



8/6/2023

**FAILED INSPECTION NOTICE**

Maia K Willcox  
1078 Keith Ave  
Berkeley, CA 94708-1634

Property:  
5817 SACRAMENTO AVE  
RICHMOND, CA 94804-5609-

PropID:  
Client ID: 12894

Dear Owner/Agent,

This letter is to inform you that your property at **5817 SACRAMENTO AVE RICHMOND, CA 94804-5609** failed the Housing Quality Standards (HQS) inspection on 07/27/2023.

**A re-inspection has been scheduled for 09/07/2023 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>
3.12	Bathroom/Tub or Shower 1.hot water knob leaking,repair  2. tub diverter not working as designed	O
3.7	Bathroom/Wall Condition evidence of water damage, repair	O



8/6/2023

**FAILED INSPECTION NOTICE**

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



8/6/2023

**FAILED INSPECTION NOTICE**

Bianca Nagora  
Ann Mcpherson  
458 9Th Ave Apt A  
San Francisco, CA 94118-2939

Property:  
3430 GARVIN AVE  
RICHMOND, CA 94805-

PropID:  
Client ID: 17592

Dear Owner/Agent,

This letter is to inform you that your property at **3430 GARVIN AVE RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 07/27/2023.

**A re-inspection has been scheduled for 09/07/2023 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>
2.7	Kitchen/Wall Condition wall peeling and cracking, repair	O
2.6	Kitchen/Ceiling Condition ceiling peeling/cracking, repair	O
1.6	Living Room/Ceiling Condition ceiling cracking in livingroom and upstairs hallway, repair	O
1.7	Living Room/Wall Condition wall cracking in livingroom and stairs hallway, repair	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. all bedrooms	O



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Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/6/2023

**FAILED INSPECTION NOTICE**

Robert H & Wendy W Ruebman  
1406 Arch St  
Berkeley, CA 94708-1827

Property:  
773 VENTURA ST  
RICHMOND, CA 94805-1461-

PropID:  
Client ID: 8339

Dear Owner/Agent,

This letter is to inform you that your property at **773 VENTURA ST RICHMOND, CA 94805-1461** failed the Housing Quality Standards (HQS) inspection on 07/27/2023.

**A re-inspection has been scheduled for 09/07/2023 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/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all bedrooms	O
5.3	Secondary Rooms/Electrical Hazards cap open electrical in laundryroom	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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/6/2023

**FAILED INSPECTION NOTICE**

Sukhraj K Hira  
1544 Partridge Dr  
Hercules, CA 94547-1642

Property:  
4210 NEVIN AVE  
RICHMOND, CA 94805-2342-

PropID:  
Client ID: 2549

Dear Owner/Agent,

This letter is to inform you that your property at **4210 NEVIN AVE RICHMOND, CA 94805-2342** failed the Housing Quality Standards (HQS) inspection on 07/27/2023.

**A re-inspection has been scheduled for 09/05/2023 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>
2.3	Kitchen/Electrical Hazards install Gfi outlet, safty haz	O
3.3	Bathroom/Electrical Hazards install Gfi outlet, safty haz	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector inop	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



8/6/2023

**FAILED INSPECTION NOTICE**

Sukhraj K Hira  
1544 Partridge Dr  
Hercules, CA 94547-1642

Property:  
4214 NEVIN AVE  
RICHMOND, CA 94805-2342-

PropID:  
Client ID: 2549

Dear Owner/Agent,

This letter is to inform you that your property at **4214 NEVIN AVE RICHMOND, CA 94805-2342** failed the Housing Quality Standards (HQS) inspection on 07/27/2023.

**A re-inspection has been scheduled for 09/05/2023 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>
2.3	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
8.7	General Health and Safety/Other Interior Hazards 1.co detector inop, repair  2. common area smoke detector inop	O



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