



8/28/2024

FAILED INSPECTION NOTICE

Kapu Properties Llc
834 5Th Ave
San Rafael, CA 94901

Property:
419 20TH ST
RICHMOND, CA 94801-3226-

PropID:
Client ID: 4636

Dear Owner/Agent,

This letter is to inform you that your property at **419 20TH ST RICHMOND, CA 94801-3226** failed the Housing Quality Standards (HQS) inspection on 08/23/2024.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable.	O
7.4	Heating and Plumbing/Water Heater water heater discharge line must drain outside, located inside house	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

Wayne Huey
192 Melissa Cir
Daly City, CA 94014

Property:
4121 WALL AVE
RICHMOND, CA 94804-3309-

PropID:
Client ID: 10374

Dear Owner/Agent,

This letter is to inform you that your property at **4121 WALL AVE RICHMOND, CA 94804-3309** failed the Housing Quality Standards (HQS) inspection on 08/23/2024.

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>
2.10	Kitchen/Stove or Range with Oven 1. all burners must self-ignite 2. clean oven/stove, health and safety hazard (tenant)	O
8.10	General Health and Safety/Site and Neighborhood Conditions 2. cut overgrown vegetation and weeds and clean backyard(tenant)	T
8.6	General Health and Safety/Interior Stairs and Common Halls 1. weatherize skylight in rear hallway staircase to prevent leaking 2. light fixture inoperable downstairs hallway, repair 3. install threshold/transition strip at entry to laundryroom downstairs, tripping hazard	O



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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