



6/27/2024

FAILED INSPECTION NOTICE

Mario L & Luz M Vaz
503 Whitehall Ct
Oakley, CA 94561

Property:
4316 BARRETT AVE
RICHMOND, CA 94805-2356-

PropID:
Client ID: 5615

Dear Owner/Agent,

This letter is to inform you that your property at **4316 BARRETT AVE RICHMOND, CA 94805-2356** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2024.

A re-inspection has been scheduled for 07/30/2024 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 Tenant to move items blocking access to windows {fire exit}	T
6.4	Building Exterior/Condition of Exterior Surfaces Repair peeling paint in rear of duplex	O
8.7	General Health and Safety/Other Interior Hazards Remove old inoperable smoke detectors from unit, new replacements have been installed and old detectors still present in unit.	O



6/27/2024

FAILED INSPECTION NOTICE

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

Mario L & Luz M Vaz
503 Whitehall Ct
Oakley, CA 94561

Property:
4318 BARRETT AVE
RICHMOND, CA 94805-2356-

PropID:
Client ID: 5615

Dear Owner/Agent,

This letter is to inform you that your property at **4318 BARRETT AVE RICHMOND, CA 94805-2356** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2024.

A re-inspection has been scheduled for 07/30/2024 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 Clean black discoloration in window	T
4.10	Other Rooms/Smoke Detectors Install smoke detector in left bedroom	O
2.10	Kitchen/Stove or Range with Oven Remove foil from stove, can retain oil splatter and become fire hazard	T
6.4	Building Exterior/Condition of Exterior Surfaces Repair peeling paint in rear of duplex	O



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Sincerely,

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Residential Rental Inspections Program



6/27/2024

FAILED INSPECTION NOTICE

Margo Rodriguez & Melissa Bizarro
211 Pinon Ave
Pinole, CA 94564

Property:
2719 BUSH AVE
RICHMOND, CA 94806-

PropID:
Client ID: 19007

Dear Owner/Agent,

This letter is to inform you that your property at **2719 BUSH AVE RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 06/24/2024.

A re-inspection has been scheduled for 07/30/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
3.3	Bathroom/Electrical Hazards install Gfi outlets in bathroom	O
2.10	Kitchen/Stove or Range with Oven replace drip pans	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
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit replace worn/deteriorating toilet seat	O
3.12	Bathroom/Tub or Shower 1. replace caulking around tub 2. repair/replace cracked tile in shower/tub enclosure 3. tub faucet drips constantly,repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet dripping constantly	O
1.7	Living Room/Wall Condition carpet in den area ripping, repair/replace	O
1.5	Living Room/Window Condition remove excessive black discoloration from window/sill in den .	O
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate for light switch or outlet presents an electrical hazard. outlet coverplate missing in den	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detectors	O



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Sincerely,

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Residential Rental Inspections Program



6/27/2024

FAILED INSPECTION NOTICE

Juan Romo
1805 San Pablo Ave
Berkeley, CA 94702

Property:
1300 COSTA AVE Apt 12
RICHMOND, CA 94806-4676-

PropID:
Client ID: 19018

Dear Owner/Agent,

This letter is to inform you that your property at **1300 COSTA AVE Apt 12 RICHMOND, CA 94806-4676** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2024.

A re-inspection has been scheduled for 07/30/2024 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>
4.6	Other Rooms/Celing Condition light fixture pulling down, repair	O

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Sincerely,

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Residential Rental Inspections Program



6/27/2024

FAILED INSPECTION NOTICE

Juan Romo
1805 San Pablo Ave
Berkeley, CA 94702

Property:
1300 COSTA AVE Apt 34
RICHMOND, CA 94806-4676-

PropID:
Client ID: 19018

Dear Owner/Agent,

This letter is to inform you that your property at **1300 COSTA AVE Apt 34 RICHMOND, CA 94806-4676** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2024.

A re-inspection has been scheduled for 07/30/2024 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/If No Stove ventilation fan inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards co detector inoperable, 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
1.3	Living Room/Electrical Hazards hallway light inoperable	O
1.8	Living Room/Floor Condition carpet deteriorating/worn, replace	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/27/2024

FAILED INSPECTION NOTICE

Juan Romo
1805 San Pablo Ave
Berkeley, CA 94702

Property:
1300 COSTA AVE Apt 25
RICHMOND, CA 94806-4676-

PropID:
Client ID: 19018

Dear Owner/Agent,

This letter is to inform you that your property at **1300 COSTA AVE Apt 25 RICHMOND, CA 94806-4676** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2024.

A re-inspection has been scheduled for 07/30/2024 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>
4.10	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
8.7	General Health and Safety/Other Interior Hazards 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



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