



8/19/2024

FAILED INSPECTION NOTICE

Mei Guo
63 Onondaga Ave
San Francisco, CA 94112-3241

Property:
1415 GARVIN AVE
RICHMOND, CA 94801-2384-

PropID:
Client ID: 11667

Dear Owner/Agent,

This letter is to inform you that your property at **1415 GARVIN AVE RICHMOND, CA 94801-2384** failed the Housing Quality Standards (HQS) inspection on 08/05/2024.

A re-inspection has been scheduled for 09/24/2024 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.



8/19/2024

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven 1. all burners must self-ignite 2. venthood light inoperable and install grease screen	O
4.3	Other Rooms/Electrical Hazards 1. light switch broken, replace 2. install missing outlet cover	O
4.5	Other Rooms/Window Condition 1. window will not lock, repair 2. 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
7.4	Heating and Plumbing/Water Heater 1. install pressure release valve pipe, and run outside 2. install earthquake safety straps	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation on side and backyards	O
8.6	General Health and Safety/Interior Stairs and Common Halls hallway flooring buckled, repair	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. install co detector	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



8/19/2024

FAILED INSPECTION NOTICE

Jennifer Bikying Wong
Msb Property Management
Po Box 21
Lafayette, CA 94549

Property:
4156 FRAN WAY
RICHMOND, CA 94803-1938-

PropID:
Client ID: 15245

Dear Owner/Agent,

This letter is to inform you that your property at **4156 FRAN WAY RICHMOND, CA 94803-1938** failed the Housing Quality Standards (HQS) inspection on 08/05/2024.

A re-inspection has been scheduled for 09/23/2024 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>
3.12	Bathroom/Tub or Shower tub diverter not working as designed, repair	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/19/2024

FAILED INSPECTION NOTICE

Jennifer Bikying Wong
Msb Property Management
Po Box 21
Lafayette, CA 94549

Property:
4150 FRAN WAY
RICHMOND, CA 94803-1938-

PropID:
Client ID: 15245

Dear Owner/Agent,

This letter is to inform you that your property at **4150 FRAN WAY RICHMOND, CA 94803-1938** failed the Housing Quality Standards (HQS) inspection on 08/05/2024.

A re-inspection has been scheduled for 09/23/2024 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>
1.6	Living Room/Ceiling Condition evidence of water damage, active leaking, repair	O
3.8	Bathroom/Floor Condition evidence of water damage, replace	O
3.3	Bathroom/Electrical Hazards install Gfi outlets	O
3.7	Bathroom/Wall Condition evidence of water damage, repair	O
2.13	Kitchen/Space for Storage, Prep and Serving bottom of cabinet under sink has evidence of water damage, repair	O
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
2.10	Kitchen/Stove or Range with Oven replace grease screen for vent hood	O



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Residential Rental Inspections Program



8/19/2024

FAILED INSPECTION NOTICE

Shuofeng Pang
5268 Bengali St
Danville, CA 94506

Property:
3742 VIA VERDI
RICHMOND, CA 94803-2741-

PropID:
Client ID: 12096

Dear Owner/Agent,

This letter is to inform you that your property at **3742 VIA VERDI RICHMOND, CA 94803-2741** failed the Housing Quality Standards (HQS) inspection on 08/05/2024.

A re-inspection has been scheduled for 09/23/2024 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>
2.13	Kitchen/Space for Storage, Prep and Serving bottom of cabinet has evidence of water damage, repair	O
2.3	Kitchen/Electrical Hazards install gfi outlet, repair	O
2.8	Kitchen/Floor Condition flooring deteriorating/damaged in front of sink, 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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Residential Rental Inspections Program



8/19/2024

FAILED INSPECTION NOTICE

Damon & Kittina Price
4525 Buckeye Ct
Antioch, CA 94531-9335

Property:
343 S 9TH ST
RICHMOND, CA 94804-2466-

PropID:
Client ID: 5727

Dear Owner/Agent,

This letter is to inform you that your property at **343 S 9TH ST RICHMOND, CA 94804-2466** failed the Housing Quality Standards (HQS) inspection on 08/05/2024.

A re-inspection has been scheduled for 09/23/2024 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>
1.3	Living Room/Electrical Hazards hallway light fixture cover missing, repair	O
1.5	Living Room/Window Condition window sill deteriorating/excessive black discoloration, repair	O
4.5	Other Rooms/Window Condition window sill deteriorating/excessive black discoloration, repair	O
2.10	Kitchen/Stove or Range with Oven venthood peeling paint/deteriorating, replace	O



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Residential Rental Inspections Program



8/19/2024

FAILED INSPECTION NOTICE

Mei Guo
63 Onondaga Ave
San Francisco, CA 94112-3241

Property:
2442 CUTTING BLVD
RICHMOND, CA 94804-2844-

PropID:
Client ID: 11667

Dear Owner/Agent,

This letter is to inform you that your property at **2442 CUTTING BLVD RICHMOND, CA 94804-2844** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2024.

A re-inspection has been scheduled for 09/23/2024 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>
3.3	Bathroom/Electrical Hazards Gfi outlet inoperable, will not test/reset, repair/replace outlet	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
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O



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Sincerely,

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Residential Rental Inspections Program



8/19/2024

FAILED INSPECTION NOTICE

Efrain Becerra
3416 Mirasol Ave
Oakland, CA 94605-4446

Property:
676 CARLSON BLVD
RICHMOND, CA 94804-4127-

PropID:
Client ID: 2644

Dear Owner/Agent,

This letter is to inform you that your property at **676 CARLSON BLVD RICHMOND, CA 94804-4127** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2024.

A re-inspection has been scheduled for 09/23/2024 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>
4.10	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
3.12	Bathroom/Tub or Shower 1. tub peeling paint,repair 2. tub faucet handle pulling off	O



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Sincerely,

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Residential Rental Inspections Program



8/19/2024

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
3918 ESMOND AVE
RICHMOND, CA 94805-1333-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **3918 ESMOND AVE RICHMOND, CA 94805-1333** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2024.

A re-inspection has been scheduled for 09/24/2024 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>
4.10	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
7.4	Heating and Plumbing/Water Heater hot water heater located in kitchen, discharge line must run outside of unit, safety hazard	O
8.10	General Health and Safety/Site and Neighborhood Conditions tenant has no control of front and rear porch lights, safety hazard, repair	O



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