



9/17/2026

FAILED INSPECTION NOTICE

Christopher Lee
213 Preserve Ln
Redwood City, CA 94065-2868

Property:
512 HARRISON DR
RICHMOND, CA 94806-1726-

PropID:
Client ID: 12349

Dear Owner/Agent,

This letter is to inform you that your property at **512 HARRISON DR RICHMOND, CA 94806-1726** **failed** the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 10/22/2026 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>
1.5	Living Room/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.
3.12	Bathroom/Tub or Shower Low water pressure, repair
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. -replace cracked receptacle by door
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.
4.6	Other Rooms/Ceiling Condition Treat discoloration on wood panel ceiling



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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