHMOND, CA 94805-

PropID:
Client ID: 13331

Dear Owner/Agent,

This letter is to inform you that your property at **334 40TH ST RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 06/07/2024.

A re-inspection has been scheduled for 07/18/2024 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink faucet leaking and sprayer broken, , repair/replace	O
2.5	Kitchen/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
2.11	Kitchen/Refrigerator light inoperable inside, repair	O
8.7	General Health and Safety/Other Interior Hazards 1. install hallway/common area co and smoke detectors 2. install co/smoke detectors in basement/garage area	O
3.6	Bathroom/Ceiling Condition remove black discoloration from shower enclosure ceiling	O
4.3	Other Rooms/Electrical Hazards outlet behind door inoperable, repair/replace	O
2.3	Kitchen/Electrical Hazards microwave outlet inoperable, can not have extension cords running across floors , safety hazard	O
4.5	Other Rooms/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
1.5	Living Room/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



6/11/2024

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



6/11/2024

FAILED INSPECTION NOTICE

Ranjit Babu Prasad
4767 Bruno Rd
El Sobrante, CA 94803

Property:
733 LASSEN ST
RICHMOND, CA 94805-1444-

PropID:
Client ID: 16803

Dear Owner/Agent,

This letter is to inform you that your property at **733 LASSEN ST RICHMOND, CA 94805-1444** failed the Housing Quality Standards (HQS) inspection on 06/07/2024.

A re-inspection has been scheduled for 07/18/2024 between 09:00AM and 12:00PM.

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<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 1. all burners must self-ignite, repair/replace 2. oven inoperable, repair/replace	O
1.6	Living Room/Ceiling Condition ceiling popcorn plaster pulling down in livingroom and hallway, repair/replace	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
4.6	Other Rooms/Celing Condition ceiling popcorn plaster pulling down, repair/replace	O
3.6	Bathroom/Ceiling Condition master bath ceiling peeling and has black discoloration, repair/replace	O



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6/11/2024

FAILED INSPECTION NOTICE

David Yuezhong Li
937 Polk St
Albany, CA 94706

Property:
669 38TH ST
RICHMOND, CA 94805-1780-

PropID:
Client ID: 2491

Dear Owner/Agent,

This letter is to inform you that your property at **669 38TH ST RICHMOND, CA 94805-1780** failed the Housing Quality Standards (HQS) inspection on 06/07/2024.

A re-inspection has been scheduled for 07/18/2024 between 09:00AM and 12:00PM.

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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 severely cracked or broken which presents a cutting or air access hazard and missing screen. Replace.	O
3.3	Bathroom/Electrical Hazards install working Gfi outlet	O

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Residential Rental Inspections Program



6/11/2024

FAILED INSPECTION NOTICE

Marius P & Wilde F Zaugg
1608 Roger Ct
El Cerrito, CA 94530-2028

Property:
524 36TH ST
RICHMOND, CA 94805-2130-

PropID:
Client ID: 11890

Dear Owner/Agent,

This letter is to inform you that your property at **524 36TH ST RICHMOND, CA 94805-2130** failed the Housing Quality Standards (HQS) inspection on 06/07/2024.

A re-inspection has been scheduled for 07/18/2024 between 09:00AM and 12:00PM.

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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 co/smoke detector in basement	O
3.3	Bathroom/Electrical Hazards Gfi outlet inoperable, replace	O

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6/11/2024

FAILED INSPECTION NOTICE

Allied Continental Llc
Ida Paras
3164 Sun Ridge Ct
Lafayette, CA 94549-3241

Property:
920 SUMMER LN
RICHMOND, CA 94806-2087-

PropID:
Client ID: 11908

Dear Owner/Agent,

This letter is to inform you that your property at **920 SUMMER LN RICHMOND, CA 94806-2087** failed the Housing Quality Standards (HQS) inspection on 06/07/2024.

A re-inspection has been scheduled for 07/18/2024 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.13	Bathroom/Ventilation half bath on main level ventilation fan very loud, not working as designed,repair	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector	O
4.5	Other Rooms/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
7.4	Heating and Plumbing/Water Heater hot water heater earthquake safety straps loose, repair	O



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