



7/22/2024

FAILED INSPECTION NOTICE

Kapu Properties Llc
834 5Th Ave
San Rafael, CA 94901

Property:
408 B ST
RICHMOND, CA 94801-2919-

PropID:
Client ID: 4636

Dear Owner/Agent,

This letter is to inform you that your property at **408 B ST RICHMOND, CA 94801-2919** failed the Housing Quality Standards (HQS) inspection on 07/16/2024.

A re-inspection has been scheduled for 08/26/2024 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>
4.6	Other Rooms/Celing Condition 7/16/24 Mold in loft ceiling, remove.	O
3.7	Bathroom/Wall Condition 7/16/24 Mold in both bathrooms, bleeding through paint.	O
4.5	Other Rooms/Window Condition 7/16/24 Mold at all bedroom windows.	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



7/22/2024

FAILED INSPECTION NOTICE

Cheng Jiu Liu
5435 Sutter Ave
Richmond, CA 94804

Property:
5435 SUTTER AVE Apt BACK
RICHMOND, CA 94804-5250-

PropID:
Client ID: 14941

Dear Owner/Agent,

This letter is to inform you that your property at **5435 SUTTER AVE Apt BACK RICHMOND, CA 94804-5250** failed the Housing Quality Standards (HQS) inspection on 07/16/2024.

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>
2.10	Kitchen/Stove or Range with Oven right eye not working.	O
2.12	Kitchen/Sink 7/16/24 GFI at kitchen sink needed.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment 7/16/24 Heater not working.	O
4.10	Other Rooms/Smoke Detectors 7/16/24 need smoke detector in rear bedroom.	O



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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