



8/10/2023

**FAILED INSPECTION NOTICE**

Victor H Castro  
18986 Times Ave  
Hayward, CA 94541

Property:  
717 RIPLEY AVE  
RICHMOND, CA 94801-2753-

PropID:  
Client ID: 17953

Dear Owner/Agent,

This letter is to inform you that your property at **717 RIPLEY AVE RICHMOND, CA 94801-2753** failed the Housing Quality Standards (HQS) inspection on 08/01/2023.

**A re-inspection has been scheduled for 09/18/2023 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.



8/10/2023

**FAILED INSPECTION NOTICE**

<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 Unit must have one carbon monoxide detector per level. co detector inop	O
1.3	Living Room/Electrical Hazards ceiling fan light inop, repair	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
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
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
2.8	Kitchen/Floor Condition kitchen floor/storage room tile cracked/deteriorating. replace	O
4.8	Other Rooms/Floor Condition carpet bunching up, repair	O
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. replace	O
3.7	Bathroom/Wall Condition 1.vanity mirror deteriorating, replace  2. finish repair to wall and window sill	O
3.3	Bathroom/Electrical Hazards Gfi outlet inop, repair	O
3.8	Bathroom/Floor Condition replace deteriorating floor	O
2.3	Kitchen/Electrical Hazards Gfi outlet inoperable, repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Stair = Missing Handrail. install handrails on entry staircase	O



8/10/2023

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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



8/10/2023

**FAILED INSPECTION NOTICE**

Xiaoming Zheng  
1359 Marin Ave  
Albany, CA 94706-2130

Property:  
5109 RAIN CLOUD DR  
RICHMOND, CA 94803-2618-

PropID:  
Client ID: 11506

Dear Owner/Agent,

This letter is to inform you that your property at **5109 RAIN CLOUD DR RICHMOND, CA 94803-2618** **failed** the Housing Quality Standards (HQS) inspection on 08/01/2023.

**A re-inspection has been scheduled for 09/18/2023 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.	O
2.4	Kitchen/Security door peeling paint, repair	O
5.2	Secondary Rooms/Security garage exit door has gaps, repair	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
8.6	General Health and Safety/Interior Stairs and Common Halls carpet upstairs hallway ripped at entry to bedrooms?thresholds, repair	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.	O
8.10	General Health and Safety/Site and Neighborhood Conditions fence leaning/missing boards, repair	O



8/10/2023

**FAILED INSPECTION NOTICE**

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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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



8/10/2023

**FAILED INSPECTION NOTICE**

Xiaoming Zheng  
1359 Marin Ave  
Albany, CA 94706-2130

Property:  
3134 BOULDERS CT  
RICHMOND, CA 94806-

PropID:  
Client ID: 11506

Dear Owner/Agent,

This letter is to inform you that your property at **3134 BOULDERS CT RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/01/2023.

**A re-inspection has been scheduled for 09/18/2023 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>
3.3	Bathroom/Electrical Hazards install Gfi outlet half bath	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