



10/6/2023

**FAILED INSPECTION NOTICE**

Charles R Lindeman  
1050 Contra Costa Dr  
El Cerrito, CA 94530-2710

Property:  
1324 ESMOND AVE  
RICHMOND, CA 94801-2320-

PropID:  
Client ID: 7822

Dear Owner/Agent,

This letter is to inform you that your property at **1324 ESMOND AVE RICHMOND, CA 94801-2320** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2023.

**A re-inspection has been scheduled for 11/13/2023 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 excessive black discoloration and deterioration around sink repair	O
2.10	Kitchen/Stove or Range with Oven ventilation light inoperable,repair	O
3.7	Bathroom/Wall Condition wall behind sink damaged,repair	O



10/6/2023

**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



10/6/2023

**FAILED INSPECTION NOTICE**

Thomas J Norton  
25623 W Camino Vista  
Hayward, CA 94541-5651

Property:  
584 5TH ST  
RICHMOND, CA 94801-2616-

PropID:  
Client ID: 8800

Dear Owner/Agent,

This letter is to inform you that your property at **584 5TH ST RICHMOND, CA 94801-2616** failed the Housing Quality Standards (HQS) inspection on 09/22/2023.

**A re-inspection has been scheduled for 11/13/2023 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 all burners must self-ignite	O
2.12	Kitchen/Sink sink leaking and water damaged under sink, 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



10/6/2023

**FAILED INSPECTION NOTICE**

Donald C Lewis  
50 Western Dr  
Richmond, CA 94801-4012

Property:  
53 E RICHMOND AVE  
RICHMOND, CA 94801-4032-

PropID:  
Client ID: 5910

Dear Owner/Agent,

This letter is to inform you that your property at **53 E RICHMOND AVE RICHMOND, CA 94801-4032** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2023.

**A re-inspection has been scheduled for 11/13/2023 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>
2.3	Kitchen/Electrical Hazards install Gfi outlet, safty hazard	O
3.3	Bathroom/Electrical Hazards install Gfi outlet, safty haz	O
4.7	Other Rooms/Wall Condition baseboard under window evidence of water damage, repair	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector	O



10/6/2023

## **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



10/6/2023

**FAILED INSPECTION NOTICE**

Damian & Nicolasa Robles  
2548 Moyers Rd  
Richmond, CA 94806

Property:  
2811 TULARE AVE  
RICHMOND, CA 94804-1027-

PropID:  
Client ID: 10865

Dear Owner/Agent,

This letter is to inform you that your property at **2811 TULARE AVE RICHMOND, CA 94804-1027** failed the Housing Quality Standards (HQS) inspection on 09/22/2023.

**A re-inspection has been scheduled for 11/14/2023 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 low 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.

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



10/6/2023

**FAILED INSPECTION NOTICE**

Saleh R Alwasim  
1639 Alcatraz Ave  
Berkeley, CA 94703

Property:  
152 S 5TH ST Apt D  
RICHMOND, CA 94804-2256-

PropID:  
Client ID: 13634

Dear Owner/Agent,

This letter is to inform you that your property at **152 S 5TH ST Apt D RICHMOND, CA 94804-2256** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2023.

**A re-inspection has been scheduled for 11/14/2023 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	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
8.7	General Health and Safety/Other Interior Hazards install co detector in rear bedroom with enclosed heater	O



10/6/2023

**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





10/6/2023

**FAILED INSPECTION NOTICE**

Bao Tran  
Po Box 68  
Saratoga, CA 95071-0068

Property:  
2689 MARTIN LUTHER KING JR AVE  
RICHMOND, CA 94804-4038-

PropID:  
Client ID: 11257

Dear Owner/Agent,

This letter is to inform you that your property at **2689 MARTIN LUTHER KING JR AVE RICHMOND, CA 94804-4038** failed the Housing Quality Standards (HQS) inspection on 09/22/2023.

**A re-inspection has been scheduled for 11/14/2023 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 downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet	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



10/6/2023

**FAILED INSPECTION NOTICE**

Jeffrey Rutherford  
1496 Marin Ave  
Albany, CA 94706-2137

Property:  
61 MARINA LAKES DR  
RICHMOND, CA 94804-7449-

PropID:  
Client ID: 6477

Dear Owner/Agent,

This letter is to inform you that your property at **61 MARINA LAKES DR RICHMOND, CA 94804-7449** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2023.

**A re-inspection has been scheduled for 11/14/2023 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>
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
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per 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.

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



10/6/2023

## FAILED INSPECTION NOTICE

Serendipitous Ventrues Llc  
Castle Rock Realty  
966 San Pablo Ave  
Albany, CA 94706

Property:  
412 43RD ST  
RICHMOND, CA 94805-2348-

PropID:  
Client ID: 9537

Dear Owner/Agent,

This letter is to inform you that your property at **412 43RD ST RICHMOND, CA 94805-2348** failed the Housing Quality Standards (HQS) inspection on 09/22/2023.

**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>
2.12	Kitchen/Sink low hot water pressure,repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit low hot water pressure,repair	O
2.10	Kitchen/Stove or Range with Oven replace rip pans and clean oven	T
2.5	Kitchen/Window Condition recaulk window and remove rust,repair	O
3.12	Bathroom/Tub or Shower tub diverter not working as designed,repair	O
4.5	Other Rooms/Window Condition 1. window will not open,repair  2. window deteriorating/rusting, repair	O



10/6/2023

**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



10/6/2023

**FAILED INSPECTION NOTICE**

Sheng N & Diana Q Kuang  
166 Edinburgh St  
San Francisco, CA 94112-2007

Property:  
1415 26TH ST  
RICHMOND, CA 94806-4519-

PropID:  
Client ID: 12690

Dear Owner/Agent,

This letter is to inform you that your property at **1415 26TH ST RICHMOND, CA 94806-4519** failed the Housing Quality Standards (HQS) inspection on 09/22/2023.

**A re-inspection has been scheduled for 11/09/2023 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front patio has deteriorating, loose wood, 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