



9/21/2023

**FAILED INSPECTION NOTICE**

Jose Guzman-Cornejo  
1306 Mokelumne Dr  
Antioch, CA 94531-8057

Property:  
2511 ROOSEVELT AVE  
RICHMOND, CA 94804-1620-

PropID:  
Client ID: 10277

Dear Owner/Agent,

This letter is to inform you that your property at **2511 ROOSEVELT AVE RICHMOND, CA 94804-1620** **failed** the Housing Quality Standards (HQS) inspection on 09/11/2023.

**A re-inspection has been scheduled for 10/24/2023 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>
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. upstairs co missing	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**

Jessica R Gomez Hernandez  
318 S 18Th St  
Richmond, CA 94804

Property:  
133 S 9TH ST  
RICHMOND, CA 94804-2401-

PropID:  
Client ID: 10326

Dear Owner/Agent,

This letter is to inform you that your property at **133 S 9TH ST RICHMOND, CA 94804-2401** failed the Housing Quality Standards (HQS) inspection on 09/11/2023.

**A re-inspection has been scheduled for 10/24/2023 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>
2.10	Kitchen/Stove or Range with Oven ventilation fan light inoperable,repair	O
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
3.12	Bathroom/Tub or Shower tub worn to metal, replace or resurface tub	O
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.	O
7.4	Heating and Plumbing/Water Heater no access to water heater, owner must provide access	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit half bathroom sink cold water inoperable,repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O



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Sincerely,

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Residential Rental Inspections Program



9/21/2023

**FAILED INSPECTION NOTICE**

Dolores Maravilla  
6883 Cutting Blvd  
El Cerrito, CA 94530

Property:  
147 S 12TH ST  
RICHMOND, CA 94804-2413-

PropID:  
Client ID: 18694

Dear Owner/Agent,

This letter is to inform you that your property at **147 S 12TH ST RICHMOND, CA 94804-2413** failed the Housing Quality Standards (HQS) inspection on 09/11/2023.

**A re-inspection has been scheduled for 10/24/2023 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>
1.8	Living Room/Floor Condition flooring in hallway ripped/deteriorating. repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions tenant has no access or usage to backyard,entire yard must be accessible and usable.	O



9/21/2023

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9/21/2023

**FAILED INSPECTION NOTICE**

Dolores Maravilla  
6883 Cutting Blvd  
El Cerrito, CA 94530

Property:  
151 S 12TH ST  
RICHMOND, CA 94804-2413-

PropID:  
Client ID: 18694

Dear Owner/Agent,

This letter is to inform you that your property at **151 S 12TH ST RICHMOND, CA 94804-2413** failed the Housing Quality Standards (HQS) inspection on 09/11/2023.

**A re-inspection has been scheduled for 10/24/2023 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>
8.10	General Health and Safety/Site and Neighborhood Conditions tenant has no access or usage to backyard,entire yard must be accessible and usable for tenant	O
4.6	Other Rooms/Celing Condition ceiling has excessive cracking,repair	O
3.12	Bathroom/Tub or Shower tub backing up,repair	O



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Residential Rental Inspections Program



9/21/2023

**FAILED INSPECTION NOTICE**

Eugene & Margaret A Frazier  
109 Berk Pl  
Richmond, CA 94804

Property:  
2139 OHIO AVE  
RICHMOND, CA 94804-2703-

PropID:  
Client ID: 7533

Dear Owner/Agent,

This letter is to inform you that your property at **2139 OHIO AVE RICHMOND, CA 94804-2703** failed the Housing Quality Standards (HQS) inspection on 09/11/2023.

**A re-inspection has been scheduled for 10/24/2023 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
5.4	Secondary Rooms/Other Potential Hazardous Features excessive clutter in garage. clean and organize garage, fire hazard, must have walking paths	T
6.4	Building Exterior/Condition of Exterior Surfaces install unit number on building/door where it can be easily seen	O

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Residential Rental Inspections Program





9/21/2023

**FAILED INSPECTION NOTICE**

Andre Lamont Sr Dunn  
335 42Nd St  
Richmond, CA 94804

Property:  
4201 TAFT AVE  
RICHMOND, CA 94804-3445-

PropID:  
Client ID: 18141

Dear Owner/Agent,

This letter is to inform you that your property at **4201 TAFT AVE RICHMOND, CA 94804-3445** failed the Housing Quality Standards (HQS) inspection on 09/11/2023.

**A re-inspection has been scheduled for 10/24/2023 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>
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink off hinges,repair	O
3.3	Bathroom/Electrical Hazards 1. install Gfi outlet  2. light inoperabler,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
5.4	Secondary Rooms/Other Potential Hazardous Features garage door has excessive peeling paint,repair	O



9/21/2023

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Sincerely,

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Residential Rental Inspections Program



9/21/2023

**FAILED INSPECTION NOTICE**

Andre Lamont Sr Dunn  
335 42Nd St  
Richmond, CA 94804

Property:  
4203 TAFT AVE  
RICHMOND, CA 94804-3445-

PropID:  
Client ID: 18141

Dear Owner/Agent,

This letter is to inform you that your property at **4203 TAFT AVE RICHMOND, CA 94804-3445** failed the Housing Quality Standards (HQS) inspection on 09/11/2023.

**A re-inspection has been scheduled for 10/24/2023 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>
2.12	Kitchen/Sink faucet loose,repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features garage door has excessive peeling paint,repair	O
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O
1.8	Living Room/Floor Condition transition from hallway to bedroom ,carpet ripped,repair	O



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9/21/2023

**FAILED INSPECTION NOTICE**

Chan T Yu  
13 Muth Drive  
Orinda, CA 94563

Property:  
6010 WENK AVE Apt 4  
RICHMOND, CA 94804-5059-

PropID:  
Client ID: 6556

Dear Owner/Agent,

This letter is to inform you that your property at **6010 WENK AVE Apt 4 RICHMOND, CA 94804-5059** **failed** the Housing Quality Standards (HQS) inspection on 09/11/2023.

**A re-inspection has been scheduled for 10/24/2023 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>
2.10	Kitchen/Stove or Range with Oven Right front burner not working as designed,repair	O
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O

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9/21/2023

**FAILED INSPECTION NOTICE**

Daniel Gladitsch  
6905 Portola Dr  
El Cerrito, CA 94530-2646

Property:  
1724 MENDOCINO ST  
RICHMOND, CA 94804-5315-

PropID:  
Client ID: 6738

Dear Owner/Agent,

This letter is to inform you that your property at **1724 MENDOCINO ST RICHMOND, CA 94804-5315** **failed** the Housing Quality Standards (HQS) inspection on 09/11/2023.

**A re-inspection has been scheduled for 10/24/2023 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 Gfi outlet	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrails for front staircases, bottom and top	O

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