



9/29/2023

FAILED INSPECTION NOTICE

In Song & Kyong Sun Chang
124 Finch Ct
Hercules, CA 94547

Property:
1626 CARLSON BLVD
RICHMOND, CA 94804-

PropID:
Client ID: 13274

Dear Owner/Agent,

This letter is to inform you that your property at **1626 CARLSON BLVD RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/07/2023.

A re-inspection has been scheduled for 10/19/2023 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>
3.12	Bathroom/Tub or Shower tub diverter not working as designed, repair/replace	O
7.4	Heating and Plumbing/Water Heater Water Heater must be equipped with both upper and lower hot water heater safety straps	O
2.3	Kitchen/Electrical Hazards install Gfi outlet around sink	O



9/29/2023

FAILED INSPECTION NOTICE

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



9/29/2023

FAILED INSPECTION NOTICE

Jose Lorenzo
IRENE LORENZO AQUINO
2324 Lowell Ave
Richmond, CA 94804

Property:
2324 LOWELL AVE
RICHMOND, CA 94804-1033-

PropID:
Client ID: 6873

Dear Owner/Agent,

This letter is to inform you that your property at **2324 LOWELL AVE RICHMOND, CA 94804-1033** **failed** the Housing Quality Standards (HQS) inspection on 09/07/2023.

A re-inspection has been scheduled for 10/19/2023 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>
2.3	Kitchen/Electrical Hazards install Gfi outlet in kitchen	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
8.7	General Health and Safety/Other Interior Hazards 1. Unit must have one carbon monoxide detector per level in common area 2. install common area smoke detector	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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Sincerely,

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Residential Rental Inspections Program



9/29/2023

FAILED INSPECTION NOTICE

Bijan Kavian
Po Box 1868
El Cerrito, CA 94530-4868

Property:
3417 HUMPHREY AVE
RICHMOND, CA 94804-1121-

PropID:
Client ID: 7710

Dear Owner/Agent,

This letter is to inform you that your property at **3417 HUMPHREY AVE RICHMOND, CA 94804-1121** **failed** the Housing Quality Standards (HQS) inspection on 09/07/2023.

A re-inspection has been scheduled for 10/19/2023 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>
2.3	Kitchen/Electrical Hazards Install Gfi outlet in kitchen	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector	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



9/29/2023

FAILED INSPECTION NOTICE

Chanh Phuthama
151 Eagle Ct
Hercules, CA 94547

Property:
3313 ANDRADE AVE
RICHMOND, CA 94804-1182-

PropID:
Client ID: 10798

Dear Owner/Agent,

This letter is to inform you that your property at **3313 ANDRADE AVE RICHMOND, CA 94804-1182** **failed** the Housing Quality Standards (HQS) inspection on 09/07/2023.

A re-inspection has been scheduled for 10/19/2023 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>
3.12	Bathroom/Tub or Shower caulk around tub	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

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



9/29/2023

FAILED INSPECTION NOTICE

Edward T & Sandra Rueda
Windemere Rowland Realty
930 San Pablo Ave Suite A
Pinole, CA 94564

Property:
2619 GARVIN AVE
RICHMOND, CA 94804-1348-

PropID:
Client ID: 6353

Dear Owner/Agent,

This letter is to inform you that your property at **2619 GARVIN AVE RICHMOND, CA 94804-1348** failed the Housing Quality Standards (HQS) inspection on 09/07/2023.

A re-inspection has been scheduled for 10/19/2023 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>
3.7	Bathroom/Wall Condition evidence of water damage and 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
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair all heat sources must be operable	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector is missing/inoperable. all units must have at least one common area smoke detector per level	O



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Sincerely,

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Residential Rental Inspections Program



9/29/2023

FAILED INSPECTION NOTICE

Miranda Yu Ching Pak
5460 Saddleback Ct
El Sobrante, CA 94803

Property:
2729 BARRETT AVE
RICHMOND, CA 94804-1707-

PropID:
Client ID: 18885

Dear Owner/Agent,

This letter is to inform you that your property at **2729 BARRETT AVE RICHMOND, CA 94804-1707** **failed** the Housing Quality Standards (HQS) inspection on 09/07/2023.

A re-inspection has been scheduled for 10/19/2023 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>
8.7	General Health and Safety/Other Interior Hazards common area upstairs smoke detector is missing/inoperable, all units must have a common area smoke detector on each level and every bedroom	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heaters inoperable up and downstairs,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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Residential Rental Inspections Program



9/29/2023

FAILED INSPECTION NOTICE

Scott & Terri Lewis
100 North Avenue Unit 222
San Rafael Ca 94903-4812
San Rafael, CA 94903-4812

Property:
209 BAYSIDE CT
RICHMOND, CA 94804-7461-

PropID:
Client ID: 7649

Dear Owner/Agent,

This letter is to inform you that your property at **209 BAYSIDE CT RICHMOND, CA 94804-7461** failed the Housing Quality Standards (HQS) inspection on 09/07/2023.

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>
3.12	Bathroom/Tub or Shower tub diverter not working as designed,repair both bathrooms	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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