



8/29/2023

FAILED INSPECTION NOTICE

Maria Monroy
226 Nevin Ave
Richmond, CA 94801-3574

Property:
162 MARINA WAY
RICHMOND, CA 94801-3574-

PropID:
Client ID: 2671

Dear Owner/Agent,

This letter is to inform you that your property at **162 MARINA WAY RICHMOND, CA 94801-3574** failed the Housing Quality Standards (HQS) inspection on 08/21/2023.

A re-inspection has been scheduled for 10/02/2023 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>
2.3	Kitchen/Electrical Hazards install Gfi outlet for safety	O
3.3	Bathroom/Electrical Hazards install Gfi outlet for safety	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit slow drain,repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment inoperable,repair	O
8.7	General Health and Safety/Other Interior Hazards insatll common area co detector	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



8/29/2023

FAILED INSPECTION NOTICE

Thomas G Taussig
869 Ocean Ave
Richmond, CA 94801

Property:
869 OCEAN AVE Apt BACK
RICHMOND, CA 94801-3735-

PropID:
Client ID: 16277

Dear Owner/Agent,

This letter is to inform you that your property at **869 OCEAN AVE Apt BACK RICHMOND, CA 94801-3735** failed the Housing Quality Standards (HQS) inspection on 08/21/2023.

A re-inspection has been scheduled for 10/02/2023 between 09:00AM and 12:00PM.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
4.8	Other Rooms/Floor Condition bedroom carpet has exposed tack strips, 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
6.2	Building Exterior/Condition of Stairs, Rails, and Porches 1. rear porch missing banisters, loose railings, deteriorating boards ,rotten wood, safty hazard re[aeir/replace rear porch 2. front porch upstairs entry missing banisters,repair 3. stairway leading down to unit has loose railings and steps, repair, safety hazard	O
1.8	Living Room/Floor Condition carpet deteriorating, replace	O
3.5	Bathroom/Window Condition install missing screen,for ventilation	O
3.7	Bathroom/Wall Condition tile under bathroom window missing grout,repair	O
1.7	Living Room/Wall Condition excessive black discoloration evidence of water damage,repair	O
1.6	Living Room/Ceiling Condition excessive black discoloration, evidence of water damage,repair	O
4.6	Other Rooms/Celing Condition evidence of leaking around flue for wood burning stove,repair	O
8.7	General Health and Safety/Other Interior Hazards 1. install common area co detector upstairs 2. washing machine is inoperable,repair/replace	O
4.3	Other Rooms/Elecrtical Hazards outlet loose,repair	O
6.4	Building Exterior/Condition of Exterior Surfaces rear porch light fixture missing,exposed wires, repair	O
4.5	Other Rooms/Window Condition Units will be required to have screens on window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O



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|-----|---|---|
| 1.5 | Living Room/Window Condition | O |
| | window is missing screen and will not lock as designed,repair | |
| 1.4 | Living Room/Security | O |
| | patio screen tattered,replace | |
| 4.4 | Other Rooms/Security | O |
| | patio door screen is tattered,repair/replace | |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment | O |
| | only heat for unit is a wood burning stove, install another heat source | |

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,

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Residential Rental Inspections Program



8/29/2023

FAILED INSPECTION NOTICE

Kyong Suk Janes
228 Richmond Ave
Richmond, CA 94801

Property:
150 WASHINGTON AVE Apt C
RICHMOND, CA 94801-3947-

PropID:
Client ID: 9270

Dear Owner/Agent,

This letter is to inform you that your property at **150 WASHINGTON AVE Apt C RICHMOND, CA 94801-3947** failed the Housing Quality Standards (HQS) inspection on 08/21/2023.

A re-inspection has been scheduled for 10/02/2023 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 Gfi will not test/reset, replace	O
3.12	Bathroom/Tub or Shower tub diverter will not work as designed,repair	O

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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Sincerely,

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Residential Rental Inspections Program



8/29/2023

FAILED INSPECTION NOTICE

Eugene N Zajerko
3135 Keith Dr
Richmond, CA 94803-1905

Property:
4812 MEADOWBROOK DR
RICHMOND, CA 94803-2032-

PropID:
Client ID: 11224

Dear Owner/Agent,

This letter is to inform you that your property at **4812 MEADOWBROOK DR RICHMOND, CA 94803-2032** failed the Housing Quality Standards (HQS) inspection on 08/21/2023.

A re-inspection has been scheduled for 10/03/2023 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>
7.4	Heating and Plumbing/Water Heater no access to water heater	O
8.2	General Health and Safety/Exits clear path to garage exit door, no egress	T
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



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8/29/2023

FAILED INSPECTION NOTICE

Yonhong Pan
Yasumi Davis
827 Arnold Dr Suite 80
Martinez, CA 94553

Property:
5567 DEER RUN DR
RICHMOND, CA 94803-3871-

PropID:
Client ID: 12786

Dear Owner/Agent,

This letter is to inform you that your property at **5567 DEER RUN DR RICHMOND, CA 94803-3871** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2023.

A re-inspection has been scheduled for 10/03/2023 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>
8.7	General Health and Safety/Other Interior Hazards 1.common area smoke detector hanging down ,repair 2. install common area co detector bottom level of house	O
3.7	Bathroom/Wall Condition upstairs hallway bath soap dish missing,repair	O
3.12	Bathroom/Tub or Shower tub diverter not working as designed, repair upstairs hallway bathroom	O



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Residential Rental Inspections Program



8/29/2023

FAILED INSPECTION NOTICE

Alan Wayne Chong
288 Gold Mine Dr
San Francisco, CA 94131-2524

Property:
2912 MC KENZIE DR
RICHMOND, CA 94806-2613-

PropID:
Client ID: 11950

Dear Owner/Agent,

This letter is to inform you that your property at **2912 MC KENZIE DR RICHMOND, CA 94806-2613** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2023.

A re-inspection has been scheduled for 10/02/2023 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>
7.4	Heating and Plumbing/Water Heater hot water heater is leaking,repair/replace	O

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