



7/31/2023

FAILED INSPECTION NOTICE

Anselmo Ocampo Lopez
3088 Estates Ave
Pinole, CA 94564

Property:
1629 GARVIN AVE
RICHMOND, CA 94801-

PropID:
Client ID: 16389

Dear Owner/Agent,

This letter is to inform you that your property at **1629 GARVIN AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 07/11/2023.

A re-inspection has been scheduled for 08/31/2023 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 inoperable, being worked on. finish repair	O
7.5	Heating and Plumbing/Water Supply Water Shut Off In Entire Unit.	O
2.12	Kitchen/Sink water turned off	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit water turned off	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit water turned off	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



7/31/2023

FAILED INSPECTION NOTICE

Laouida J Gray
241 Arrowhead Dr
Vallejo, CA 94589-1782

Property:
336 WILLARD AVE
RICHMOND, CA 94801-1962-

PropID:
Client ID: 3740

Dear Owner/Agent,

This letter is to inform you that your property at **336 WILLARD AVE RICHMOND, CA 94801-1962** **failed** the Housing Quality Standards (HQS) inspection on 07/11/2023.

A re-inspection has been scheduled for 08/31/2023 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rail leading up to unit loose, repair	O
6.3	Building Exterior/Condition of Roof and Gutters gutter downspout not connected, repair	O
2.3	Kitchen/Electrical Hazards outlet open ground right of sink, replace with GFI	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector inop, repair	O



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7/31/2023

FAILED INSPECTION NOTICE

Guillermo A & Carmen S Ochoa
2417 20Th St
San Pablo, CA 94806-2915

Property:
2120 COALINGA AVE
RICHMOND, CA 94801-2586-

PropID:
Client ID: 10720

Dear Owner/Agent,

This letter is to inform you that your property at **2120 COALINGA AVE RICHMOND, CA 94801-2586** **failed** the Housing Quality Standards (HQS) inspection on 07/11/2023.

A re-inspection has been scheduled for 08/31/2023 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.3	Building Exterior/Condition of Roof and Gutters evidence of roof deteriorating, missing/loose shingles and trim deteriorating. repair/replace roof and trim	O

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7/31/2023

FAILED INSPECTION NOTICE

Aye Aye Myint
116 Scott Creek Way
Brentwood, CA 94513

Property:
113 6TH ST
RICHMOND, CA 94801-3577-

PropID:
Client ID: 5428

Dear Owner/Agent,

This letter is to inform you that your property at **113 6TH ST RICHMOND, CA 94801-3577** failed the Housing Quality Standards (HQS) inspection on 07/11/2023.

A re-inspection has been scheduled for 08/31/2023 between 01:00PM and 04:00PM.

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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 1.kitchen outlet loose and open ground, repair/replace 2. install GFI outlet	O

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7/31/2023

FAILED INSPECTION NOTICE

Bcc Residential Property Lp
Professional Property Management
5054 El Portal Dr C
El Sobrante, CA 94803

Property:
1765 NORTSHORE DR
RICHMOND, CA 94804-

PropID:
Client ID: 13243

Dear Owner/Agent,

This letter is to inform you that your property at **1765 NORTSHORE DR RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 07/11/2023.

A re-inspection has been scheduled for 08/29/2023 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 1. install common area co up and downstairs . 2. upstairs common smoke inop	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
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet running constantly downstairs bathroom	O
3.6	Bathroom/Ceiling Condition 1. master bathroom ceiling peeling paint, repair 2. attic access door in master bath rusting, repair	O
2.10	Kitchen/Stove or Range with Oven microwave door handle broken, repair/replace	O



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7/31/2023

FAILED INSPECTION NOTICE

Michelle Xiaozhen Ai
387 Bedlington Dr
Rochester Hills, MI 48307-3570

Property:
3018 HUMPHREY AVE
RICHMOND, CA 94804-1186-

PropID:
Client ID: 8992

Dear Owner/Agent,

This letter is to inform you that your property at **3018 HUMPHREY AVE RICHMOND, CA 94804-1186** **failed** the Housing Quality Standards (HQS) inspection on 07/11/2023.

A re-inspection has been scheduled for 08/29/2023 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>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite, 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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7/31/2023

FAILED INSPECTION NOTICE

Kelvin Yetchi & Linda Tre Tse
8 Bates Blvd
Orinda, CA 94563

Property:
12274 SAN PABLO AVE
RICHMOND, CA 94805-

PropID:
Client ID: 19268

Dear Owner/Agent,

This letter is to inform you that your property at **12274 SAN PABLO AVE RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 07/11/2023.

A re-inspection has been scheduled for 08/28/2023 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 install common area co/smoke detectors	O

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