



6/27/2024

FAILED INSPECTION NOTICE

Juanelda Lynnise Tre Johnson
Mantra Real Estate
2010 Crow Canyon Pl Suite 100
San Ramon, CA 94583

Property:
5122 SCHOOL AVE
RICHMOND, CA 94804-

PropID:
Client ID: 18458

Dear Owner/Agent,

This letter is to inform you that your property at **5122 SCHOOL AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 06/20/2024.

A re-inspection has been scheduled for 07/29/2024 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.

<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 stove LR burner inoperable.	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



6/27/2024

FAILED INSPECTION NOTICE

Daryl L & Joni M Wesley
6114 Lasalle Ave 126
Oakland, CA 94611

Property:
457 28TH ST Apt A
RICHMOND, CA 94804-1777-

PropID:
Client ID: 11132

Dear Owner/Agent,

This letter is to inform you that your property at **457 28TH ST Apt A RICHMOND, CA 94804-1777** failed the Housing Quality Standards (HQS) inspection on 06/20/2024.

A re-inspection has been scheduled for 07/29/2024 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink Dishwasher inoperable. Dishwasher draining thru air gap.	O
1.3	Living Room/Electrical Hazards replace all damaged living room outlets.	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

Arthur Vigil
4216 Clinton Ave
Richmond, CA 94805

Property:
235 CIVIC CENTER ST
RICHMOND, CA 94804-1816-

PropID:
Client ID: 1292

Dear Owner/Agent,

This letter is to inform you that your property at **235 CIVIC CENTER ST RICHMOND, CA 94804-1816** **failed** the Housing Quality Standards (HQS) inspection on 06/20/2024.

A re-inspection has been scheduled for 07/29/2024 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower replace shower/tub divertor knob. shower hot water knob leaking.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink leaking.	O
2.10	Kitchen/Stove or Range with Oven stove inoperable.	O



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Residential Rental Inspections Program



6/27/2024

FAILED INSPECTION NOTICE

Arthur Vigil
4216 Clinton Ave
Richmond, CA 94805

Property:
237 CIVIC CENTER ST
RICHMOND, CA 94804-1816-

PropID:
Client ID: 1292

Dear Owner/Agent,

This letter is to inform you that your property at **237 CIVIC CENTER ST RICHMOND, CA 94804-1816** **failed** the Housing Quality Standards (HQS) inspection on 06/20/2024.

A re-inspection has been scheduled for 07/29/2024 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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors install working smoke detector in each bedroom.	O

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Residential Rental Inspections Program



6/27/2024

FAILED INSPECTION NOTICE

Urmila Thokar
622 San Diego Ave
Daly City, CA 94014-1959

Property:
147 HARBOUR WAY
RICHMOND, CA 94804-2425-

PropID:
Client ID: 8780

Dear Owner/Agent,

This letter is to inform you that your property at **147 HARBOUR WAY RICHMOND, CA 94804-2425** **failed** the Housing Quality Standards (HQS) inspection on 06/20/2024.

A re-inspection has been scheduled for 07/29/2024 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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower Tub faucet missing cover. repair/replace damaged shower knobs.	O

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Residential Rental Inspections Program



6/27/2024

FAILED INSPECTION NOTICE

Sarad Marahatta
20115 Redwood Rd #16
Castro Valley, CA 94546

Property:
436 S 17TH ST
RICHMOND, CA 94804-2608-

PropID:
Client ID: 17219

Dear Owner/Agent,

This letter is to inform you that your property at **436 S 17TH ST RICHMOND, CA 94804-2608** failed the Housing Quality Standards (HQS) inspection on 06/20/2024.

A re-inspection has been scheduled for 07/29/2024 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower replace shower/tub divertor knob. shower hot water knob leaking.	O
4.10	Other Rooms/Smoke Detectors install a working smoke detector in each bedroom.	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



6/27/2024

FAILED INSPECTION NOTICE

Emma J Clark
5821 Highland Ave
5821 Highland Ave
Richmond, CA 94804-5013

Property:
238 S 22ND ST
RICHMOND, CA 94804-2753-

PropID:
Client ID: 6371

Dear Owner/Agent,

This letter is to inform you that your property at **238 S 22ND ST RICHMOND, CA 94804-2753** failed the Housing Quality Standards (HQS) inspection on 06/20/2024.

A re-inspection has been scheduled for 07/29/2024 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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.4	Living Room/Security replace missing striker plates on front door.	O
3.12	Bathroom/Tub or Shower replace shower/tub divertor knob.	O
1.7	Living Room/Wall Condition repair damaged wall behind front door.	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,

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Residential Rental Inspections Program



6/27/2024

FAILED INSPECTION NOTICE

Emma J Clark
5821 Highland Ave
5821 Highland Ave
Richmond, CA 94804-5013

Property:
246 S 22ND ST
RICHMOND, CA 94804-2755-

PropID:
Client ID: 6371

Dear Owner/Agent,

This letter is to inform you that your property at **246 S 22ND ST RICHMOND, CA 94804-2755** failed the Housing Quality Standards (HQS) inspection on 06/20/2024.

A re-inspection has been scheduled for 07/29/2024 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.

<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 stove LF burner inop. stove exhaust fan missing bulb.	O
8.7	General Health and Safety/Other Interior Hazards replace soft floor boards upstairs area.	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

Edwin D Tre Nesmith
10321 Bunker Ln
Stockton, CA 95209

Property:
88 SCHOONER CT
RICHMOND, CA 94804-4520-

PropID:
Client ID: 16178

Dear Owner/Agent,

This letter is to inform you that your property at **88 SCHOONER CT RICHMOND, CA 94804-4520** **failed** the Housing Quality Standards (HQS) inspection on 06/20/2024.

A re-inspection has been scheduled for 07/29/2024 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>
1.4	Living Room/Security security/screen door missing lock.	O

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