



7/22/2024

FAILED INSPECTION NOTICE

Allied Continental Llc
Ida Paras
3164 Sun Ridge Ct
Lafayette, CA 94549-3241

Property:
920 SUMMER LN
RICHMOND, CA 94806-2087-

PropID:
Client ID: 11908

Dear Owner/Agent,

This letter is to inform you that your property at **920 SUMMER LN RICHMOND, CA 94806-2087** failed the Housing Quality Standards (HQS) inspection on 07/18/2024.

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>
3.13	Bathroom/Ventilation half bath on main level ventilation fan very loud, not working as designed,repair	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
8.7	General Health and Safety/Other Interior Hazards Unit must have one working carbon monoxide detector per level. unit has three levels, all three levels need a working co detector	O



7/22/2024

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