



9/12/2022

**FAILED INSPECTION NOTICE**

Heike D Lemos  
6128 Plymouth Ave  
Richmond, CA 94805

Property:  
4318 FRAN WAY  
RICHMOND, CA 94803-1926-

PropID:  
Client ID: 5616

Dear Owner/Agent,

This letter is to inform you that your property at **4318 FRAN WAY RICHMOND, CA 94803-1926** failed the Housing Quality Standards (HQS) inspection on 08/29/2022.

**A re-inspection has been scheduled for 10/10/2022 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>
3.1	Bathroom/Bathroom Present Repair damaged shower tiles - 1st floor	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



9/12/2022

**FAILED INSPECTION NOTICE**

Sean Jiam  
347 Alberta Way  
Hillsborough, CA 94539-3747

Property:  
2400 GARVIN AVE  
RICHMOND, CA 94804-1347-

PropID:  
Client ID: 8364

Dear Owner/Agent,

This letter is to inform you that your property at **2400 GARVIN AVE RICHMOND, CA 94804-1347** failed the Housing Quality Standards (HQS) inspection on 08/29/2022.

**A re-inspection has been scheduled for 10/11/2022 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>
1.8	Living Room/Floor Condition Flooring very badly damaged - repair/replace	O
6.1	Building Exterior/Condition of Foundation Front of house foundation Vent covers missing - repair/replace	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



9/12/2022

**FAILED INSPECTION NOTICE**

Howard V Cook  
12996 San Pablo Ave  
Richmond, CA 94805

Property:  
2646 CLINTON AVE  
RICHMOND, CA 94804-1432-

PropID:  
Client ID: 10048

Dear Owner/Agent,

This letter is to inform you that your property at **2646 CLINTON AVE RICHMOND, CA 94804-1432** **failed** the Housing Quality Standards (HQS) inspection on 08/29/2022.

**A re-inspection has been scheduled for 10/11/2022 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>
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged and leaning fence in backyard	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



9/12/2022

**FAILED INSPECTION NOTICE**

1701 San Joaquin Llc  
Andrew Hibbert  
506 Commodore Dr  
Richmond, CA 94804-4583

Property:  
1701 SAN JOAQUIN ST Apt 6  
RICHMOND, CA 94804-5100-

PropID:  
Client ID: 12994

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 6 RICHMOND, CA 94804-5100** failed the Housing Quality Standards (HQS) inspection on 08/29/2022.

**A re-inspection has been scheduled for 10/11/2022 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>
1.4	Living Room/Security No smoke detector- repair/replace	O
4.10	Other Rooms/Smoke Detectors No smoke detector - repair/replace	O
7.2	Heating and Plumbing/Safety of Heating Equipment Remove glue traps away from inside of heater	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