



7/22/2024

**FAILED INSPECTION NOTICE**

Monica & Henrik Lemos  
620 39Th St  
Richmond, CA 94805

Property:  
641 STEGE AVE  
RICHMOND, CA 94804-4131-

PropID:  
Client ID: 8469

Dear Owner/Agent,

This letter is to inform you that your property at **641 STEGE AVE RICHMOND, CA 94804-4131** failed the Housing Quality Standards (HQS) inspection on 07/15/2024.

**A re-inspection has been scheduled for 08/23/2024 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>
4.6	Other Rooms/Celing Condition repair large hole with peeling paint throughout ceiling(rear left)	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair loose toilet at base (front right)	O
8.10	General Health and Safety/Site and Neighborhood Conditions 1)repair damaged unsecured fence posing safety hazard (center section)	O
8.7	General Health and Safety/Other Interior Hazards remove excessive clutter throughout unit	T



7/22/2024

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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



7/22/2024

**FAILED INSPECTION NOTICE**

Kim Tran  
516 Mc Laughlin St  
Richmond, CA 94805-1947

Property:  
516 MC LAUGHLIN ST Apt 2  
RICHMOND, CA 94805-1947-

PropID:  
Client ID: 12416

Dear Owner/Agent,

This letter is to inform you that your property at **516 MC LAUGHLIN ST Apt 2 RICHMOND, CA 94805-1947** failed the Housing Quality Standards (HQS) inspection on 07/15/2024.

**A re-inspection has been scheduled for 08/26/2024 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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2024

**FAILED INSPECTION NOTICE**

Anne C Skeffington  
Po Box 21075  
El Sobrante, CA 94820

Property:  
4631 NEVIN AVE  
RICHMOND, CA 94805-2312-

PropID:  
Client ID: 5580

Dear Owner/Agent,

This letter is to inform you that your property at **4631 NEVIN AVE RICHMOND, CA 94805-2312** failed the Housing Quality Standards (HQS) inspection on 07/15/2024.

**A re-inspection has been scheduled for 08/26/2024 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>
3.5	Bathroom/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.

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Residential Rental Inspections Program



7/22/2024

**FAILED INSPECTION NOTICE**

Jiano Ma  
257 Prospect Dr  
San Rafael, CA 94901

Property:  
318 HAWK RIDGE DR  
RICHMOND, CA 94806-5808-

PropID:  
Client ID: 10572

Dear Owner/Agent,

This letter is to inform you that your property at **318 HAWK RIDGE DR RICHMOND, CA 94806-5808** **failed** the Housing Quality Standards (HQS) inspection on 07/15/2024.

**A re-inspection has been scheduled for 08/26/2024 between 09:00AM and 12:00PM.**

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**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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. install missing screen	O
2.12	Kitchen/Sink faucet knob broken, replace	O
2.13	Kitchen/Space for Storage, Prep and Serving bottom of cabinet water damaged under sink	O
2.4	Kitchen/Security patio screen door missing	O
2.6	Kitchen/Ceiling Condition clean ceiling excessive grease splatter	T
3.12	Bathroom/Tub or Shower downstairs bathroom tub has excessive black discoloration	O
3.7	Bathroom/Wall Condition downstairs bathroom wall water damaged and missing towel bar	O
3.8	Bathroom/Floor Condition downstairs bathroom floor evidence of water damage,	O
4.5	Other Rooms/Window Condition downstairs bedroom window missing screen, install	O
4.3	Other Rooms/Electrical Hazards i A missing and/or cracked coverplate presents an electrical hazard.	O
5.2	Secondary Rooms/Security repair gaps around garage exit door, allowing varmten/moisture in garage	O
5.4	Secondary Rooms/Other Potential Hazardous Features ceiling and wall next to and under water heater evidence of water damage, repair located in garage	O



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