



9/27/2024

FAILED INSPECTION NOTICE

St Johns Partners Lp
JEFFREY BOYD
121 W Mcdonald Ave
Richmond, CA 94801

Property:
38 W NEVIN AVE
RICHMOND, CA 94801-2924-

PropID:
Client ID: 1691

Dear Owner/Agent,

This letter is to inform you that your property at **38 W NEVIN AVE RICHMOND, CA 94801-2924** failed the Housing Quality Standards (HQS) inspection on 09/26/2024.

A re-inspection has been scheduled for 10/29/2024 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>
3.8	Bathroom/Floor Condition evidence of water damage, 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



9/27/2024

FAILED INSPECTION NOTICE

St Johns Partners Lp
JEFFREY BOYD
121 W Mcdonald Ave
Richmond, CA 94801

Property:
5 MCDONALD AVE
RICHMOND, CA 94801-2924-

PropID:
Client ID: 1691

Dear Owner/Agent,

This letter is to inform you that your property at **5 MCDONALD AVE RICHMOND, CA 94801-2924** **failed** the Housing Quality Standards (HQS) inspection on 09/26/2024.

A re-inspection has been scheduled for 10/29/2024 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>
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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.

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Sincerely,

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Residential Rental Inspections Program



9/27/2024

FAILED INSPECTION NOTICE

St Johns Partners Lp
JEFFREY BOYD
121 W Mcdonald Ave
Richmond, CA 94801

Property:
55 MCDONALD AVE
RICHMOND, CA 94801-2924-

PropID:
Client ID: 1691

Dear Owner/Agent,

This letter is to inform you that your property at **55 MCDONALD AVE RICHMOND, CA 94801-2924** **failed** the Housing Quality Standards (HQS) inspection on 09/26/2024.

A re-inspection has been scheduled for 10/29/2024 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>
2.7	Kitchen/Wall Condition evidence of water damage, unit being worked on, finish water damaged repair	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for bugs	O
1.4	Living Room/Security weatherize front door gaps	O
3.13	Bathroom/Ventilation clean ventilation fan/light	O



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Residential Rental Inspections Program



9/27/2024

FAILED INSPECTION NOTICE

St Johns Partners Lp
JEFFREY BOYD
121 W Mcdonald Ave
Richmond, CA 94801

Property:
309 MCDONALD AVE
RICHMOND, CA 94801-2924-

PropID:
Client ID: 1691

Dear Owner/Agent,

This letter is to inform you that your property at **309 MCDONALD AVE RICHMOND, CA 94801-2924** **failed** the Housing Quality Standards (HQS) inspection on 09/26/2024.

A re-inspection has been scheduled for 10/29/2024 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>
4.4	Other Rooms/Security master bedroom door off hinges	O
8.6	General Health and Safety/Interior Stairs and Common Halls hallway upstairs entry to bedroom ,damaged carpet	O
2.4	Kitchen/Security install patio screen door	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O



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