



9/21/2023

FAILED INSPECTION NOTICE

Paula Tre Yu
901 Huron Ave
San Francisco, CA 94124

Property:
210 WILLARD AVE
RICHMOND, CA 94801-1827-

PropID:
Client ID: 17240

Dear Owner/Agent,

This letter is to inform you that your property at **210 WILLARD AVE RICHMOND, CA 94801-1827** **failed** the Housing Quality Standards (HQS) inspection on 09/05/2023.

A re-inspection has been scheduled for 10/20/2023 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>
8.1	General Health and Safety/Access to Unit unit is uninhabitable, unit is only studs inside	O
8.7	General Health and Safety/Other Interior Hazards No water service/PG&E on in unit.	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



9/21/2023

FAILED INSPECTION NOTICE

Nathan Mak
1046 Capitol Ave
San Francisco, CA 94801

Property:
641 13TH ST
RICHMOND, CA 94801-2729-

PropID:
Client ID: 17151

Dear Owner/Agent,

This letter is to inform you that your property at **641 13TH ST RICHMOND, CA 94801-2729** failed the Housing Quality Standards (HQS) inspection on 09/05/2023.

A re-inspection has been scheduled for 10/20/2023 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>
4.10	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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Sincerely,

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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Franklin Sola-Pineda
1345 Manor Dr
San Pablo, CA 96130-1493

Property:
1936 LINCOLN AVE
RICHMOND, CA 94801-4209-

PropID:
Client ID: 10359

Dear Owner/Agent,

This letter is to inform you that your property at **1936 LINCOLN AVE RICHMOND, CA 94801-4209** **failed** the Housing Quality Standards (HQS) inspection on 09/05/2023.

A re-inspection has been scheduled for 10/20/2023 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>
4.10	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
8.7	General Health and Safety/Other Interior Hazards all units must have one smoke detector and one co detector per level in a common area/sleeping room, install detectors in garage area	O



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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Michael T & Jane Y Lu
2968 19Th Ave
San Francisco, CA 94132-1604

Property:
933 PARKSIDE DR
RICHMOND, CA 94803-1239-

PropID:
Client ID: 8778

Dear Owner/Agent,

This letter is to inform you that your property at **933 PARKSIDE DR RICHMOND, CA 94803-1239** **failed** the Housing Quality Standards (HQS) inspection on 09/05/2023.

A re-inspection has been scheduled for 10/19/2023 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink rusted (2nd floor hall)	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Rear deck - repair / replace loose or deteriorated boards	O

Railing from garage to backyard loose, repair

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



9/21/2023

FAILED INSPECTION NOTICE

Peiqi Liu
24 N Hill Ct
Oakland, CA 94618-2305

Property:
2266 BRISTLECONE DR
RICHMOND, CA 94803-3579-

PropID:
Client ID: 11246

Dear Owner/Agent,

This letter is to inform you that your property at **2266 BRISTLECONE DR RICHMOND, CA 94803-3579** failed the Housing Quality Standards (HQS) inspection on 09/05/2023.

A re-inspection has been scheduled for 10/19/2023 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 gfci outlets in bathrooms. "As of 9-5-23 no access to lower bathroom to inspect GFCI outlet."	O
8.7	General Health and Safety/Other Interior Hazards 1. install common area co/smoke detectors bottom level bedroom 2. install common co in livingroom level 3. common co on kitchen level inop, repair	O



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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Merchant Properties Llc
406 Linda Ave
Piedmont, CA 94611

Property:
3514 BARRETT AVE
RICHMOND, CA 94805-2100-

PropID:
Client ID: 18758

Dear Owner/Agent,

This letter is to inform you that your property at **3514 BARRETT AVE RICHMOND, CA 94805-2100** **failed** the Housing Quality Standards (HQS) inspection on 09/05/2023.

A re-inspection has been scheduled for 10/20/2023 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface bathroom sink.	O
3.3	Bathroom/Electrical Hazards Intsall GFCI outlets in bathrooms.	O
4.5	Other Rooms/Window Condition Remove mold from bedroom windows.	T

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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Merchant Properties Llc
406 Linda Ave
Piedmont, CA 94611

Property:
3518 BARRETT AVE
RICHMOND, CA 94805-2100-

PropID:
Client ID: 18758

Dear Owner/Agent,

This letter is to inform you that your property at **3518 BARRETT AVE RICHMOND, CA 94805-2100** **failed** the Housing Quality Standards (HQS) inspection on 09/05/2023.

A re-inspection has been scheduled for 10/20/2023 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable. repair/replace.	O
2.3	Kitchen/Electrical Hazards Replace outlets near kitchen sink with GFCI outlets.	O
2.13	Kitchen/Space for Storage, Prep and Serving Repair/replace damaged counter top tiles around kitchen sink.	O
2.10	Kitchen/Stove or Range with Oven Repair/replace inoperable stove range light.	O
4.2	Other Rooms/Electricity/Illumination repair/replace inoperable bedroom light fixture.	O
4.4	Other Rooms/Security remove keyed locks from all bedroom doors	O



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