



8/3/2023

FAILED INSPECTION NOTICE

Dylan Siddiqui
A Foto Video Mail & More
3041 Mission St
San Francisco, CA 94110

Property:
560 3RD ST
RICHMOND, CA 94801-2608-

PropID:
Client ID: 8836

Dear Owner/Agent,

This letter is to inform you that your property at **560 3RD ST RICHMOND, CA 94801-2608** failed the Housing Quality Standards (HQS) inspection on 07/24/2023.

A re-inspection has been scheduled for 09/05/2023 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>
2.8	Kitchen/Floor Condition floor sinking down and tile cracked. replace floor	O
2.13	Kitchen/Space for Storage, Prep and Serving cabinets have evidence of water damage, replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose at base, reset toilet	O
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
8.7	General Health and Safety/Other Interior Hazards install common area smoke and co detectors	O
3.3	Bathroom/Electrical Hazards install Gfi outlets in bathrooms	O
1.8	Living Room/Floor Condition floor deteriorating, buckled and separating, replace	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



8/3/2023

FAILED INSPECTION NOTICE

Mohamed Kerala Serio
25990 Rotunda Dr
Carmel, CA 93923

Property:
827 OCEAN AVE
RICHMOND, CA 94801-3735-

PropID:
Client ID: 14481

Dear Owner/Agent,

This letter is to inform you that your property at **827 OCEAN AVE RICHMOND, CA 94801-3735** failed the Housing Quality Standards (HQS) inspection on 07/24/2023.

A re-inspection has been scheduled for 09/05/2023 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>
3.3	Bathroom/Electrical Hazards install Gfi outlet in bathroom, safty hazard	O
2.3	Kitchen/Electrical Hazards install gfi outlet in kitchen, safty haz	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

Franklin Sola-Pineda
1345 Manor Dr
San Pablo, CA 94603-1493

Property:
1936 LINCOLN AVE
RICHMOND, CA 94801-4209-

PropID:
Client ID: 10359

Dear Owner/Agent,

This letter is to inform you that your property at **1936 LINCOLN AVE RICHMOND, CA 94801-4209** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2023.

A re-inspection has been scheduled for 09/05/2023 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>
8.7	General Health and Safety/Other Interior Hazards all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area	O

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Residential Rental Inspections Program



8/3/2023

FAILED INSPECTION NOTICE

Aida A Castilo
3088 Estates Ave
Richmond, CA 94564

Property:
1101 15TH ST
RICHMOND, CA 94801-5302-

PropID:
Client ID: 17949

Dear Owner/Agent,

This letter is to inform you that your property at **1101 15TH ST RICHMOND, CA 94801-5302** failed the Housing Quality Standards (HQS) inspection on 07/24/2023.

A re-inspection has been scheduled for 09/05/2023 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	O
6.4	Building Exterior/Condition of Exterior Surfaces install unit number on building to be seen from street,	O

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Residential Rental Inspections Program



8/3/2023

FAILED INSPECTION NOTICE

Aida A Castilo
3088 Estates Ave
Richmond, CA 94564

Property:
1433 RHEEM AVE
RICHMOND, CA 94801-5302-

PropID:
Client ID: 17949

Dear Owner/Agent,

This letter is to inform you that your property at **1433 RHEEM AVE RICHMOND, CA 94801-5302** failed the Housing Quality Standards (HQS) inspection on 07/24/2023.

A re-inspection has been scheduled for 09/05/2023 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>
3.12	Bathroom/Tub or Shower tub diverter not working as designed, repair	O
7.4	Heating and Plumbing/Water Heater The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.	O

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8/3/2023

FAILED INSPECTION NOTICE

San Pablo Creek Development
1600 Lombard St
San Francisco, CA 94123

Property:
4945 SAN PABLO DAM RD
RICHMOND, CA 94803-

PropID:
Client ID: 17655

Dear Owner/Agent,

This letter is to inform you that your property at **4945 SAN PABLO DAM RD RICHMOND, CA 94803** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2023.

A re-inspection has been scheduled for 09/05/2023 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>
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Residential Rental Inspections Program



8/3/2023

FAILED INSPECTION NOTICE

Michael T & Jane Y Lu
2968 19Th Ave
San Francisco, CA 94132-1604

Property:
933 PARKSIDE DR
RICHMOND, CA 94803-1239-

PropID:
Client ID: 8778

Dear Owner/Agent,

This letter is to inform you that your property at **933 PARKSIDE DR RICHMOND, CA 94803-1239** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2023.

A re-inspection has been scheduled for 09/05/2023 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Rear deck - repair / replace loose or deteriorated boards	O

Railing from garage to backyard loose, repair

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8/3/2023

FAILED INSPECTION NOTICE

Mei-Li Lin Lee
3705 Painted Pony Rd
El Sobrante, CA 94803-2111

Property:
5437 CARRIAGE DR
RICHMOND, CA 94803-3898-

PropID:
Client ID: 12711

Dear Owner/Agent,

This letter is to inform you that your property at **5437 CARRIAGE DR RICHMOND, CA 94803-3898** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2023.

A re-inspection has been scheduled for 09/05/2023 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>
3.12	Bathroom/Tub or Shower hallway bathroom tub diverter not working as designed, repair	O
2.3	Kitchen/Electrical Hazards install Gfi outlets, safty haz	O
3.3	Bathroom/Electrical Hazards install Gfi outlets ,safty haz	O
5.2	Secondary Rooms/Security garage exit door will not open, repair	O
4.4	Other Rooms/Security provide access to bedroom, unable to perform inspection due to kids sleeping i was told	O
8.7	General Health and Safety/Other Interior Hazards replace loose and tired outlets thruout the unit, outlets will not hold plugs in tightly, fire hazard	O



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