



7/31/2023

**FAILED INSPECTION NOTICE**

Donald Price  
915 S 55Th St  
El Cerrito, CA 94530-2105

Property:  
5025 CREELY AVE  
RICHMOND, CA 94804-4736-

PropID:  
Client ID: 7255

Dear Owner/Agent,

This letter is to inform you that your property at **5025 CREELY AVE RICHMOND, CA 94804-4736** failed the Housing Quality Standards (HQS) inspection on 07/14/2023.

**A re-inspection has been scheduled for 08/29/2023 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
1.8	Living Room/Floor Condition carpet ripped in hallway, repair/repalce	O
4.8	Other Rooms/Floor Condition carpet ripped/deteriorating, replace	O
4.5	Other Rooms/Window Condition window/sill excessive black discoloration, repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
3.12	Bathroom/Tub or Shower 1.caulk around tub and repair grout  2. master bathroom tub black discoloration, repair	O
3.6	Bathroom/Ceiling Condition excessive black discoloration, repair both bathrooms	O
3.7	Bathroom/Wall Condition remove excessive black discoloration	O
1.6	Living Room/Ceiling Condition repair cracking on ceiling	O
1.5	Living Room/Window Condition family room window/sill excessive black discoloration, repair	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**

Chan H & Hae Y Song  
5151 Heavenly Ridge Ln  
Richmond, CA 94803-2543

Property:  
5220 FRESNO AVE Apt 7  
RICHMOND, CA 94804-5456-

PropID:  
Client ID: 6031

Dear Owner/Agent,

This letter is to inform you that your property at **5220 FRESNO AVE Apt 7 RICHMOND, CA 94804-5456** **failed** the Housing Quality Standards (HQS) inspection on 07/14/2023.

**A re-inspection has been scheduled for 08/29/2023 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>
8.7	General Health and Safety/Other Interior Hazards no pge service, unable to perform inspection	T

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/31/2023

**FAILED INSPECTION NOTICE**

Boran Peng  
Sam Hort  
1219 Marin Ave  
Albany, CA 94706-2017

Property:  
3110 MOYERS RD  
RICHMOND, CA 94806-2735-

PropID:  
Client ID: 12790

Dear Owner/Agent,

This letter is to inform you that your property at **3110 MOYERS RD RICHMOND, CA 94806-2735** failed the Housing Quality Standards (HQS) inspection on 07/14/2023.

**A re-inspection has been scheduled for 08/28/2023 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>
4.4	Other Rooms/Security bedroom door frame damaged, repair	O
3.7	Bathroom/Wall Condition wall next to toilet water damaged, 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  
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