



8/28/2024

FAILED INSPECTION NOTICE

Rosalina B Japay
Access By Fpi
Po Box 70337
Point Richmond, CA 94807

Property:
129 20TH ST Apt D
RICHMOND, CA 94801-3675-

PropID:
Client ID: 4604

Dear Owner/Agent,

This letter is to inform you that your property at **129 20TH ST Apt D RICHMOND, CA 94801-3675** failed the Housing Quality Standards (HQS) inspection on 08/19/2024.

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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink faucet handle pulling off, repair	O
2.3	Kitchen/Electrical Hazards install gfi outlets	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O
2.10	Kitchen/Stove or Range with Oven venthood making loud noise when on and missing grease screen, repair	O
3.12	Bathroom/Tub or Shower shower head leaking, repair	O



8/28/2024

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



8/28/2024

FAILED INSPECTION NOTICE

Reynolds H & Susan C Lee
Charlie Zheng
787 Kelvin Rd
El Sobrante, CA 94803

Property:
1104 CAMPBELL ST
RICHMOND, CA 94804-4735-

PropID:
Client ID: 1285

Dear Owner/Agent,

This letter is to inform you that your property at **1104 CAMPBELL ST RICHMOND, CA 94804-4735** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2024.

A re-inspection has been scheduled for 09/27/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
3.3	Bathroom/Electrical Hazards install Gfi outlets	O
5.3	Secondary Rooms/Electrical Hazards install Gfi outlet next to utility sink in garage	O
1.3	Living Room/Electrical Hazards outlet has open ground,repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/28/2024

FAILED INSPECTION NOTICE

Bibiana D Jones
Johnson Realty Co
Po Box 10634
Oakland, CA 94610

Property:
5844 ALAMEDA AVE Apt 4
RICHMOND, CA 94804-4863-

PropID:
Client ID: 7785

Dear Owner/Agent,

This letter is to inform you that your property at **5844 ALAMEDA AVE Apt 4 RICHMOND, CA 94804-4863** failed the Housing Quality Standards (HQS) inspection on 08/19/2024.

A re-inspection has been scheduled for 09/27/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit replace worn toilet seat	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



8/28/2024

FAILED INSPECTION NOTICE

Sealandz Llc
Esperanza Alfaro
1965 O'toole Way
San Jose, CA 95131

Property:
5304 VAN FLEET AVE Apt 3
RICHMOND, CA 94804-5823-

PropID:
Client ID: 19085

Dear Owner/Agent,

This letter is to inform you that your property at **5304 VAN FLEET AVE Apt 3 RICHMOND, CA 94804-5823** failed the Housing Quality Standards (HQS) inspection on 08/19/2024.

A re-inspection has been scheduled for 09/27/2024 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 install Gfi rear bathroom	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
1.3	Living Room/Electrical Hazards hallway light fixture missing cover,install	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector missing. install	O



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Residential Rental Inspections Program



8/28/2024

FAILED INSPECTION NOTICE

Sealandz Llc
Esperanza Alfaro
1965 O'toole Way
San Jose, CA 95131

Property:
5304 VAN FLEET AVE Apt 7
RICHMOND, CA 94804-5823-

PropID:
Client ID: 19085

Dear Owner/Agent,

This letter is to inform you that your property at **5304 VAN FLEET AVE Apt 7 RICHMOND, CA 94804-5823** failed the Housing Quality Standards (HQS) inspection on 08/19/2024.

A re-inspection has been scheduled for 09/27/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets within 6 ft of water source	O
8.7	General Health and Safety/Other Interior Hazards common area co/smoke detectors missing, install	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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8/28/2024

FAILED INSPECTION NOTICE

Ingeborg Semenschin
29 Sandpoint Dr
Richmond, CA 94804

Property:
109 BAYSIDE CT
RICHMOND, CA 94804-7445-

PropID:
Client ID: 12837

Dear Owner/Agent,

This letter is to inform you that your property at **109 BAYSIDE CT RICHMOND, CA 94804-7445** failed the Housing Quality Standards (HQS) inspection on 08/19/2024.

A re-inspection has been scheduled for 09/27/2024 between 11:00AM and 02:00PM.

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<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

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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Residential Rental Inspections Program



8/28/2024

FAILED INSPECTION NOTICE

Michael William Walz & Elizabeth Russell
39 Sandpoint Dr
Richmond, CA 94804

Property:
160 MARINA LAKES DR
RICHMOND, CA 94804-7453-

PropID:
Client ID: 1803

Dear Owner/Agent,

This letter is to inform you that your property at **160 MARINA LAKES DR RICHMOND, CA 94804-7453** failed the Housing Quality Standards (HQS) inspection on 08/19/2024.

A re-inspection has been scheduled for 09/27/2024 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hot water leaking, 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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