



6/27/2024

FAILED INSPECTION NOTICE

Gonzalo Rigoberto Morales
900 Randy Ln
San Pablo, CA 94806-3423

Property:
608 SANFORD AVE
RICHMOND, CA 94801-1922-

PropID:
Client ID: 11768

Dear Owner/Agent,

This letter is to inform you that your property at **608 SANFORD AVE RICHMOND, CA 94801-1922** **failed** the Housing Quality Standards (HQS) inspection on 06/10/2024.

A re-inspection has been scheduled for 07/26/2024 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>
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. install window screens in all bedrooms X5	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
8.7	General Health and Safety/Other Interior Hazards three bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard	O
7.4	Heating and Plumbing/Water Heater no access to water heater, owner must provide access at next inspection	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch staircase has loose boards, repair/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



6/27/2024

FAILED INSPECTION NOTICE

Yu Song Inc
ALAN LIANG
1475 Stanford Ave
Palo Alto, CA 94306-1253

Property:
617 DUBOCE AVE Apt A
RICHMOND, CA 94801-1942-

PropID:
Client ID: 5451

Dear Owner/Agent,

This letter is to inform you that your property at **617 DUBOCE AVE Apt A RICHMOND, CA 94801-1942** **failed** the Housing Quality Standards (HQS) inspection on 06/10/2024.

A re-inspection has been scheduled for 07/26/2024 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>
3.12	Bathroom/Tub or Shower tub diverter not working as designed, 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
8.7	General Health and Safety/Other Interior Hazards bedrooms have burglar bars on windows ,burglar bars must have quick release or hinged locks that can be opened in case of emergency , replace or remove burglar bars safety/fire hazard	O
6.4	Building Exterior/Condition of Exterior Surfaces repair window frames, rotten/deteriorating wood	O



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Sincerely,

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Residential Rental Inspections Program



6/27/2024

FAILED INSPECTION NOTICE

Xiangming Wu
2049 Medallion Dr
Union City, CA 94587

Property:
624 6TH ST
RICHMOND, CA 94801-2673-

PropID:
Client ID: 8945

Dear Owner/Agent,

This letter is to inform you that your property at **624 6TH ST RICHMOND, CA 94801-2673** failed the Housing Quality Standards (HQS) inspection on 06/10/2024.

A re-inspection has been scheduled for 07/26/2024 between 01:00PM and 04:00PM.

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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards Install Gfi outlets on both sides of sink	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
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
4.10	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
3.7	Bathroom/Wall Condition Wall has evidence of water damage, repair	O
3.6	Bathroom/Ceiling Condition Ceiling has evidence of water damage, repair	O
1.8	Living Room/Floor Condition Carpet deteriorating, repair/replace	O
4.8	Other Rooms/Floor Condition Carpet deteriorating, repair/replace	O
5.2	Secondary Rooms/Security Garage door will not stay up,repair	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



6/27/2024

FAILED INSPECTION NOTICE

Xiangming Wu
2049 Medallion Dr
Union City, CA 94587

Property:
622 6TH ST
RICHMOND, CA 94801-2673-

PropID:
Client ID: 8945

Dear Owner/Agent,

This letter is to inform you that your property at **622 6TH ST RICHMOND, CA 94801-2673** failed the Housing Quality Standards (HQS) inspection on 06/10/2024.

A re-inspection has been scheduled for 07/26/2024 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>
1.4	Living Room/Security Front screen door deteriorating, replace, health hazard	O
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Entry staircase wall damaged, repair	O
	2. Hallway flooring deteriorating, replace	
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
2.5	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
2.3	Kitchen/Electrical Hazards Install Gfi outlets	O
1.8	Living Room/Floor Condition Install transition strips to kitchen and bathroom	O
3.12	Bathroom/Tub or Shower Tub diverter not working as designed	O
3.7	Bathroom/Wall Condition Rear bathroom wall black and evidence of water damage	O
3.6	Bathroom/Ceiling Condition Rear bathroom ceiling has black discoloration and evidence of water damage	O
3.8	Bathroom/Floor Condition Rear bathroom has loose/broken tile	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
5.2	Secondary Rooms/Security No access to garage, owner must provide access at next inspection	O



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6/27/2024

FAILED INSPECTION NOTICE

Harry Y & Patricia L Gee
117 Yolo St
Corte Madera, CA 94925-1809

Property:
448 TEWKSBURY AVE Apt D
RICHMOND, CA 94801-3880-

PropID:
Client ID: 1398

Dear Owner/Agent,

This letter is to inform you that your property at **448 TEWKSBURY AVE Apt D RICHMOND, CA 94801-3880** failed the Housing Quality Standards (HQS) inspection on 06/10/2024.

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2.3	Kitchen/Electrical Hazards install Gfi outlet	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	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



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6/27/2024

FAILED INSPECTION NOTICE

Harry Y & Patricia L Gee
117 Yolo St
Corte Madera, CA 94925-1809

Property:
448 TEWKSBURY AVE Apt F
RICHMOND, CA 94801-3880-

PropID:
Client ID: 1398

Dear Owner/Agent,

This letter is to inform you that your property at **448 TEWKSBURY AVE Apt F RICHMOND, CA 94801-3880** failed the Housing Quality Standards (HQS) inspection on 06/10/2024.

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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 1. unit has excessive clutter, no egress, fire/safety hazard. 2. unit has unsanitary conditions, clean/organize unit. health/safety hazard	T
8.1	General Health and Safety/Access to Unit unable to access unit and perform through inspection due to clutter and unsanitary conditions	T



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