



6/27/2024

FAILED INSPECTION NOTICE

Norcal Bay Holding Llc
6114 La Salle Ave #426
Oakland, CA 94611

Property:
612 15TH ST
RICHMOND, CA 94801-2870-

PropID:
Client ID: 16152

Dear Owner/Agent,

This letter is to inform you that your property at **612 15TH ST RICHMOND, CA 94801-2870** failed the Housing Quality Standards (HQS) inspection on 06/21/2024.

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 valve leak, cold water.	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

Kapu Properties Llc
834 5Th Ave
San Rafael, CA 94901

Property:
236 5TH ST
RICHMOND, CA 94801-3034-

PropID:
Client ID: 4636

Dear Owner/Agent,

This letter is to inform you that your property at **236 5TH ST RICHMOND, CA 94801-3034** failed the Housing Quality Standards (HQS) inspection on 06/21/2024.

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>
7.4	Heating and Plumbing/Water Heater install earthquake straps on water heater. install copper discharge pipe on water heater.	O
8.1	General Health and Safety/Access to Unit rear door deadbolt not locking.	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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/27/2024

FAILED INSPECTION NOTICE

Kapu Properties Llc
834 5Th Ave
San Rafael, CA 94901

Property:
419 20TH ST
RICHMOND, CA 94801-3226-

PropID:
Client ID: 4636

Dear Owner/Agent,

This letter is to inform you that your property at **419 20TH ST RICHMOND, CA 94801-3226** failed the Housing Quality Standards (HQS) inspection on 06/21/2024.

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>
2.3	Kitchen/Electrical Hazards replace damaged kitchen outlet behind microwave.	O
4.3	Other Rooms/Electrical Hazards replace damaged outlet in front right bedroom.	O
1.3	Living Room/Electrical Hazards replace damaged living room outlet, left wall.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable.	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/27/2024

FAILED INSPECTION NOTICE

Antonio Fernandez
ROSA FERNANDEZ
166 Del Monte St
San Francisco, CA 94112

Property:
2377 MARICOPA AVE
RICHMOND, CA 94804-1007-

PropID:
Client ID: 1679

Dear Owner/Agent,

This letter is to inform you that your property at **2377 MARICOPA AVE RICHMOND, CA 94804-1007** **failed** the Housing Quality Standards (HQS) inspection on 06/21/2024.

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>
2.10	Kitchen/Stove or Range with Oven stove exhaust fan missing bulb.	O
1.4	Living Room/Security replace missing striker plates on front door.	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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/27/2024

FAILED INSPECTION NOTICE

Gary M & Margrith Byer
5945 Capitol Hill Ave
Richmond, CA 94806-4230

Property:
2901 MARICOPA AVE
RICHMOND, CA 94804-1133-

PropID:
Client ID: 6401

Dear Owner/Agent,

This letter is to inform you that your property at **2901 MARICOPA AVE RICHMOND, CA 94804-1133** **failed** the Housing Quality Standards (HQS) inspection on 06/21/2024.

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>
1.6	Living Room/Ceiling Condition repair cracked living room ceiling.	O
2.7	Kitchen/Wall Condition repair cracked wall above kitchen entry, both sides.	O
8.7	General Health and Safety/Other Interior Hazards repair cracked rear entry wall.	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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/27/2024

FAILED INSPECTION NOTICE

Gary M & Margrith Byer
5945 Capitol Hill Ave
Richmond, CA 94806-4230

Property:
700 WILSON AVE
RICHMOND, CA 94805-1869-

PropID:
Client ID: 6401

Dear Owner/Agent,

This letter is to inform you that your property at **700 WILSON AVE RICHMOND, CA 94805-1869** failed the Housing Quality Standards (HQS) inspection on 06/21/2024.

A re-inspection has been scheduled for 07/26/2024 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.



6/27/2024

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.4	Living Room/Security front door/security gate doesnt properly close & lock.	O
2.10	Kitchen/Stove or Range with Oven stove exhaust fan inoperable. stove RF burner inoperable.	O
2.13	Kitchen/Space for Storage, Prep and Serving repair damaged kitchen drawers.	O
2.7	Kitchen/Wall Condition repair damaged kitchen walls.	O
3.13	Bathroom/Ventilation remove all discoloration from bathroom walls/ceiling.	O
3.7	Bathroom/Wall Condition repair damaged bathroom wall near tub.	O
1.3	Living Room/Electrical Hazards repair damaged living room outlet.	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch light fixture inoperable.	O
4.7	Other Rooms/Wall Condition remove discoloration from bedroom wall under window.	O
4.3	Other Rooms/Electrical Hazards repair damaged outlet in right rear bedroom.	O
2.5	Kitchen/Window Condition replace cracked/broken kitchen window.	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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