



8/21/2023

FAILED INSPECTION NOTICE

Lorenzo E & Brenda Brandy
1042 Silverhill Dr
Lafayette, CA 94549-1733

Property:
357 S 47TH ST
RICHMOND, CA 94804-3475-

PropID:
Client ID: 1149

Dear Owner/Agent,

This letter is to inform you that your property at **357 S 47TH ST RICHMOND, CA 94804-3475** failed the Housing Quality Standards (HQS) inspection on 08/10/2023.

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.

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

Gloryworks Properties, Llc
2503 Pfeiffer Way
Pinole, CA 94564

Property:
5234 SACRAMENTO AVE Apt B
RICHMOND, CA 94804-5444-

PropID:
Client ID: 3855

Dear Owner/Agent,

This letter is to inform you that your property at **5234 SACRAMENTO AVE Apt B RICHMOND, CA 94804-5444** failed the Housing Quality Standards (HQS) inspection on 08/10/2023.

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 window will not lock, repair	O
2.5	Kitchen/Window Condition window lock latch broken, repair	O
2.6	Kitchen/Ceiling Condition ceiling has hole,repair	O
2.7	Kitchen/Wall Condition wall has evidence of water damage and cracks around countertop	O
2.13	Kitchen/Space for Storage, Prep and Serving cabinet doors under sink will not close a designed, and door hinge screw is protruding into cabinet space creating a cut hazard	O
1.4	Living Room/Security 1.Door peeling paint, repair	O
	2. weatherstripping pulling off door,repair	
1.7	Living Room/Wall Condition wall peeling paint, repair and closet door peeling paint	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
4.3	Other Rooms/Electrical Hazards outlet behind bed missing cover plate	O
1.3	Living Room/Electrical Hazards outlet behind couch inoperable,repair	O
6.4	Building Exterior/Condition of Exterior Surfaces missing doorbell at entry has exposed electrical wires	O



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Sincerely,

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