



9/29/2023

FAILED INSPECTION NOTICE

Manuel & Marguerita Ortiz
1705 Autumn Meadow Dr
Fairfield, CA 94534

Property:
1008 15TH ST
RICHMOND, CA 94801-2312-

PropID:
Client ID: 3584

Dear Owner/Agent,

This letter is to inform you that your property at **1008 15TH ST RICHMOND, CA 94801-2312** failed the Housing Quality Standards (HQS) inspection on 09/26/2023.

A re-inspection has been scheduled for 10/27/2023 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 Every bedroom must have a operable smoke detector present.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable. repair/replace.	O
7.4	Heating and Plumbing/Water Heater unable to inspect water heater, provide access at next inspection.	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.

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

May M Tre Luke
Winkler Real Estate Group
1215 Solano Ave
Albany, CA 94706

Property:
40 18TH ST Apt F
RICHMOND, CA 94801-3662-

PropID:
Client ID: 18658

Dear Owner/Agent,

This letter is to inform you that your property at **40 18TH ST Apt F RICHMOND, CA 94801-3662** failed the Housing Quality Standards (HQS) inspection on 09/26/2023.

A re-inspection has been scheduled for 10/27/2023 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 replace any outlet near kitchen/bathroom sink with GFCI outlets.	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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Sincerely,

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Residential Rental Inspections Program



9/29/2023

FAILED INSPECTION NOTICE

Teresa M Kavanagh
843 34Th St
Richmond, CA 94805

Property:
2565 GRANT AVE
RICHMOND, CA 94804-1550-

PropID:
Client ID: 14126

Dear Owner/Agent,

This letter is to inform you that your property at **2565 GRANT AVE RICHMOND, CA 94804-1550** failed the Housing Quality Standards (HQS) inspection on 09/26/2023.

A re-inspection has been scheduled for 10/26/2023 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 install an operable smoke detector in bedroom.	O
8.7	General Health and Safety/Other Interior Hazards unable to inspect electrical panel, provide access at next inspection.	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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Sincerely,

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Residential Rental Inspections Program



9/29/2023

FAILED INSPECTION NOTICE

Vergie A & Thomas E Betti
3605 Macdonald Ave
Richmond, CA 94805-2114

Property:
2619 BARRETT AVE
RICHMOND, CA 94804-1632-

PropID:
Client ID: 4970

Dear Owner/Agent,

This letter is to inform you that your property at **2619 BARRETT AVE RICHMOND, CA 94804-1632** **failed** the Housing Quality Standards (HQS) inspection on 09/26/2023.

A re-inspection has been scheduled for 10/26/2023 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>
1.5	Living Room/Window Condition Units will be required to have screens on exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
3.7	Bathroom/Wall Condition towel bar broken,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
8.7	General Health and Safety/Other Interior Hazards install common area co/smoke detector in common area	O



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Sincerely,

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9/29/2023

FAILED INSPECTION NOTICE

Kim P Sze
629 37Th St
Richmond, CA 94805-1757

Property:
4741 ARNO CT
RICHMOND, CA 94804-4464-

PropID:
Client ID: 11020

Dear Owner/Agent,

This letter is to inform you that your property at **4741 ARNO CT RICHMOND, CA 94804-4464** failed the Housing Quality Standards (HQS) inspection on 09/26/2023.

A re-inspection has been scheduled for 10/26/2023 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit secure loose toilet to floor.	O

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