



9/29/2023

**FAILED INSPECTION NOTICE**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt A106  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt A106 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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 caulking around tub deteriorating, recaulk around tub	O
3.8	Bathroom/Floor Condition loose tiles ,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



9/29/2023

**FAILED INSPECTION NOTICE**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt A202  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt A202 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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 venthood light 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,

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Residential Rental Inspections Program



9/29/2023

**FAILED INSPECTION NOTICE**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt A308  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt A308 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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 microwave light inop	O
3.12	Bathroom/Tub or Shower tub not draining 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.

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Residential Rental Inspections Program



9/29/2023

**FAILED INSPECTION NOTICE**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt B203  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt B203 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose in both bathrooms, reset toilets	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**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt B204  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt B204 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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 loose tiles,repair	O
2.10	Kitchen/Stove or Range with Oven microwave light inop	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector is missing/inoperable. repair/install	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**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt B302  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt B302 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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>
7.4	Heating and Plumbing/Water Heater hot water turns off and on, check water heater	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose,reset toilet	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



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.

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Residential Rental Inspections Program



9/29/2023

**FAILED INSPECTION NOTICE**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt B304  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt B304 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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 smoke detector missing	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose,reset toilet	O
1.4	Living Room/Security door frame damaged,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**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt C103  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt C103 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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>
2.12	Kitchen/Sink strong odor in dishwasher, check dishwasher	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.

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**FAILED INSPECTION NOTICE**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt C201  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt C201 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet seat is loose,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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**FAILED INSPECTION NOTICE**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt C206  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt C206 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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 kitchen light bulbs inoperable,repair	O
2.12	Kitchen/Sink faucet loose,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**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt C308  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt C308 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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 is uninhabitable , damaged throughout	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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Residential Rental Inspections Program



9/29/2023

**FAILED INSPECTION NOTICE**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt D103  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt D103 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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>
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. front bedroom	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**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt D108  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt D108 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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 1. caulking is deteriorating/discolored, recaulk around tub.  2. tub diverter not working 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.

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9/29/2023

**FAILED INSPECTION NOTICE**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt D204  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt D204 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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>
2.10	Kitchen/Stove or Range with Oven light over stove inoperable,repair	O
2.12	Kitchen/Sink faucet loose, 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
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose, reset toilet	O



9/29/2023

**FAILED INSPECTION NOTICE**

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Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt D307  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt D307 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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>
8.7	General Health and Safety/Other Interior Hazards common area smoke detector inoperable, repair	O
3.12	Bathroom/Tub or Shower tub diverter not working 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.

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NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt G202  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt G202 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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>
2.10	Kitchen/Stove or Range with Oven light over stove inoperable,repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit loo water pressure,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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Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt G301  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt G301 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.3	Bathroom/Electrical Hazards Gfi outlet not working as designed,repair/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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Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt G305  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt G305 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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>
2.10	Kitchen/Stove or Range with Oven light over stove inoperable	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
1.4	Living Room/Security sliding door screen tattered,repair	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**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt F105  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt F105 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rear patio Gfi outlet 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



9/29/2023

**FAILED INSPECTION NOTICE**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt E102  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt E102 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose,reset toilet	O
3.12	Bathroom/Tub or Shower caulking deteriorating, recaulk around tub	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



9/29/2023

**FAILED INSPECTION NOTICE**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt E204  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt E204 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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 faucet loose,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





9/29/2023

**FAILED INSPECTION NOTICE**

Creekview Associates L P  
NANCY VERETTE  
3535 El Portal Dr  
El Sobrante, CA 94803

Property:  
3535 EL PORTAL DR Apt E305  
RICHMOND, CA 94806-

PropID:  
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt E305 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 09/12/2023.

**A re-inspection has been scheduled for 11/10/2023 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>
3.13	Bathroom/Ventilation smoke smell coming from vent	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