



8/3/2023

**FAILED INSPECTION NOTICE**

Carl A & Carol Boxill  
1433 S 58Th St  
Richmond, CA 94804

Property:  
4224 OVEREND AVE  
RICHMOND, CA 94804-3304-

PropID:  
Client ID: 9907

Dear Owner/Agent,

This letter is to inform you that your property at **4224 OVEREND AVE RICHMOND, CA 94804-3304** **failed** the Housing Quality Standards (HQS) inspection on 07/21/2023.

**A re-inspection has been scheduled for 09/01/2023 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	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



8/3/2023

**FAILED INSPECTION NOTICE**

Vilma H Garrett  
4316 Taft Ave  
Richmond, CA 94804-3492

Property:  
4523 TAFT AVE  
RICHMOND, CA 94804-3449-

PropID:  
Client ID: 5613

Dear Owner/Agent,

This letter is to inform you that your property at **4523 TAFT AVE RICHMOND, CA 94804-3449** failed the Housing Quality Standards (HQS) inspection on 07/21/2023.

**A re-inspection has been scheduled for 09/01/2023 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>
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O
3.12	Bathroom/Tub or Shower shower enclosure buckled, deteriorating and has black discoloration. replace	O
8.7	General Health and Safety/Other Interior Hazards common area co/smoke detectors inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven oven on light will not turn off, safty feature not working as designed, repair/replace oven	O



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Residential Rental Inspections Program



8/3/2023

**FAILED INSPECTION NOTICE**

Dickson Chan  
5212 Gately Ave  
Richmond, CA 94804-4762

Property:  
5133 FLEMING AVE  
RICHMOND, CA 94804-4762-

PropID:  
Client ID: 9976

Dear Owner/Agent,

This letter is to inform you that your property at **5133 FLEMING AVE RICHMOND, CA 94804-4762** **failed** the Housing Quality Standards (HQS) inspection on 07/21/2023.

**A re-inspection has been scheduled for 09/01/2023 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	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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8/3/2023

**FAILED INSPECTION NOTICE**

Buenaventura & Mildred Agcaoili  
BARTELS PROPERTY MANAGEMENT  
12996 San Pablo Ave  
Richmond, CA 94805

Property:  
5912 ALAMEDA AVE  
RICHMOND, CA 94804-4874-

PropID:  
Client ID: 1306

Dear Owner/Agent,

This letter is to inform you that your property at **5912 ALAMEDA AVE RICHMOND, CA 94804-4874** **failed** the Housing Quality Standards (HQS) inspection on 07/21/2023.

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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 install gfi outlet	O
8.7	General Health and Safety/Other Interior Hazards tenant has excessive clutter thruout unit, safty haz declutter unit	T

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



8/3/2023

**FAILED INSPECTION NOTICE**

Nicholas Koutsoukis  
6032 Felix Ave  
Richmond, CA 94805

Property:  
1421 CARLSON BLVD  
RICHMOND, CA 94804-4929-

PropID:  
Client ID: 2009

Dear Owner/Agent,

This letter is to inform you that your property at **1421 CARLSON BLVD RICHMOND, CA 94804-4929** **failed** the Housing Quality Standards (HQS) inspection on 07/21/2023.

**A re-inspection has been scheduled for 09/01/2023 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>
2.8	Kitchen/Floor Condition kitchen floor rear door threshold deteriorating/ sinking down. repair	O
2.12	Kitchen/Sink recaulk behind sink	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation on property	O
3.5	Bathroom/Window Condition window will not open and close as designed,repair	O
3.12	Bathroom/Tub or Shower recaulk around tub	O



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8/3/2023

**FAILED INSPECTION NOTICE**

Francisco Didomenico  
1047 Creston Rd  
Berkeley, CA 94710-1813

Property:  
5222 HUNTINGTON AVE  
RICHMOND, CA 94804-5416-

PropID:  
Client ID: 2682

Dear Owner/Agent,

This letter is to inform you that your property at **5222 HUNTINGTON AVE RICHMOND, CA 94804-5416** failed the Housing Quality Standards (HQS) inspection on 07/21/2023.

**A re-inspection has been scheduled for 09/01/2023 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>
8.4	General Health and Safety/Garbage and Debris clean garbage and debris from yard	T
8.10	General Health and Safety/Site and Neighborhood Conditions cut and remove overgrown vegetation	O
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O





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Residential Rental Inspections Program



8/3/2023

**FAILED INSPECTION NOTICE**

Harold L Hoffman  
Stan Hoffman  
144 Bahama Reef  
Novato, CA 94949

Property:  
5713 SAN JOSE AVE  
RICHMOND, CA 94804-5914-

PropID:  
Client ID: 7277

Dear Owner/Agent,

This letter is to inform you that your property at **5713 SAN JOSE AVE RICHMOND, CA 94804-5914** **failed** the Housing Quality Standards (HQS) inspection on 07/21/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower shower inop, repair	O

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