



7/10/2024

FAILED INSPECTION NOTICE

Kathleen A Tre Hunt
Openworld Properties
1111 Broadway #300
Oakland, CA 94607

Property:
1321 MONTEREY ST
RICHMOND, CA 94804-

PropID:
Client ID: 16360

Dear Owner/Agent,

This letter is to inform you that your property at **1321 MONTEREY ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/01/2024.

A re-inspection has been scheduled for 08/09/2024 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>
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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



7/10/2024

FAILED INSPECTION NOTICE

Qiu Zi Yan
495 Diller St
Alameda, CA 94501

Property:
1205 MELVILLE SQ Apt #303
RICHMOND, CA 94804-4560-

PropID:
Client ID: 17190

Dear Owner/Agent,

This letter is to inform you that your property at **1205 MELVILLE SQ Apt #303 RICHMOND, CA 94804-4560** failed the Housing Quality Standards (HQS) inspection on 07/01/2024.

A re-inspection has been scheduled for 08/09/2024 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>
1.8	Living Room/Floor Condition floor buckled, repair	O
3.12	Bathroom/Tub or Shower shower head leaking from base, repair, master bathroom	O
2.3	Kitchen/Electrical Hazards install Gfi outlets within 6 ft of water sources	O
3.3	Bathroom/Electrical Hazards install Gfi outlets within 6 ft of water sources, both bathrooms	O
8.7	General Health and Safety/Other Interior Hazards install dummy spacer in fuse box, can not have open fuse spaces	O



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Residential Rental Inspections Program



7/10/2024

FAILED INSPECTION NOTICE

Geoffrey L & Emilena M Scott
Vpm / Jerrid Vannelli
620 Rice St
Brentwood, CA 94513

Property:
1205 MELVILLE SQ Apt #310
RICHMOND, CA 94804-4561-

PropID:
Client ID: 16439

Dear Owner/Agent,

This letter is to inform you that your property at **1205 MELVILLE SQ Apt #310 RICHMOND, CA 94804-4561** failed the Housing Quality Standards (HQS) inspection on 07/01/2024.

A re-inspection has been scheduled for 08/09/2024 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>
4.10	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.	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.

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Residential Rental Inspections Program



7/10/2024

FAILED INSPECTION NOTICE

Judith Sim
2131 19Th Avenue
San Francisco, CA 94116

Property:
20 SHORELINE CT
RICHMOND, CA 94804-4586-

PropID:
Client ID: 12531

Dear Owner/Agent,

This letter is to inform you that your property at **20 SHORELINE CT RICHMOND, CA 94804-4586** **failed** the Housing Quality Standards (HQS) inspection on 07/01/2024.

A re-inspection has been scheduled for 08/09/2024 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>
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.	O
7.4	Heating and Plumbing/Water Heater no access, to hot water heater , closet locked, owner must provide access at next inspection	O



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7/10/2024

FAILED INSPECTION NOTICE

Jing Jing Zhang
1724 N Highland Ave Apt 327
Hollywood, CA 90028-4417

Property:
215 LAKESHORE CT Apt #458
RICHMOND, CA 94804-7424-

PropID:
Client ID: 12921

Dear Owner/Agent,

This letter is to inform you that your property at **215 LAKESHORE CT Apt #458 RICHMOND, CA 94804-7424** failed the Housing Quality Standards (HQS) inspection on 07/01/2024.

A re-inspection has been scheduled for 08/09/2024 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>
8.4	General Health and Safety/Garbage and Debris clean/organize patio	T
7.4	Heating and Plumbing/Water Heater no access to water heater door blocked, must provide access at next inspection	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.

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