



8/28/2024

**FAILED INSPECTION NOTICE**

Herminia Lahip Delacuesta  
Lamie Ann Delacuesta Acosta  
3 Mosaic Ct  
American Canyon, CA 94503

Property:  
4472 WHITECLIFF WAY  
RICHMOND, CA 94803-2445-

PropID:  
Client ID: 7483

Dear Owner/Agent,

This letter is to inform you that your property at **4472 WHITECLIFF WAY RICHMOND, CA 94803-2445** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2024.

**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.



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**FAILED INSPECTION NOTICE**

<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 inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards co detector inoperable, repair/replace	O
4.7	Other Rooms/Wall Condition closet walls have excessive black discoloration, repair	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
3.3	Bathroom/Electrical Hazards 1. hallway bathroom light switch cover missing	O
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
3.5	Bathroom/Window Condition 1. master bathroom window has excessive black discoloration. 2. window crank loose, repair/replace	O
3.6	Bathroom/Ceiling Condition remove black discoloration from ceiling	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches backyard patio steps loose, safety hazard, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions doorbell inoperable, 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



8/28/2024

**FAILED INSPECTION NOTICE**

American Funds Llc  
712 Bancroft Rd #464  
Walnut Creek, CA 94598

Property:  
2636 MCBRYDE AVE  
RICHMOND, CA 94804-

PropID:  
Client ID: 13229

Dear Owner/Agent,

This letter is to inform you that your property at **2636 MCBRYDE AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 08/22/2024.

**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>
7.4	Heating and Plumbing/Water Heater hot water heater discharge pipe loose, not properly connected, repair	O

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Residential Rental Inspections Program



8/28/2024

**FAILED INSPECTION NOTICE**

Lynn Miller  
Po Box 23392  
Pleasant Hill, CA 94523-0392

Property:  
3253 MARICOPA AVE  
RICHMOND, CA 94804-1135-

PropID:  
Client ID: 7527

Dear Owner/Agent,

This letter is to inform you that your property at **3253 MARICOPA AVE RICHMOND, CA 94804-1135** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2024.

**A re-inspection has been scheduled for 09/27/2024 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>
5.3	Secondary Rooms/Electrical Hazards garage light fixture missing, exposed electrical, repair	O
2.12	Kitchen/Sink missing, being replaced	O
7.4	Heating and Plumbing/Water Heater discharge pipe must run outside	O
8.7	General Health and Safety/Other Interior Hazards install co/smoke detector in garage	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O



8/28/2024

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Residential Rental Inspections Program



8/28/2024

**FAILED INSPECTION NOTICE**

Marlyn Y Rodriguez  
Po Box 5322  
Hercules, CA 94547

Property:  
2359 ESMOND AVE Apt 3  
RICHMOND, CA 94804-1307-

PropID:  
Client ID: 10873

Dear Owner/Agent,

This letter is to inform you that your property at **2359 ESMOND AVE Apt 3 RICHMOND, CA 94804-1307** failed the Housing Quality Standards (HQS) inspection on 08/22/2024.

**A re-inspection has been scheduled for 09/27/2024 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>
4.5	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
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.	O
7.4	Heating and Plumbing/Water Heater no access to water heater , owner must provide access at next inspection	O



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8/28/2024

**FAILED INSPECTION NOTICE**

Phyllis Palazzari  
1461 Wallace Ct  
Pinole, CA 94564-2731

Property:  
2600 CHANSLOR AVE  
RICHMOND, CA 94804-1926-

PropID:  
Client ID: 11781

Dear Owner/Agent,

This letter is to inform you that your property at **2600 CHANSLOR AVE RICHMOND, CA 94804-1926** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2024.

**A re-inspection has been scheduled for 09/27/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
7.4	Heating and Plumbing/Water Heater install discharge line and run outside, safety hazard	O
8.10	General Health and Safety/Site and Neighborhood Conditions install dryer exhaust cover on exterior of building	O

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Residential Rental Inspections Program





8/28/2024

**FAILED INSPECTION NOTICE**

Abdo Ali & Raja Nasser  
5965 Monterey Ave  
Richmond, CA 94805

Property:  
2001 POTRERO AVE  
RICHMOND, CA 94804-3836-

PropID:  
Client ID: 5483

Dear Owner/Agent,

This letter is to inform you that your property at **2001 POTRERO AVE RICHMOND, CA 94804-3836** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2024.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.7	Living Room/Wall Condition repair peeling paint	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
4.7	Other Rooms/Wall Condition repair peeling paint	O
3.7	Bathroom/Wall Condition baseboards water damaged, repair	O
7.4	Heating and Plumbing/Water Heater hot water heater safety straps loose,repair	O
8.7	General Health and Safety/Other Interior Hazards common area co/smoke detector inoperable,repair	O



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Residential Rental Inspections Program



8/28/2024

**FAILED INSPECTION NOTICE**

Sidney Mcclory  
Po Box 6631  
Richmond, CA 94706

Property:  
5629 MADISON AVE  
RICHMOND, CA 94804-4849-

PropID:  
Client ID: 16282

Dear Owner/Agent,

This letter is to inform you that your property at **5629 MADISON AVE RICHMOND, CA 94804-4849** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2024.

**A re-inspection has been scheduled for 09/27/2024 between 09:00AM and 12:00PM.**

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<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

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**

Julian M Ochoa  
1324 Carlson Blvd  
Richmond, CA 94804

Property:  
1322 CARLSON BLVD  
RICHMOND, CA 94804-4928-

PropID:  
Client ID: 14993

Dear Owner/Agent,

This letter is to inform you that your property at **1322 CARLSON BLVD RICHMOND, CA 94804-4928** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2024.

**A re-inspection has been scheduled for 09/27/2024 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>
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
2.3	Kitchen/Electrical Hazards install Gfii 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
2.4	Kitchen/Security install deadbolt for rear exit door, safety hazard	O



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8/28/2024

**FAILED INSPECTION NOTICE**

Carrie L Yip  
2300 Edna St  
El Cerrito, CA 94105-2909

Property:  
194 SCHOONER CT  
RICHMOND, CA 94804-7413-

PropID:  
Client ID: 16851

Dear Owner/Agent,

This letter is to inform you that your property at **194 SCHOONER CT RICHMOND, CA 94804-7413** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2024.

**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 inoperable/broken, replace	O

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