



7/23/2024

FAILED INSPECTION NOTICE

Lindsey Renee Allen
772A Shotwell St
San Francisco, CA 94110

Property:
721 MC LAUGHLIN ST
RICHMOND, CA 94805-1401-

PropID:
Client ID: 13631

Dear Owner/Agent,

This letter is to inform you that your property at **721 MC LAUGHLIN ST RICHMOND, CA 94805-1401** **failed** the Housing Quality Standards (HQS) inspection on 07/12/2024.

A re-inspection has been scheduled for 08/26/2024 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>
6.4	Building Exterior/Condition of Exterior Surfaces exterior left side of unit has excessive peeling paint, repair. exterior only for re-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.

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



7/23/2024

FAILED INSPECTION NOTICE

Ronald A Rotter
555 Dwight Pl
Berkeley, CA 94704-2512

Property:
552 35TH ST
RICHMOND, CA 94805-2124-

PropID:
Client ID: 6261

Dear Owner/Agent,

This letter is to inform you that your property at **552 35TH ST RICHMOND, CA 94805-2124** failed the Housing Quality Standards (HQS) inspection on 07/12/2024.

A re-inspection has been scheduled for 08/26/2024 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.



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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater install pressure release valve pipe, dis charge line	O
6.3	Building Exterior/Condition of Roof and Gutters connect downspouts for gutters	O
7.6	Heating and Plumbing/Plumbing utility sink in garage faucet/knobs leaking/not draining as designed, repair/replace	O
2.5	Kitchen/Window Condition install missing screen	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
8.10	General Health and Safety/Site and Neighborhood Conditions outside light next to kitchen exit door has broken bulb in socket, repair light fixture	O
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	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