



8/29/2023

FAILED INSPECTION NOTICE

Anthony T Trani
301 El Toyonal
Orinda, CA 94563

Property:
455 S 24TH ST
RICHMOND, CA 94804-2815-

PropID:
Client ID: 19256

Dear Owner/Agent,

This letter is to inform you that your property at **455 S 24TH ST RICHMOND, CA 94804-2815** failed the Housing Quality Standards (HQS) inspection on 08/25/2023.

A re-inspection has been scheduled for 10/05/2023 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> |
|-------------|--|---------------------|
| 1.8 | Living Room/Floor Condition Repair flooring, lifting in front of heater. | O |
| 4.7 | Other Rooms/Wall Condition Closet handle missing, replace | O |
| 2.10 | Kitchen/Stove or Range with Oven Range hood vent screen missing, replace | T |
| 8.7 | General Health and Safety/Other Interior Hazards Install Carbon monoxide detector in unit | T |



8/29/2023

FAILED INSPECTION NOTICE

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

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

Anna Jewel Jones
536 S 20Th St
Richmond, CA 94804-3811

Property:
550 S 21ST ST
RICHMOND, CA 94804-3817-

PropID:
Client ID: 6165

Dear Owner/Agent,

This letter is to inform you that your property at **550 S 21ST ST RICHMOND, CA 94804-3817** failed the Housing Quality Standards (HQS) inspection on 08/25/2023.

A re-inspection has been scheduled for 10/05/2023 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.

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 8.1 | General Health and Safety/Access to Unit Install deadbolt on exterior garage door, instal door sweep on garage door. | O |
| 5.4 | Secondary Rooms/Other Potential Hazardous Features Complete wall repair surrounding garage window secure door knob on door leading to garage | O |
| 3.12 | Bathroom/Tub or Shower Repair shower head leak | O |
| 3.4 | Bathroom/Security Secure door knob to door | O |
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit Secure countertop and vanity | O |
| 4.4 | Other Rooms/Security Remove key lock entry | T |
| 4.8 | Other Rooms/Floor Condition Stretch carpet in bedroom, multiple humps on floor | T |



8/29/2023

FAILED INSPECTION NOTICE

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

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

Lan Sherlock
Po Box 62411
Sunnyvale, CA 94088-2411

Property:
956 CARLSON BLVD
RICHMOND, CA 94804-4632-

PropID:
Client ID: 12395

Dear Owner/Agent,

This letter is to inform you that your property at **956 CARLSON BLVD RICHMOND, CA 94804-4632** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2023.

A re-inspection has been scheduled for 10/05/2023 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.



8/29/2023

FAILED INSPECTION NOTICE

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls First floor common area smoke detector removed, replace | O |
| | First floor CO2 detector inoperable, repair or replace | |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair | O |
| 2.10 | Kitchen/Stove or Range with Oven burners not self lighting, repair | O |
| 2.13 | Kitchen/Space for Storage, Prep and Serving Cabinet door underneath sink damaged, repair or replace | O |
| 8.1 | General Health and Safety/Access to Unit Patio door lock damaged, repair | O |
| | Install turn knob on front door, remove double deadbolt locks | |
| 8.4 | General Health and Safety/Garbage and Debris Remove excessive amount of building materials and appliances from yard | O |
| 8.7 | General Health and Safety/Other Interior Hazards Install common area smoke detector 2nd floor | O |
| 4.10 | Other Rooms/Smoke Detectors Smoke detector needed in Bedroom, left bedroom level 2 | O |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit MASTER BEDROOM - Toilet flush handle broken, repair or replace | O |
| 4.3 | Other Rooms/Electrical Hazards Light switch damaged, replace | O |
| 4.5 | Other Rooms/Window Condition Clean discoloration from window and window seal | T |
| 3.12 | Bathroom/Tub or Shower Shower head leaking, repair (hallway level 2) | O |



8/29/2023

FAILED INSPECTION NOTICE

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

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 E & Tekla L Schlaich
5134 Columbia Ave
Richmond, CA 94804-5402

Property:

5136 COLUMBIA AVE Apt REAR
RICHMOND, CA 94804-5402-

PropID:

Client ID: 6021

Dear Owner/Agent,

This letter is to inform you that your property at **5136 COLUMBIA AVE Apt REAR RICHMOND, CA 94804-5402** failed the Housing Quality Standards (HQS) inspection on 08/25/2023.

A re-inspection has been scheduled for 10/05/2023 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.



8/29/2023

FAILED INSPECTION NOTICE

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|---|---------------------|
| 2.7 | Kitchen/Wall Condition Repair soft spot on wall by refrigerator | O |
| 2.10 | Kitchen/Stove or Range with Oven Range hood light inoperable, repair | O |
| | tenant to clean grease splatter on stove and range hood | |
| 2.13 | Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door fronts | O |
| | Countertop damaged right of sink, Repair or replace | |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable level 1&2, repair | O |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace | O |
| 4.10 | Other Rooms/Smoke Detectors Install smoke detector in bedroom | O |
| 4.8 | Other Rooms/Floor Condition Complete floor repair | O |
| 4.5 | Other Rooms/Window Condition Clean discoloration from window | T |
| 4.7 | Other Rooms/Wall Condition Closet doors off track, repair | T |

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

Andrew Wong
2205 Scenic Ct
El Cerrito, CA 94530

Property:
5307 FRESNO AVE
RICHMOND, CA 94804-5414-

PropID:
Client ID: 7429

Dear Owner/Agent,

This letter is to inform you that your property at **5307 FRESNO AVE RICHMOND, CA 94804-5414** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2023.

A re-inspection has been scheduled for 10/05/2023 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.

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|---|---------------------|
| 4.5 | Other Rooms/Window Condition Tenant to move furniture blocking access to window (fire exit) | T |
| 2.10 | Kitchen/Stove or Range with Oven Range hood light inoperable, replace bulb | T |
| 8.1 | General Health and Safety/Access to Unit Tenant to move furniture so front door opens as designed without any obstruction. | T |



8/29/2023

FAILED INSPECTION NOTICE

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

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

Ivy Feibelman
4223 Se Madison St
Portland, OR 97215-2428

Property:
5513 FRESNO AVE
RICHMOND, CA 94804-5637-

PropID:
Client ID: 10148

Dear Owner/Agent,

This letter is to inform you that your property at **5513 FRESNO AVE RICHMOND, CA 94804-5637** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2023.

A re-inspection has been scheduled for 10/05/2023 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.

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|---|---------------------|
| 3.12 | Bathroom/Tub or Shower Leak behind shower control knob, repair | O |
| 3.3 | Bathroom/Electrical Hazards Install GFI in bathroom | O |
| 2.10 | Kitchen/Stove or Range with Oven Burners not self lighting, repair | 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



8/29/2023

FAILED INSPECTION NOTICE

Peter D & Jo Ann A Spencer
1661 Pine St Apt 619
San Francisco, CA 94108

Property:
201 LAKESHORE CT
RICHMOND, CA 94804-7423-

PropID:
Client ID: 10995

Dear Owner/Agent,

This letter is to inform you that your property at **201 LAKESHORE CT RICHMOND, CA 94804-7423** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2023.

A re-inspection has been scheduled for 10/05/2023 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.

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|---|---------------------|
| 2.12 | Kitchen/Sink Garbage Disposal inoperable, repair | O |
| 3.12 | Bathroom/Tub or Shower Shower head leaking, repair | 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



8/29/2023

FAILED INSPECTION NOTICE

Benita M Turner
2430 Yosemite Way
Discovery Bay, CA 94505-1838

Property:
2508 BEACH HEAD WAY
RICHMOND, CA 94804-7477-

PropID:
Client ID: 3866

Dear Owner/Agent,

This letter is to inform you that your property at **2508 BEACH HEAD WAY RICHMOND, CA 94804-7477** failed the Housing Quality Standards (HQS) inspection on 08/25/2023.

A re-inspection has been scheduled for 10/05/2023 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.

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 4.3 | Other Rooms/Electrical Hazards Garage Outlet left of water heater has cracked receptacle, replace | O |
| 8.1 | General Health and Safety/Access to Unit Patio screen damaged and torn around lock mechanism, repair or replace | O |
| 1.3 | Living Room/Electrical Hazards Outlet right of kitchen entry has cracked receptacle, replace | O |
| 4.4 | Other Rooms/Security Remove keyed entry lock on master bedroom door | O |
| 5.3 | Secondary Rooms/Electrical Hazards Dining Room Left outlet has cracked receptacle, replace | O |



8/29/2023

FAILED INSPECTION NOTICE

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

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

Whear Family Investments
Po Box 1707
Gardnerville, NV 89410

Property:
458 MC LAUGHLIN ST
RICHMOND, CA 94805-

PropID:
Client ID: 19346

Dear Owner/Agent,

This letter is to inform you that your property at **458 MC LAUGHLIN ST RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 08/25/2023.

A re-inspection has been scheduled for 10/06/2023 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> |
|-------------|--|---------------------|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Replace missing Living room/common area smoke detector | O |
| 4.10 | Other Rooms/Smoke Detectors Replace missing smoke detector | O |
| 8.7 | General Health and Safety/Other Interior Hazards Carbon monoxide detector needed in unit, install | 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



8/29/2023

FAILED INSPECTION NOTICE

Jeanne Atkinson & Sam Lico Jr
1101 Venezia Dr
El Dorado Hills, CA 95762

Property:
628 39TH ST
RICHMOND, CA 94805-1806-

PropID:
Client ID: 6587

Dear Owner/Agent,

This letter is to inform you that your property at **628 39TH ST RICHMOND, CA 94805-1806** failed the Housing Quality Standards (HQS) inspection on 08/25/2023.

A re-inspection has been scheduled for 10/06/2023 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> |
|-------------|--|---------------------|
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, cut off by PG&E as repair work needed | 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



8/29/2023

FAILED INSPECTION NOTICE

Jeanne Atkinson & Sam Lico Jr
1101 Venezia Dr
El Dorado Hills, CA 95762

Property:
630 39TH ST
RICHMOND, CA 94805-1806-

PropID:
Client ID: 6587

Dear Owner/Agent,

This letter is to inform you that your property at **630 39TH ST RICHMOND, CA 94805-1806** failed the Housing Quality Standards (HQS) inspection on 08/25/2023.

A re-inspection has been scheduled for 10/06/2023 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> |
|-------------|---|---------------------|
| 4.5 | Other Rooms/Window Condition Tenant to move personal items blocking access to window (fire exit) | T |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor | O |
| 4.10 | Other Rooms/Smoke Detectors Smoke detector inoperable, 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



8/29/2023

FAILED INSPECTION NOTICE

Olidean Harvey
439 34Th St
Richmond, CA 94805

Property:
439 34TH ST
RICHMOND, CA 94805-2174-

PropID:
Client ID: 3993

Dear Owner/Agent,

This letter is to inform you that your property at **439 34TH ST RICHMOND, CA 94805-2174** failed the Housing Quality Standards (HQS) inspection on 08/25/2023.

A re-inspection has been scheduled for 10/06/2023 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> |
|-------------|--|---------------------|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace | O |
| 2.3 | Kitchen/Electrical Hazards Outlet left of sink missing coverplate, replace | T |
| 2.11 | Kitchen/Refrigerator Repair damaged refrigerator door handle | O |
| 7.2 | Heating and Plumbing/Safety of Heating Equipment Heater inoperable, thermostat missing. Exposed wires were thermostat was removed. Replace and ensure heater is operable. | O |
| 1.3 | Living Room/Electrical Hazards Outlet right of tv damaged, replace | O |



8/29/2023

FAILED INSPECTION NOTICE

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

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

Jasmin Thon
6 Killdeer Ct
Alameda, CA 94501

Property:
439 41ST ST
RICHMOND, CA 94805-2223-

PropID:
Client ID: 8966

Dear Owner/Agent,

This letter is to inform you that your property at **439 41ST ST RICHMOND, CA 94805-2223** failed the Housing Quality Standards (HQS) inspection on 08/25/2023.

A re-inspection has been scheduled for 10/06/2023 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> |
|-------------|--|---------------------|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace | O |
| 2.3 | Kitchen/Electrical Hazards Outlet left if sink missing cover plate, replace | T |
| 2.11 | Kitchen/Refrigerator Door handle missing, repair or replace | O |
| 7.2 | Heating and Plumbing/Safety of Heating Equipment Heater inoperable as thermostat has been removed. Exposed wiring were thermostat was removed on wall. Repair and replace thermostat. Ensure heater is working. | O |
| 1.3 | Living Room/Electrical Hazards Replace damaged receptacle left of tv | O |



8/29/2023

FAILED INSPECTION NOTICE

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

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

Jasmin Thon
6 Killdeer Ct
Alameda, CA 94501

Property:
445 41ST ST
RICHMOND, CA 94805-2223-

PropID:
Client ID: 8966

Dear Owner/Agent,

This letter is to inform you that your property at **445 41ST ST RICHMOND, CA 94805-2223** failed the Housing Quality Standards (HQS) inspection on 08/25/2023.

A re-inspection has been scheduled for 10/06/2023 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> |
|-------------|---|---------------------|
| 4.4 | Other Rooms/Security Remove keyed entry lock | O |
| 3.12 | Bathroom/Tub or Shower Leak behind shower control knob, repair | O |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Thermostat has no display, repair | O |
| 4.10 | Other Rooms/Smoke Detectors Smoke detector damaged, replace | O |



8/29/2023

FAILED INSPECTION NOTICE

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

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