



8/19/2024

FAILED INSPECTION NOTICE

Seth J & Jared K Ellis
Gregory C Greer
1132 Ward St
Berkeley, CA 94702

Property:
4328 OHIO AVE
RICHMOND, CA 94804-3486-

PropID:
Client ID: 5621

Dear Owner/Agent,

This letter is to inform you that your property at **4328 OHIO AVE RICHMOND, CA 94804-3486** failed the Housing Quality Standards (HQS) inspection on 08/12/2024.

A re-inspection has been scheduled for 09/23/2024 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/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	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. repair deteriorating window sill	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions clean back/side yard and remove excessive non used items	T
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
8.7	General Health and Safety/Other Interior Hazards common area carbon and smoke detectors inoperable	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



8/19/2024

FAILED INSPECTION NOTICE

Mike Takahashi
7246 Blake St
El Cerrito, CA 94530-1935

Property:
1343 CARLSON BLVD
RICHMOND, CA 94804-4927-

PropID:
Client ID: 6828

Dear Owner/Agent,

This letter is to inform you that your property at **1343 CARLSON BLVD RICHMOND, CA 94804-4927** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2024.

A re-inspection has been scheduled for 09/23/2024 between 01:00PM and 04:00PM.

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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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8/19/2024

FAILED INSPECTION NOTICE

Ann Low
Po Box 855
Pinole, CA 94564

Property:
414 MC LAUGHLIN ST
RICHMOND, CA 94805-

PropID:
Client ID: 16391

Dear Owner/Agent,

This letter is to inform you that your property at **414 MC LAUGHLIN ST RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 08/12/2024.

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>
3.12	Bathroom/Tub or Shower shower enclosure deteriorating,replace	O

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Residential Rental Inspections Program



8/19/2024

FAILED INSPECTION NOTICE

John Barnette
5712 McBryde Ave
Richmond, CA 94804

Property:
337 35TH ST
RICHMOND, CA 94805-

PropID:
Client ID: 13240

Dear Owner/Agent,

This letter is to inform you that your property at **337 35TH ST RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 08/12/2024.

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>
8.7	General Health and Safety/Other Interior Hazards common area co detector inoperable, repair/replace	O
2.3	Kitchen/Electrical Hazards install Gfi outlets on outlets within 6 ft of water source	O
4.6	Other Rooms/Celing Condition remove excessive black discoloration from ceiling	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

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

Property:
12763 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12763 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2024.

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>
8.7	General Health and Safety/Other Interior Hazards unit must be equipped with both a working common area smoke detector and working common area co detectors.	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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8/19/2024

FAILED INSPECTION NOTICE

Manik Sharma
1051 Main St
Hercules, CA 94547-2725

Property:
5411 SOLANO AVE
RICHMOND, CA 94805-1529-

PropID:
Client ID: 11487

Dear Owner/Agent,

This letter is to inform you that your property at **5411 SOLANO AVE RICHMOND, CA 94805-1529** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2024.

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 Bedroom smoke detector inoperable. repair/replace.	O
7.4	Heating and Plumbing/Water Heater install earthquake straps on water heater.	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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