



8/19/2022

FAILED INSPECTION NOTICE

Richmond Ventures Llc
Regina Meshenberg
1316 Las Juntas Way 319
Walnut Creek, CA 94597

Property:
638 12TH ST
RICHMOND, CA 94801-2726-

PropID:
Client ID: 8534

Dear Owner/Agent,

This letter is to inform you that your property at **638 12TH ST RICHMOND, CA 94801-2726** failed the Housing Quality Standards (HQS) inspection on 07/25/2022.

A re-inspection has been scheduled for 09/12/2022 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 light switch cover broken, re[lace	O
7.4	Heating and Plumbing/Water Heater install pressure release valve pipe	O
6.3	Building Exterior/Condition of Roof and Gutters gutter downspout pulling off wall in front of house	O
8.7	General Health and Safety/Other Interior Hazards install smoke detectors in all bedrooms	O



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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