



6/10/2025

**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt A  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt A RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

**A re-inspection has been scheduled for 07/29/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards Remove old smoke detector base above door	O
8.6	General Health and Safety/Interior Stairs and Common Halls Mount CO2 detector on wall. Currently sitting on top of refrigerator loose	O
3.13	Bathroom/Ventilation Clean vent fan in shared bathroom on level 1	O



6/10/2025

**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



6/10/2025

**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt B  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt B RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

**A re-inspection has been scheduled for 07/29/2025 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>
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair	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,

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Residential Rental Inspections Program



6/10/2025

**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt D  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt D RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

**A re-inspection has been scheduled for 07/29/2025 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 Oven/stove inoperable, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock from closet door	T
1.7	Living Room/Wall Condition Walls heavily discovered, repair	O
1.6	Living Room/Ceiling Condition Ceiling heavily discolored with yellow substance, repair	O
4.5	Other Rooms/Window Condition Heavy yellow discoloration on frame, repair	O
4.6	Other Rooms/Celing Condition Heavy yellow discoloration on ceiling, repair	O
	Repair and paint unfinished portion of ceiling	
4.7	Other Rooms/Wall Condition Heavy yellow discoloration on walls, repair	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration in toilet	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



6/10/2025

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Residential Rental Inspections Program



6/10/2025

**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt E  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt E RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

**A re-inspection has been scheduled for 07/29/2025 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>
8.7	General Health and Safety/Other Interior Hazards Smoke detector above door inoperable, replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Secure smoke detector and carbon monoxide detectors to wall	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Inoperable, 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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**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt C  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt C RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.6	Living Room/Ceiling Condition Heavy yellow discoloration on walls, repair	O
1.7	Living Room/Wall Condition Heavy yellow discoloration, repair	O
4.7	Other Rooms/Wall Condition Heavy yellow discoloration, repair	O
4.6	Other Rooms/Celing Condition Heavy yellow discoloration, repair	O
4.4	Other Rooms/Security Move bed to allow rear door to open as designed	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



6/10/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program





6/10/2025

**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt G  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt G RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, 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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6/10/2025

**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt H  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt H RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

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6/10/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.6	Living Room/Ceiling Condition Peeling paint on ceiling, repair	O
2.11	Kitchen/Refrigerator Refrigerator door sills damaged, exterior of refrigerator heavily rusted, repair or replace	O
8.7	General Health and Safety/Other Interior Hazards Remove keyed deadbolt lock from interior closet door	O
8.3	General Health and Safety/Evidence of Infestation Evidence of roach infestation in unit, treat unit	O
3.7	Bathroom/Wall Condition Repair large cracks on bathroom wall going across window frame	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit The wash basin is missing or deteriorated. This represents a major defect which must be corrected.	O
3.12	Bathroom/Tub or Shower Recaulk inside of tub enclosure, current caulking damaged due to water damage	O
7.2	Heating and Plumbing/Safety of Heating Equipment Tenant to move items directly in front of heater	T
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair	O
1.5	Living Room/Window Condition Tenant to clear items in room to allow access to window	T

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Residential Rental Inspections Program



6/10/2025

**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt 11  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt 11 RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

**A re-inspection has been scheduled for 07/29/2025 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>
1.5	Living Room/Window Condition Clean black discoloration on windows and window seals	T

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**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt 10  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt 10 RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O

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6/10/2025

**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt 8  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt 8 RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

**A re-inspection has been scheduled for 07/29/2025 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>
1.3	Living Room/Electrical Hazards Outlet behind entry door has hot/neutral reverse, repair  Outlet underneath TV has open grounds, repair	O
2.10	Kitchen/Stove or Range with Oven Right burners not self lighting, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Inoperable, repair	O



6/10/2025

**FAILED INSPECTION NOTICE**

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6/10/2025

**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt 7  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt 7 RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

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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 Remove old smoke detector bases from above front door	O

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6/10/2025

**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt 6  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt 6 RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.3	Living Room/Electrical Hazards Outlet behind door has hot/nuetral reverse, repair	O
1.5	Living Room/Window Condition Window must be openable and remain open without props.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, 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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Sincerely,

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6/10/2025

**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt 5  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt 5 RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source in unit, no heater present	O
8.7	General Health and Safety/Other Interior Hazards Remove old inoperable smoke detector/bases from ceiling	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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6/10/2025

**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt 4  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt 4 RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

**A re-inspection has been scheduled for 07/29/2025 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Inoperable, repair	O
8.3	General Health and Safety/Evidence of Infestation Evidence of roach infestation in unit, treat unit for infestation	O
1.5	Living Room/Window Condition Clean black discoloration on window and window seal	T
2.5	Kitchen/Window Condition Clean black discoloration on window and window seal	T
3.12	Bathroom/Tub or Shower Repair shower head leak in shared bathroom in complex hallway level 2	O



6/10/2025

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6/10/2025

**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt 3  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt 3 RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Smoke detector missing, install/replace as base present	O
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source in unit, no heater in unit	O
1.3	Living Room/Electrical Hazards Outlet right of window has open grounds, repair	O
3.12	Bathroom/Tub or Shower Repair shower head leak in shared common bathroom level 2 hallway	O



6/10/2025

**FAILED INSPECTION NOTICE**

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6/10/2025

**FAILED INSPECTION NOTICE**

Han & Jean Llc  
Cherri Brown  
210 Tunnel Ave Apt B  
Point Richmond, CA 94801

Property:  
210 TUNNEL AVE Apt 2  
RICHMOND, CA 94801-3961-

PropID:  
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt 2 RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

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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 Outlet right of refrigerator has hot/neutral reverse, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Remove old smoke detector base behind 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.

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



6/10/2025

**FAILED INSPECTION NOTICE**

Silvio & Sheila G Addiego  
876 Balra Dr  
El Cerrito, CA 94530-3002

Property:  
6129 PANAMA AVE Apt 1  
RICHMOND, CA 94804-5727-

PropID:  
Client ID: 7179

Dear Owner/Agent,

This letter is to inform you that your property at **6129 PANAMA AVE Apt 1 RICHMOND, CA 94804-5727** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

**A re-inspection has been scheduled for 07/28/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Light switch at entry has cracked coverplate, replace	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
4.3	Other Rooms/Electrical Hazards No access to outlets, tenant to declutter unit to allow access to outlets	T
4.5	Other Rooms/Window Condition Tenant to clear items blocking access to window (fire exit)	T
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet tank has severe crack with section of toilet missing, replace as toilet is inoperable as it cant hold water in tank due to damage	O
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair	O
2.3	Kitchen/Electrical Hazards Garbage disposal switch cover plate damaged, replace	O
8.4	General Health and Safety/Garbage and Debris Tenant to declutter unit	O





6/10/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



6/10/2025

**FAILED INSPECTION NOTICE**

Silvio & Sheila G Addiego  
876 Balra Dr  
El Cerrito, CA 94530-3002

Property:  
6129 PANAMA AVE Apt 2  
RICHMOND, CA 94804-5727-

PropID:  
Client ID: 7179

Dear Owner/Agent,

This letter is to inform you that your property at **6129 PANAMA AVE Apt 2 RICHMOND, CA 94804-5727** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

**A re-inspection has been scheduled for 07/28/2025 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.



6/10/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.	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
4.3	Other Rooms/Electrical Hazards Replace cracked outlet on left wall	O
3.4	Bathroom/Security Remove keyed entry lock from door	O
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector removed, replace  Carbon monoxide detector inoperable, repair or replace	O
3.6	Bathroom/Ceiling Condition Repair hole in ceiling above tub	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 Garbage disposal switch has short, repair	O
8.1	General Health and Safety/Access to Unit Install patio door screen	O
2.11	Kitchen/Refrigerator Light inoperable, repair	O



6/10/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



6/10/2025

**FAILED INSPECTION NOTICE**

Silvio & Sheila G Addiego  
876 Balra Dr  
El Cerrito, CA 94530-3002

Property:  
6129 PANAMA AVE Apt 4  
RICHMOND, CA 94804-5727-

PropID:  
Client ID: 7179

Dear Owner/Agent,

This letter is to inform you that your property at **6129 PANAMA AVE Apt 4 RICHMOND, CA 94804-5727** **failed** the Housing Quality Standards (HQS) inspection on 06/04/2025.

**A re-inspection has been scheduled for 07/28/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION AS DOOR WAS LOCKED< ROOM MUST BE INSPECTED	O
4.5	Other Rooms/Window Condition Window hard to open, repair	O
2.12	Kitchen/Sink Dishwasher inoperable, repair, replace or remove	O
8.1	General Health and Safety/Access to Unit Patio screen tethered, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



6/10/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program