



7/31/2023

FAILED INSPECTION NOTICE

Efren & Elvia Palabrica
710 Masonic Ave
Albany, CA 94706

Property:
639 18TH ST Apt E
RICHMOND, CA 94801-2856-

PropID:
Client ID: 6264

Dear Owner/Agent,

This letter is to inform you that your property at **639 18TH ST Apt E RICHMOND, CA 94801-2856** failed the Housing Quality Standards (HQS) inspection on 07/17/2023.

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>
5.4	Secondary Rooms/Other Potential Hazardous Features repair/replace floor in laundryroom	O
8.7	General Health and Safety/Other Interior Hazards finish/repair wall around fuse box	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



7/31/2023

FAILED INSPECTION NOTICE

Efren & Elvia Palabrica
710 Masonic Ave
Albany, CA 94706

Property:
639 18TH ST Apt B
RICHMOND, CA 94801-2856-

PropID:
Client ID: 6264

Dear Owner/Agent,

This letter is to inform you that your property at **639 18TH ST Apt B RICHMOND, CA 94801-2856** failed the Housing Quality Standards (HQS) inspection on 07/17/2023.

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>
2.10	Kitchen/Stove or Range with Oven ventilation fan/light inoperable, repair/replace	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



7/31/2023

FAILED INSPECTION NOTICE

Baljit S Pannu
Ed Klotz
2801 Pinole Valley Rd #210
Pinole, CA 94564

Property:
4820 MEADOWBROOK DR
RICHMOND, CA 94803-2032-

PropID:
Client ID: 12787

Dear Owner/Agent,

This letter is to inform you that your property at **4820 MEADOWBROOK DR RICHMOND, CA 94803-2032** failed the Housing Quality Standards (HQS) inspection on 07/17/2023.

A re-inspection has been scheduled for 08/31/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.8	Kitchen/Floor Condition kitchen floor deteriorating, replace	O
7.6	Heating and Plumbing/Plumbing low water pressure thruout house,loud rattling sound when water is in use	O
2.4	Kitchen/Security kitchen patio door will not slide open and close as designed, repair	O
3.12	Bathroom/Tub or Shower 1.resurface hallway tub, rusting 2. hallway bath tub clogged, not draining as designed, repair 3. master bath shower enclosure door excessive black discoloration, repair	O
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1.master bath sink faucet knob broken 2. master bath sink vanity door broken,repair	O
3.3	Bathroom/Electrical Hazards install Gfi outlet in bathroom Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
4.3	Other Rooms/Electrical Hazards 1.Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. 2. rear bedroom ceiling fan shakes violently repair/replace	O
8.10	General Health and Safety/Site and Neighborhood Conditions 1.cut overgrown vegetation 2. rear fence leaning and trees growing onto fence.	O
5.3	Secondary Rooms/Electrical Hazards 1. garage door opener connected to extension cord, safety hazard, must be plugged into outlet 2. outlet in garage missing cover plate, repair 3. electrical wires hanging out wall, repair	O



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|-----|--|---|
| 5.2 | Secondary Rooms/Security | O |
| | garage door will not open and close as designed, repair | |
| 1.8 | Living Room/Floor Condition | O |
| | livingroom and hallway carpet excessive discolored/soiled repair/replace | |

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



7/31/2023

FAILED INSPECTION NOTICE

Samuel G Holmes
571 Daggett Ct
Granite Bay, CA 95746-6428

Property:
4932 THUNDERHEAD CT
RICHMOND, CA 94803-2144-

PropID:
Client ID: 6323

Dear Owner/Agent,

This letter is to inform you that your property at **4932 THUNDERHEAD CT RICHMOND, CA 94803-2144** failed the Housing Quality Standards (HQS) inspection on 07/17/2023.

A re-inspection has been scheduled for 08/31/2023 between 09:00AM and 12:00PM.

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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	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rear deck deteriorating, loose,deteriorating boards and loose/deteriorating steps. repair/replace	O

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7/31/2023

FAILED INSPECTION NOTICE

Carla M Dellazoppa
2522 Patra Dr
El Sobrante, CA 94803-3628

Property:
4570 SANTA RITA RD
RICHMOND, CA 94803-2411-

PropID:
Client ID: 3898

Dear Owner/Agent,

This letter is to inform you that your property at **4570 SANTA RITA RD RICHMOND, CA 94803-2411** **failed** the Housing Quality Standards (HQS) inspection on 07/17/2023.

A re-inspection has been scheduled for 08/31/2023 between 09:00AM and 12:00PM.

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<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 1.cut overgrown vegetation over rear of house 2. repair retaining wall	O
6.3	Building Exterior/Condition of Roof and Gutters clean gutters	O

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Residential Rental Inspections Program



7/31/2023

FAILED INSPECTION NOTICE

Bryan L Chong
Jeffrey Chong
2346 42Nd Ave
San Francisco, CA 94116

Property:
4012 MINUET CIR
RICHMOND, CA 94803-2737-

PropID:
Client ID: 18006

Dear Owner/Agent,

This letter is to inform you that your property at **4012 MINUET CIR RICHMOND, CA 94803-2737** **failed** the Housing Quality Standards (HQS) inspection on 07/17/2023.

A re-inspection has been scheduled for 08/31/2023 between 09:00AM and 12:00PM.

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<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 smoke detector	O

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