



7/22/2025

FAILED INSPECTION NOTICE

Tielu & Xue Lan Wang
7029 Cutting Blvd
El Cerrito, CA 94530-1821

Property:
5007 FALLON AVE
RICHMOND, CA 94804-4706-

PropID:
Client ID: 11339

Dear Owner/Agent,

This letter is to inform you that your property at **5007 FALLON AVE RICHMOND, CA 94804-4706** failed the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters both inoperable, repair	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)	T
8.10	General Health and Safety/Site and Neighborhood Conditions Backyard = overgrown grass/weeds.	O
8.4	General Health and Safety/Garbage and Debris Remove old window from yard	O
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint and rust in tub	O
2.11	Kitchen/Refrigerator Refrigerator Excessively Dirty.	T
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove and vent fan	T
7.4	Heating and Plumbing/Water Heater The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.	O



7/22/2025

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



7/22/2025

FAILED INSPECTION NOTICE

Tielu & Xue Lan Wang
7029 Cutting Blvd
El Cerrito, CA 94530-1821

Property:
5349 FLEMING
RICHMOND, CA 94804-4754-

PropID:
Client ID: 11339

Dear Owner/Agent,

This letter is to inform you that your property at **5349 FLEMING RICHMOND, CA 94804-4754** failed the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 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>
2.12	Kitchen/Sink Dishwasher drains through air gap onto counter, repair as it must drain through garbage disposal Rubber splashguard damaged, replace	O
8.1	General Health and Safety/Access to Unit Install patio door screen	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink stopper missing on right sink, replace	O
7.4	Heating and Plumbing/Water Heater Pilot light cover missing, replace	O



7/22/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Richard M Green
1320 Pelican Way
Point Richmond, CA 94801

Property:
5533 MADISON AVE Apt 2
RICHMOND, CA 94804-4867-

PropID:
Client ID: 12491

Dear Owner/Agent,

This letter is to inform you that your property at **5533 MADISON AVE Apt 2 RICHMOND, CA 94804-4867** failed the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair	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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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Richard M Green
1320 Pelican Way
Point Richmond, CA 94801

Property:
5533 MADISON AVE Apt 3
RICHMOND, CA 94804-4867-

PropID:
Client ID: 12491

Dear Owner/Agent,

This letter is to inform you that your property at **5533 MADISON AVE Apt 3 RICHMOND, CA 94804-4867** failed the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 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 inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package instructions.	O
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration inside of toilet	O
2.5	Kitchen/Window Condition Window frame damaged, repair.	O

Window must be openable and remain open without props.



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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Richard M Green
1320 Pelican Way
Point Richmond, CA 94801

Property:
5533 MADISON AVE Apt 1
RICHMOND, CA 94804-4867-

PropID:
Client ID: 12491

Dear Owner/Agent,

This letter is to inform you that your property at **5533 MADISON AVE Apt 1 RICHMOND, CA 94804-4867** failed the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 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>
1.4	Living Room/Security Complete repairs to door and install missing section of door trim	O
1.7	Living Room/Wall Condition Complete wall repairs underneath window. Paint damaged section and install missing floor trim	O
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector missing, replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Install CO2 detector in unit, gas appliances present	O
1.8	Living Room/Floor Condition The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot on floor behind door.	O
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year lifespan	O
4.5	Other Rooms/Window Condition Complete repairs to window frame	O
3.6	Bathroom/Ceiling Condition Complete repairs to ceiling, evidence of water damage	O
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.	O
2.10	Kitchen/Stove or Range with Oven Replace rusted drip pans	T
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	T



7/22/2025

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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Richard M Green
1320 Pelican Way
Point Richmond, CA 94801

Property:
5533 MADISON AVE Apt 5
RICHMOND, CA 94804-4867-

PropID:
Client ID: 12491

Dear Owner/Agent,

This letter is to inform you that your property at **5533 MADISON AVE Apt 5 RICHMOND, CA 94804-4867** failed the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace as unit has exceeded 10 year lifespan.	O
4.8	Other Rooms/Floor Condition Carpet torn at entry, repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package instructions.	O
4.5	Other Rooms/Window Condition Clean black discoloration on window and window seal.	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven Range hood has peeling paint and rust on interior side. Repair or replace	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Patrick Reilly
121 Scenic Ct
San Bruno, CA 94066-4765

Property:
1358 CARLSON BLVD Apt A
RICHMOND, CA 94804-4928-

PropID:
Client ID: 8908

Dear Owner/Agent,

This letter is to inform you that your property at **1358 CARLSON BLVD Apt A RICHMOND, CA 94804-4928** failed the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards Replace common area smoke detectors (2), removed	O
1.5	Living Room/Window Condition Window lock inoperable, repair	O
4.5	Other Rooms/Window Condition Window lock inoperable, repair	O
5.3	Secondary Rooms/Electrical Hazards Outlet by laundry appliances has open grounds, repair	O
5.2	Secondary Rooms/Security Laundry room window screen missing, replace	O



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Patrick Reilly
121 Scenic Ct
San Bruno, CA 94066-4765

Property:
1358 CARLSON BLVD Apt B
RICHMOND, CA 94804-4928-

PropID:
Client ID: 8908

Dear Owner/Agent,

This letter is to inform you that your property at **1358 CARLSON BLVD Apt B RICHMOND, CA 94804-4928** failed the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 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.



7/22/2025

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.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling	T
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.	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
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair Range hood vent screen missing, replace	O
2.5	Kitchen/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
5.2	Secondary Rooms/Security Laundry room window screen missing, replace Remove keyed entry lock and deadbolt from laundry room door	O
8.1	General Health and Safety/Access to Unit Tenant to move appliances to allow back door to open as designed	T



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Haohui Zeng
1346 Monterey St
Richmond, CA 94804-4943

Property:
1346 MONTEREY ST
RICHMOND, CA 94804-4943-

PropID:
Client ID: 12397

Dear Owner/Agent,

This letter is to inform you that your property at **1346 MONTEREY ST RICHMOND, CA 94804-4943** **failed** the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector removed, replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Haohui Zeng
1346 Monterey St
Richmond, CA 94804-4943

Property:
6214 HUNTINGTON AVE
RICHMOND, CA 94804-5742-

PropID:
Client ID: 12397

Dear Owner/Agent,

This letter is to inform you that your property at **6214 HUNTINGTON AVE RICHMOND, CA 94804-5742** failed the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground.	O
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Haohui Zeng
1346 Monterey St
Richmond, CA 94804-4943

Property:
6212 HUNTINGTON AVE
RICHMOND, CA 94804-5742-

PropID:
Client ID: 12397

Dear Owner/Agent,

This letter is to inform you that your property at **6212 HUNTINGTON AVE RICHMOND, CA 94804-5742** failed the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 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>
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.3	Other Rooms/Electrical Hazards No access to outlets, excessive amount of items in room blocking outlets. Tenant to provide access to outlets	T
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector over bed in living room inoperable, replace	O
1.5	Living Room/Window Condition Tenant to move items blocking access to living room window	T
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.	O
2.6	Kitchen/Ceiling Condition Complete repairs to kitchen ceiling	O
7.4	Heating and Plumbing/Water Heater Move personal items being stored in hot water heater closet	T



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Haohui Zeng
1346 Monterey St
Richmond, CA 94804-4943

Property:
6210 HUNTINGTON AVE
RICHMOND, CA 94804-5742-

PropID:
Client ID: 12397

Dear Owner/Agent,

This letter is to inform you that your property at **6210 HUNTINGTON AVE RICHMOND, CA 94804-5742** failed the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Remove keyed entry locks on hall closet doors levels 1 & 2	T
3.12	Bathroom/Tub or Shower Shower head leaking, repair	O
8.7	General Health and Safety/Other Interior Hazards Install C02 detector level 2	O
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair	O



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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Haohui Zeng
1346 Monterey St
Richmond, CA 94804-4943

Property:
6208 HUNTINGTON AVE
RICHMOND, CA 94804-5742-

PropID:
Client ID: 12397

Dear Owner/Agent,

This letter is to inform you that your property at **6208 HUNTINGTON AVE RICHMOND, CA 94804-5742** failed the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. Replace damaged outlet left of closet	O
2.3	Kitchen/Electrical Hazards Outlet on right wall has hot/neutral reverse, repair	O
2.10	Kitchen/Stove or Range with Oven Front right burner inoperable, repair	O
	Tenant to remove foil and plastic from stove, range hood and backsplash as it can retain oil and become fire hazard	
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O



7/22/2025

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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Samia A Nemetalla
1605 Elm Ave
Richmond, CA 94805

Property:
418 36TH ST
RICHMOND, CA 94805-2128-

PropID:
Client ID: 9153

Dear Owner/Agent,

This letter is to inform you that your property at **418 36TH ST RICHMOND, CA 94805-2128** failed the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 between 11:00AM and 02:00PM.

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<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 CO2 detector level 1 inoperable, replace Install common area smoke detector level 2 Common area smoke detector level 1 needs to be replaced, exceeds 10 year lifespan	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair Outlet by stairs has cracked receptacle, replace	O
1.5	Living Room/Window Condition Window screen torn, repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle by entrance	O
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
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)	T
2.12	Kitchen/Sink Garbage disposal inoperable, repair	O
2.11	Kitchen/Refrigerator Light inoperable, repair	O



7/22/2025

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



7/22/2025

FAILED INSPECTION NOTICE

Samia A Nemetalla
1605 Elm Ave
Richmond, CA 94805

Property:
333 37TH ST
RICHMOND, CA 94805-2131-

PropID:
Client ID: 9153

Dear Owner/Agent,

This letter is to inform you that your property at **333 37TH ST RICHMOND, CA 94805-2131** failed the Housing Quality Standards (HQS) inspection on 07/03/2025.

A re-inspection has been scheduled for 09/04/2025 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.



7/22/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair Thermostat cover missing, replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace	O
2.10	Kitchen/Stove or Range with Oven Repair or replace rusted range hood	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)	T
3.12	Bathroom/Tub or Shower Tub diverter inoperable, repair as tub runs at same time as shower	O
6.4	Building Exterior/Condition of Exterior Surfaces Replace damaged screens on exterior of rear door. Damaged screens right of rear door (x2)	O
5.2	Secondary Rooms/Security Remove keyed entry lock from laundry room door	T

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