



8/21/2023

FAILED INSPECTION NOTICE

Raul Guzman
629 19Th St
Richmond, CA 94801

Property:
631 19TH ST
RICHMOND, CA 94801-2894-

PropID:
Client ID: 18333

Dear Owner/Agent,

This letter is to inform you that your property at **631 19TH ST RICHMOND, CA 94801-2894** failed the Housing Quality Standards (HQS) inspection on 08/08/2023.

A re-inspection has been scheduled for 09/22/2023 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>
2.4	Kitchen/Security kitchen door frame damaged, repair	O
1.8	Living Room/Floor Condition install missing transition strip to kitchen	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
7.4	Heating and Plumbing/Water Heater install Hot water heater earthquake safety straps	O
6.4	Building Exterior/Condition of Exterior Surfaces install unit number on building, to see from street for emergency and delivery purposes	O



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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



8/21/2023

FAILED INSPECTION NOTICE

Donald C Lewis
50 Western Dr
Richmond, CA 94801-4012

Property:
53 E RICHMOND AVE
RICHMOND, CA 94801-4032-

PropID:
Client ID: 5910

Dear Owner/Agent,

This letter is to inform you that your property at **53 E RICHMOND AVE RICHMOND, CA 94801-4032** **failed** the Housing Quality Standards (HQS) inspection on 08/08/2023.

A re-inspection has been scheduled for 09/22/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower tub/shower tile enclosure wall soft/missing tile and buckled. replace wall	O
3.3	Bathroom/Electrical Hazards install Gfi outlet, safty haz	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector	O
2.3	Kitchen/Electrical Hazards install Gfi outlet, safty hazard	O
4.5	Other Rooms/Window Condition window crank not working as designed, repair/replace	O
4.7	Other Rooms/Wall Condition baseboard under window evidence of water damage, repair	O



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Residential Rental Inspections Program



8/21/2023

FAILED INSPECTION NOTICE

Maria Katznelson
505 Grandview Ct
Richmond, CA 94801-3700

Property:
2339 MARICOPA AVE
RICHMOND, CA 94804-1007-

PropID:
Client ID: 5950

Dear Owner/Agent,

This letter is to inform you that your property at **2339 MARICOPA AVE RICHMOND, CA 94804-1007** **failed** the Housing Quality Standards (HQS) inspection on 08/08/2023.

A re-inspection has been scheduled for 09/25/2023 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.5	Living Room/Window Condition 1.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. 2. windows screwed shut, 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. windows screwed shut, repair,	O
4.5	Other Rooms/Window Condition 1.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. 2. windows screwed shut, repair	O
4.3	Other Rooms/Electrical Hazards ceiling fan inoperable, repair/replace	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. 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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8/21/2023

FAILED INSPECTION NOTICE

Jackie Robinson
1231 S 54Th St #Apt I
Richmond, CA 94804-4701

Property:
927 S 55TH ST Apt 2
RICHMOND, CA 94804-4701-

PropID:
Client ID: 1717

Dear Owner/Agent,

This letter is to inform you that your property at **927 S 55TH ST Apt 2 RICHMOND, CA 94804-4701** **failed** the Housing Quality Standards (HQS) inspection on 08/08/2023.

A re-inspection has been scheduled for 09/25/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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