



7/31/2023

FAILED INSPECTION NOTICE

Dennis F & Soojya Claudio
2810 Barrett Ave
Richmond, CA 94805

Property:
2900 CLINTON AVE
RICHMOND, CA 94804-1466-

PropID:
Client ID: 4263

Dear Owner/Agent,

This letter is to inform you that your property at **2900 CLINTON AVE RICHMOND, CA 94804-1466** **failed** the Housing Quality Standards (HQS) inspection on 07/13/2023.

A re-inspection has been scheduled for 08/29/2023 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>
2.12	Kitchen/Sink recaulk behind sink	O
2.10	Kitchen/Stove or Range with Oven replace deteriorating stove/oven	O
2.13	Kitchen/Space for Storage, Prep and Serving replace bottom cabinet under sink, water damaged	O
3.12	Bathroom/Tub or Shower 1.tub enclosure excessive black discoloration, repair 2. tub peeling paint, resurface	O
3.7	Bathroom/Wall Condition wall water damaged behind toilet, repair	O
6.3	Building Exterior/Condition of Roof and Gutters clean gutters and connect down spouts	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

Paul & Georgia Lupinsky
1326 Brewster Dr
El Cerrito, CA 94530-2526

Property:
2712 NEVIN AVE
RICHMOND, CA 94804-1748-

PropID:
Client ID: 2018

Dear Owner/Agent,

This letter is to inform you that your property at **2712 NEVIN AVE RICHMOND, CA 94804-1748** failed the Housing Quality Standards (HQS) inspection on 07/13/2023.

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/smoke detectors in basement/garage 2. install co detectors on main level and upstairs common areas	O
5.4	Secondary Rooms/Other Potential Hazardous Features ceiling in basement peeling, repair	O
1.6	Living Room/Ceiling Condition livingroom ceiling cracked, repair	O



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Sincerely,

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Residential Rental Inspections Program



7/31/2023

FAILED INSPECTION NOTICE

Sylvia Mabel Flores
130 San Simeon Pl
Vallejo, CA 94591

Property:
1918 FLORIDA AVE
RICHMOND, CA 94804-2463-

PropID:
Client ID: 18216

Dear Owner/Agent,

This letter is to inform you that your property at **1918 FLORIDA AVE RICHMOND, CA 94804-2463** **failed** the Housing Quality Standards (HQS) inspection on 07/13/2023.

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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink sink faucet leaking, repair	O
2.13	Kitchen/Space for Storage, Prep and Serving 1. bottom of cabinet under sink water damaged, repair 2. cabinet door missing, repair	O
2.6	Kitchen/Ceiling Condition excessive black/brown discoloration, repair	O
2.7	Kitchen/Wall Condition excessive brown/black discoloration, repair	O
3.8	Bathroom/Floor Condition bathroom floor evidence of water damage, replace	O
1.8	Living Room/Floor Condition flooring thruout deteriorating/discolored unsanitary, replace	O
4.3	Other Rooms/Electrtical Hazards bedrooms have open ground Three prong outlets, not testing as designed, must be grounded, returned to two-prong or replaced with a GFCI.	O
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
1.7	Living Room/Wall Condition excessive discoloration on walls, repair	O
1.6	Living Room/Ceiling Condition excessive discoloration, repair	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not flushing as designed, repair	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O



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Residential Rental Inspections Program



7/31/2023

FAILED INSPECTION NOTICE

Sylvia Mabel Flores
130 San Simeon Pl
Vallejo, CA 94591

Property:
1922 FLORIDA AVE
RICHMOND, CA 94804-2643-

PropID:
Client ID: 18216

Dear Owner/Agent,

This letter is to inform you that your property at **1922 FLORIDA AVE RICHMOND, CA 94804-2643** **failed** the Housing Quality Standards (HQS) inspection on 07/13/2023.

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>
2.7	Kitchen/Wall Condition wall next to rear door evidence of water damage, repair	O

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Residential Rental Inspections Program



7/31/2023

FAILED INSPECTION NOTICE

Robert L & Harriet A Newell
3060 El Cerrito Plaza #277
El Cerrito, CA 94530

Property:
4501 TAFT AVE
RICHMOND, CA 94804-3449-

PropID:
Client ID: 6641

Dear Owner/Agent,

This letter is to inform you that your property at **4501 TAFT AVE RICHMOND, CA 94804-3449** failed the Housing Quality Standards (HQS) inspection on 07/13/2023.

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>
2.10	Kitchen/Stove or Range with Oven Burner on light will not turn off, repair	O
1.7	Living Room/Wall Condition wall peeling paint, repair	O
3.12	Bathroom/Tub or Shower 1.tub faucet dripping constantly, repair 2. tub faucet knob broken, repair/replace	O
3.7	Bathroom/Wall Condition 1. wall peeling paint, repair 2. wall under sink has hole, repair	O
3.5	Bathroom/Window Condition window sill deteriorating, repair	O
3.6	Bathroom/Ceiling Condition excessive black discoloration, repair	O
4.5	Other Rooms/Window Condition window sill has excessive black discoloration, repair	O
7.4	Heating and Plumbing/Water Heater water heater closet door deteriorating, repair	O



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Residential Rental Inspections Program



7/31/2023

FAILED INSPECTION NOTICE

Robert L & Harriet A Newell
3060 El Cerrito Plaza #277
El Cerrito, CA 94530

Property:
4238 WALL AVE
RICHMOND, CA 94804-3452-

PropID:
Client ID: 6641

Dear Owner/Agent,

This letter is to inform you that your property at **4238 WALL AVE RICHMOND, CA 94804-3452** failed the Housing Quality Standards (HQS) inspection on 07/13/2023.

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>
3.6	Bathroom/Ceiling Condition excessive black discoloration, repair	O
3.7	Bathroom/Wall Condition excessive black discoloration, repair	O
8.7	General Health and Safety/Other Interior Hazards install common area co detector	O
1.6	Living Room/Ceiling Condition hallway ceiling has black discoloration, repair	O



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