



7/1/2025

FAILED INSPECTION NOTICE

Yuk Yam & Shirley Lin Leung
74 Los Olivos Ave
Daly City, CA 94014-1066

Property:
640 6TH ST
RICHMOND, CA 94801-2673-

PropID:
Client ID: 11294

Dear Owner/Agent,

This letter is to inform you that your property at **640 6TH ST RICHMOND, CA 94801-2673** failed the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display	O
2.10	Kitchen/Stove or Range with Oven Right screen for range hood missing, replace/install	O
3.5	Bathroom/Window Condition Window lock inoperable, level 2. Repair or replace	O
	Window must be openable and remain open without props.	
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



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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



7/1/2025

FAILED INSPECTION NOTICE

Nora Isela Lopez Mendez
251 Harbour Way South
Richmond, CA 94804

Property:
579 8TH ST
RICHMOND, CA 94801-2781-

PropID:
Client ID: 7352

Dear Owner/Agent,

This letter is to inform you that your property at **579 8TH ST RICHMOND, CA 94801-2781** failed the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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.



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FAILED INSPECTION NOTICE

<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 Front common area smoke detector missing, replace	T
	Hall closet door knobs missing, replace	
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.5	Other Rooms/Window Condition Install quick release for security bars	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair	O
3.12	Bathroom/Tub or Shower Resurface tub, rust present in tub	O
3.4	Bathroom/Security Remove sliding lock mechanism from door	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
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair	O
8.4	General Health and Safety/Garbage and Debris Remove appliances being stored on exterior of unit in rear	T
5.2	Secondary Rooms/Security Front room off living room has damaged door frame, repair or replace and install striker plates	O
5.3	Secondary Rooms/Electrical Hazards Outlets in front room off living room have open grounds, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke detector missing, replace	T



7/1/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Nora Isela Lopez Mendez
251 Harbour Way South
Richmond, CA 94804

Property:
622 16TH ST
RICHMOND, CA 94801-2844-

PropID:
Client ID: 7352

Dear Owner/Agent,

This letter is to inform you that your property at **622 16TH ST RICHMOND, CA 94801-2844** failed the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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.



7/1/2025

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.	T
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
8.2	General Health and Safety/Exits Tenant to declutter unit, interior and exterior that will allow direct access to windows and to allow doors to open in bedrooms as designed. Excessive items stored behind doors preventing them from opening as designed	T
3.6	Bathroom/Ceiling Condition Clean discoloration/moisture condensation from ceiling	T
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
2.10	Kitchen/Stove or Range with Oven Clean excessive grease splatter on stove, range hood and surrounding walls	T
2.3	Kitchen/Electrical Hazards Outlets have open grounds, repair	O
8.1	General Health and Safety/Access to Unit Patio screen of track, repair	O
8.4	General Health and Safety/Garbage and Debris Remove appliances stored on back patio	T
5.2	Secondary Rooms/Security Garage door needs deadbolt as it leads directly to exterior	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment NO access to thermostat, heater unable to be inspected. Tenant to provide access for inspection	T
5.4	Secondary Rooms/Other Potential Hazardous Features Remove deadbolt and keyed entry lock from door leading to room in garage	T
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



7/1/2025

FAILED INSPECTION NOTICE

8.7 General Health and Safety/Other Interior Hazards

O

Smoke detector in kitchen inoperable, repair, replace or remove as there are other common area smoke detectors in unit

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Michael L & Elaine W Lau
Gianna Burns
3223 Blume Dr Suite 127
Richmond, CA 94806

Property:
1509 PENNSYLVANIA AVE
RICHMOND, CA 94801-2881-

PropID:
Client ID: 15790

Dear Owner/Agent,

This letter is to inform you that your property at **1509 PENNSYLVANIA AVE RICHMOND, CA 94801-2881** failed the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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>
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector inoperable, repair or replace	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.	T
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair	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
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
1.3	Living Room/Electrical Hazards Non-working outlet may be hazardous. Outlet under window has no power, repair	O
2.13	Kitchen/Space for Storage, Prep and Serving Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking	O



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Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Yuk Yam & Shirley Lin Leung
74 Los Olivos Ave
Daly City, CA 94014-1066

Property:
640 15TH ST
RICHMOND, CA 94801-2899-

PropID:
Client ID: 11294

Dear Owner/Agent,

This letter is to inform you that your property at **640 15TH ST RICHMOND, CA 94801-2899** failed the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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>
8.7	General Health and Safety/Other Interior Hazards CO2 detector inoperable, repair or replace	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	T
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector in unit	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms	O
7.4	Heating and Plumbing/Water Heater Tenant to clear personal items stored around hot water heater	T
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.	O



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FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Yuk Yam & Shirley Lin Leung
74 Los Olivos Ave
Daly City, CA 94014-1066

Property:
642 15TH ST Apt B
RICHMOND, CA 94801-2899-

PropID:
Client ID: 11294

Dear Owner/Agent,

This letter is to inform you that your property at **642 15TH ST Apt B RICHMOND, CA 94801-2899** failed the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 between 11:00AM and 02:00PM.

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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.10	General Health and Safety/Site and Neighborhood Conditions Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard	O
8.7	General Health and Safety/Other Interior Hazards Co2 detector inoperable, repair or replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector as it has exceeded 10 year lifespan	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	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. Window frame dry rotted, repair	O
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	O
2.3	Kitchen/Electrical Hazards GFCI outlet above sink inoperable, replace	O
1.5	Living Room/Window Condition Window screens torn, repair	O



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7/1/2025

FAILED INSPECTION NOTICE

Yuk Yam & Shirley Lin Leung
74 Los Olivos Ave
Daly City, CA 94014-1066

Property:
642 15TH ST Apt A
RICHMOND, CA 94801-2899-

PropID:
Client ID: 11294

Dear Owner/Agent,

This letter is to inform you that your property at **642 15TH ST Apt A RICHMOND, CA 94801-2899** failed the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.5	Other Rooms/Window Condition Clean discoloration on window and window seal	T
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year lifespan	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
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove, range hood and wall behind stove	T
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry area window screen missing, replace	O
8.10	General Health and Safety/Site and Neighborhood Conditions Remove excessive clutter/trash and old building supplies from rear of complex. Cut down tall weeds/grass in yard	O



7/1/2025

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Roan Sisters Llc
CHRISTINA REDSE
Po Box 6419
Albany, CA 94706

Property:
100 NICHOLL AVE
RICHMOND, CA 94801-3921-

PropID:
Client ID: 11901

Dear Owner/Agent,

This letter is to inform you that your property at **100 NICHOLL AVE RICHMOND, CA 94801-3921** **failed** the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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 C02 detector inoperable, repair or replace	O
	Common area smoke detectors both inoperable, repair or replace	
8.6	General Health and Safety/Interior Stairs and Common Halls Hall light inoperable, repair	O
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	O
4.5	Other Rooms/Window Condition Tenant to move bed blocking access to window (fire exit)	T



7/1/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Roan Sisters Llc
CHRISTINA REDSE
Po Box 6419
Albany, CA 94706

Property:
102 NICHOLL AVE
RICHMOND, CA 94801-3921-

PropID:
Client ID: 11901

Dear Owner/Agent,

This letter is to inform you that your property at **102 NICHOLL AVE RICHMOND, CA 94801-3921** **failed** the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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>
2.5	Kitchen/Window Condition Right window missing lock mechanism, repair/replace	O
8.1	General Health and Safety/Access to Unit Rear door needs door sweep and deadbolt lock installed	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



7/1/2025

FAILED INSPECTION NOTICE

Roan Sisters Llc
CHRISTINA REDSE
Po Box 6419
Albany, CA 94706

Property:
104 NICHOLL AVE
RICHMOND, CA 94801-3921-

PropID:
Client ID: 11901

Dear Owner/Agent,

This letter is to inform you that your property at **104 NICHOLL AVE RICHMOND, CA 94801-3921** **failed** the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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>
3.5	Bathroom/Window Condition Window wont stay open without prop, repair	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

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



7/1/2025

FAILED INSPECTION NOTICE

Roan Sisters Llc
CHRISTINA REDSE
Po Box 6419
Albany, CA 94706

Property:
106 NICHOLL AVE
RICHMOND, CA 94801-3921-

PropID:
Client ID: 11901

Dear Owner/Agent,

This letter is to inform you that your property at **106 NICHOLL AVE RICHMOND, CA 94801-3921** **failed** the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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
7.5	Heating and Plumbing/Water Supply No hot water in kitchen, 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,

City of Richmond
Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Roan Sisters Llc
CHRISTINA REDSE
Po Box 6419
Albany, CA 94706

Property:
108 NICHOLL AVE
RICHMOND, CA 94801-3921-

PropID:
Client ID: 11901

Dear Owner/Agent,

This letter is to inform you that your property at **108 NICHOLL AVE RICHMOND, CA 94801-3921** **failed** the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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 Common area smoke detector removed, replace	T
3.3	Bathroom/Electrical Hazards GFCI outlet has hot/neutral reverse, repair	O
2.11	Kitchen/Refrigerator Light inoperable, repair	O
7.5	Heating and Plumbing/Water Supply Low water pressure in bathroom at sink, repair	O
7.4	Heating and Plumbing/Water Heater Tenant to clear personal items stored surrounding hot water heater	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
4.5	Other Rooms/Window Condition Left window screen missing, replace	O



7/1/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Roan Sisters Llc
CHRISTINA REDSE
Po Box 6419
Albany, CA 94706

Property:
110 NICHOLL AVE
RICHMOND, CA 94801-3921-

PropID:
Client ID: 11901

Dear Owner/Agent,

This letter is to inform you that your property at **110 NICHOLL AVE RICHMOND, CA 94801-3921** failed the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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>
2.5	Kitchen/Window Condition Dining room window lock missing, install	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



7/1/2025

FAILED INSPECTION NOTICE

Roan Sisters Llc
CHRISTINA REDSE
Po Box 6419
Albany, CA 94706

Property:
112 NICHOLL AVE
RICHMOND, CA 94801-3921-

PropID:
Client ID: 11901

Dear Owner/Agent,

This letter is to inform you that your property at **112 NICHOLL AVE RICHMOND, CA 94801-3921** failed the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.	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



7/1/2025

FAILED INSPECTION NOTICE

Roan Sisters Llc
CHRISTINA REDSE
Po Box 6419
Albany, CA 94706

Property:
114 NICHOLL AVE
RICHMOND, CA 94801-3921-

PropID:
Client ID: 11901

Dear Owner/Agent,

This letter is to inform you that your property at **114 NICHOLL AVE RICHMOND, CA 94801-3921** failed the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Rust in sink, 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.

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



7/1/2025

FAILED INSPECTION NOTICE

Roan Sisters Llc
CHRISTINA REDSE
Po Box 6419
Albany, CA 94706

Property:
224 WASHINGTON AVE Apt 1
RICHMOND, CA 94801-3921-

PropID:
Client ID: 11901

Dear Owner/Agent,

This letter is to inform you that your property at **224 WASHINGTON AVE Apt 1 RICHMOND, CA 94801-3921** failed the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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>
8.7	General Health and Safety/Other Interior Hazards Install C02 detector in unit, gas appliances present	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.

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



7/1/2025

FAILED INSPECTION NOTICE

Roan Sisters Llc
CHRISTINA REDSE
Po Box 6419
Albany, CA 94706

Property:
224 WASHINGTON AVE Apt 2
RICHMOND, CA 94801-3921-

PropID:
Client ID: 11901

Dear Owner/Agent,

This letter is to inform you that your property at **224 WASHINGTON AVE Apt 2 RICHMOND, CA 94801-3921** failed the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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>
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, 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.

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



7/1/2025

FAILED INSPECTION NOTICE

Roan Sisters Llc
CHRISTINA REDSE
Po Box 6419
Albany, CA 94706

Property:
224 WASHINGTON AVE Apt 3
RICHMOND, CA 94801-3921-

PropID:
Client ID: 11901

Dear Owner/Agent,

This letter is to inform you that your property at **224 WASHINGTON AVE Apt 3 RICHMOND, CA 94801-3921** failed the Housing Quality Standards (HQS) inspection on 06/20/2025.

A re-inspection has been scheduled for 08/27/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT	O
3.6	Bathroom/Ceiling Condition Repair soft spot/peeling paint on ceiling.	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