



8/6/2024

FAILED INSPECTION NOTICE

Millard Tre Dorntge
1321 Acton St
Albany, CA 94706

Property:
4153 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 18130

Dear Owner/Agent,

This letter is to inform you that your property at **4153 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 07/26/2024.

A re-inspection has been scheduled for 09/03/2024 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. 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.

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



8/6/2024

FAILED INSPECTION NOTICE

Millard Tre Dorntge
1321 Acton St
Albany, CA 94706

Property:
4143 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 18130

Dear Owner/Agent,

This letter is to inform you that your property at **4143 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 07/26/2024.

A re-inspection has been scheduled for 09/03/2024 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>
8.7	General Health and Safety/Other Interior Hazards 1. Unit must have one carbon monoxide detector per level. install co detector downstairs common area 2.Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. install common area smoke detector upstairs	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/6/2024

FAILED INSPECTION NOTICE

Millard Tre Dorntge
1321 Acton St
Albany, CA 94706

Property:
4163 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 18130

Dear Owner/Agent,

This letter is to inform you that your property at **4163 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 07/26/2024.

A re-inspection has been scheduled for 09/03/2024 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink 1. dishwasher not working as designed, repair 2. sink has evidence of leaking, repair	O
2.13	Kitchen/Space for Storage, Prep and Serving bottom of cabinet under sink has evidence of water damage, repair	O
2.3	Kitchen/Electrical Hazards 1. install GFI outlets on left and right sides of sink 2. install cover plate for outlet left of microwave	O
8.7	General Health and Safety/Other Interior Hazards 1. common area smoke detectors missing, up and downstairs, install	O
3.3	Bathroom/Electrical Hazards install GFI outlets in both bathrooms	O
3.4	Bathroom/Security downstairs bathroom door handle not working as designed, broken, repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose downstairs bathroom, reset toilet	O
4.3	Other Rooms/Electrical Hazards install cover on light fixture	O
1.4	Living Room/Security install missing striker plate on doorframe for deadbolt lock	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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