



8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:

2389 ABERDEEN WAY Apt Unit 4
RICHMOND, CA 94806-

PropID:

Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2389 ABERDEEN WAY Apt Unit 4 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
3.7	Bathroom/Wall Condition 1. evidence of water damage, between toilet and tub 2. towel bar missing, install	O
3.12	Bathroom/Tub or Shower recaulk around tub	O
2.10	Kitchen/Stove or Range with Oven 1. remove aluminum foil from stove top, fire hazard 2. all burners must self-ignite	O
2.3	Kitchen/Electrical Hazards Gfi outlet above sink will not test/rest, replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable, repair	O



8/29/2024

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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



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FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:

2389 ABERDEEN WAY Apt Unit 7
RICHMOND, CA 94806-

PropID:

Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2389 ABERDEEN WAY Apt Unit 7 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
8.7	General Health and Safety/Other Interior Hazards install common area co detector	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable, repair	O
4.4	Other Rooms/Security no access to bedroom ,dog inside, must provide entry upon follow up inspection	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.

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Residential Rental Inspections Program



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FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2389 ABERDEEN WAY Apt Unit 13
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2389 ABERDEEN WAY Apt Unit 13 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
3.3	Bathroom/Electrical Hazards light fixture missing bulb, repair	O
4.7	Other Rooms/Wall Condition closet doors off track, 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.

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Residential Rental Inspections Program



8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2389 ABERDEEN WAY Apt Unit 18
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2389 ABERDEEN WAY Apt Unit 18 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
8.7	General Health and Safety/Other Interior Hazards common area smoke detectors not working as designed, repair	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet running constantly, repair	O
3.3	Bathroom/Electrical Hazards light fixture missing bulbs	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



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FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:

2409 ABERDEEN WAY Apt Unit 1
RICHMOND, CA 94806-

PropID:

Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2409 ABERDEEN WAY Apt Unit 1 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
8.3	General Health and Safety/Evidence of Infestation evidence of roach infestation	O
1.3	Living Room/Electrical Hazards outlet on right center wall has open ground, repair	O
2.11	Kitchen/Refrigerator inside light 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.

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Residential Rental Inspections Program



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FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:

2409 ABERDEEN WAY Apt Unit 6
RICHMOND, CA 94806-

PropID:

Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2409 ABERDEEN WAY Apt Unit 6 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
8.1	General Health and Safety/Access to Unit unable to perform full inspection due to unit being turned over/renovated	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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8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2409 ABERDEEN WAY Apt Unit 16
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2409 ABERDEEN WAY Apt Unit 16 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
2.11	Kitchen/Refrigerator refrigerator gasket deteriorating, replace	O
2.10	Kitchen/Stove or Range with Oven clean stove/oven fire hazard	T

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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Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2409 ABERDEEN WAY Apt Unit 19
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2409 ABERDEEN WAY Apt Unit 19 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
8.7	General Health and Safety/Other Interior Hazards smoke detector in bathroom hallway inoperable, 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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8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2409 ABERDEEN WAY Apt Unit 24
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2409 ABERDEEN WAY Apt Unit 24 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
8.1	General Health and Safety/Access to Unit unable to perform full inspection due to unit being turned/renovated, finish all repair before follow up inspection	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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8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2409 ABERDEEN WAY Apt Unit 29
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2409 ABERDEEN WAY Apt Unit 29 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
3.12	Bathroom/Tub or Shower resurface tub, peeling	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



8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2409 ABERDEEN WAY Apt Unit 33
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2409 ABERDEEN WAY Apt Unit 33 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
8.7	General Health and Safety/Other Interior Hazards install missing smoke detector/co detectors in common areas	O
2.13	Kitchen/Space for Storage, Prep and Serving install missing cabinet door under sink	O
4.10	Other Rooms/Smoke Detectors install missing smoke detector	O
4.8	Other Rooms/Floor Condition repair/replace ripped /frayed carpet	O



8/29/2024

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Residential Rental Inspections Program



8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2429 ABERDEEN WAY Apt Unit 2
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2429 ABERDEEN WAY Apt Unit 2 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
4.7	Other Rooms/Wall Condition bedroom closet doors off track	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	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



8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:

2429 ABERDEEN WAY Apt Unit 6
RICHMOND, CA 94806-

PropID:

Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2429 ABERDEEN WAY Apt Unit 6 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
3.7	Bathroom/Wall Condition wall above shower water damaged, repair	O
3.8	Bathroom/Floor Condition trim in front of tub deteriorating, repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit remove brown discoloration from around sink	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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8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2429 ABERDEEN WAY Apt Unit 11
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2429 ABERDEEN WAY Apt Unit 11 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
3.7	Bathroom/Wall Condition repair wall nest to mirror	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio top railing loose/deteriorating, replace	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



8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2429 ABERDEEN WAY Apt Unit 16
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2429 ABERDEEN WAY Apt Unit 16 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
8.1	General Health and Safety/Access to Unit unit is being turned/renovated, finish all repairs upon next inspection	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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FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2429 ABERDEEN WAY Apt Unit 21
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2429 ABERDEEN WAY Apt Unit 21 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
4.4	Other Rooms/Security repair hole in door	O
3.4	Bathroom/Security repair hole in door	O
3.8	Bathroom/Floor Condition baseboard pulling of bottom of tub	O
3.12	Bathroom/Tub or Shower tub diverter not working as designed	O
4.7	Other Rooms/Wall Condition repair holes on wall	O
3.7	Bathroom/Wall Condition repair broken shelves in bathroom closet	O
8.3	General Health and Safety/Evidence of Infestation clean and remove excessive pigeon feces on patio	O



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8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2429 ABERDEEN WAY Apt Unit 31
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2429 ABERDEEN WAY Apt Unit 31 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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 install missing smoke detector	O
8.7	General Health and Safety/Other Interior Hazards install missing smoke detector	O
2.3	Kitchen/Electrical Hazards oven display screen/electrical panel broken, replace	O
4.7	Other Rooms/Wall Condition closet doors off track	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hot water faucet handle loose, repair	O



8/29/2024

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8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:

2449 ABERDEEN WAY Apt Unit 5
RICHMOND, CA 94806-

PropID:

Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2449 ABERDEEN WAY Apt Unit 5 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
4.7	Other Rooms/Wall Condition closet doors off track, 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



8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2449 ABERDEEN WAY Apt Unit 10
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2449 ABERDEEN WAY Apt Unit 10 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards livingroom smoke detector inoperable	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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2449 ABERDEEN WAY Apt Unit 15
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2449 ABERDEEN WAY Apt Unit 15 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not flushing as designed, 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



8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2449 ABERDEEN WAY Apt Unit 24
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2449 ABERDEEN WAY Apt Unit 24 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
2.12	Kitchen/Sink low water pressure for cold water	O
3.7	Bathroom/Wall Condition repair peeling paint	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



8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:

2479 ABERDEEN WAY Apt Unit 5
RICHMOND, CA 94806-

PropID:

Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2479 ABERDEEN WAY Apt Unit 5 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio decking soft/deteriorating, repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater 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



8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2479 ABERDEEN WAY Apt Unit 10
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2479 ABERDEEN WAY Apt Unit 10 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink dripping constantly, repair	O
2.11	Kitchen/Refrigerator refrigerator door handle missing, install	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio deck top railing pulling off/deteriorating, repair/replace	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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/29/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2479 ABERDEEN WAY Apt Unit 13
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2479 ABERDEEN WAY Apt Unit 13 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/27/2024.

A re-inspection has been scheduled for 10/03/2024 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railing loose/deteriorating/pulling off, repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater 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