



10/18/2024

FAILED INSPECTION NOTICE

Ahmed Emam Ahmed
3607 Brighton Ave
Oakland, CA 94602-1133

Property:
1321 GAYNOR AVE
RICHMOND, CA 94801-2323-

PropID:
Client ID: 4973

Dear Owner/Agent,

This letter is to inform you that your property at **1321 GAYNOR AVE RICHMOND, CA 94801-2323** **failed** the Housing Quality Standards (HQS) inspection on 09/30/2024.

A re-inspection has been scheduled for 11/14/2024 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> |
|-------------|---|---------------------|
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment heater 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



10/18/2024

FAILED INSPECTION NOTICE

Ernestine Martin
Po Box 539
El Cerrito, CA 94530

Property:
427 A ST Apt #1
RICHMOND, CA 94801-2950-

PropID:
Client ID: 1045

Dear Owner/Agent,

This letter is to inform you that your property at **427 A ST Apt #1 RICHMOND, CA 94801-2950** failed the Housing Quality Standards (HQS) inspection on 09/30/2024.

A re-inspection has been scheduled for 11/14/2024 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> |
|-------------|--|---------------------|
| 8.3 | General Health and Safety/Evidence of Infestation evidence of insect infestation, exterminate | O |
| 8.9 | General Health and Safety/Interior Air Quality poor air quality in unit bad smell | O |
| 3.12 | Bathroom/Tub or Shower tub faucet leaking,repair | O |
| 7.2 | Heating and Plumbing/Safety of Heating Equipment wires hanging from bottom of of heater, repair | O |
| 7.4 | Heating and Plumbing/Water Heater no access to water heater, | O |
| 5.4 | Secondary Rooms/Other Potential Hazardous Features laundryroom window broken, repair | O |



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10/18/2024

FAILED INSPECTION NOTICE

Ernestine Martin
Po Box 539
El Cerrito, CA 94530

Property:
537 NEVIN AVE
RICHMOND, CA 94801-3025-

PropID:
Client ID: 1045

Dear Owner/Agent,

This letter is to inform you that your property at **537 NEVIN AVE RICHMOND, CA 94801-3025** failed the Housing Quality Standards (HQS) inspection on 09/30/2024.

A re-inspection has been scheduled for 11/14/2024 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 Livingroom patio deck railings loose, repair | O |
| 7.4 | Heating and Plumbing/Water Heater common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, 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



10/18/2024

FAILED INSPECTION NOTICE

Ernestine Martin
Po Box 539
El Cerrito, CA 94530

Property:
539 NEVIN AVE Apt #4
RICHMOND, CA 94801-3025-

PropID:
Client ID: 1045

Dear Owner/Agent,

This letter is to inform you that your property at **539 NEVIN AVE Apt #4 RICHMOND, CA 94801-3025** **failed** the Housing Quality Standards (HQS) inspection on 09/30/2024.

A re-inspection has been scheduled for 11/14/2024 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> |
|-------------|---|---------------------|
| 7.4 | Heating and Plumbing/Water Heater common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair | O |
| 4.3 | Other Rooms/Electrical Hazards bedroom light switch cover broken, replace | O |
| 4.4 | Other Rooms/Security Bedrooms door will not open and close as designed, repair | O |
| 6.2 | Building Exterior/Condition of Stairs, Rails, and Porches Livingroom patio deck railings loose, repair | O |



10/18/2024

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Residential Rental Inspections Program



10/18/2024

FAILED INSPECTION NOTICE

Ernestine Martin
Po Box 539
El Cerrito, CA 94530

Property:
541 NEVIN AVE Apt #5
RICHMOND, CA 94801-3025-

PropID:
Client ID: 1045

Dear Owner/Agent,

This letter is to inform you that your property at **541 NEVIN AVE Apt #5 RICHMOND, CA 94801-3025** **failed** the Housing Quality Standards (HQS) inspection on 09/30/2024.

A re-inspection has been scheduled for 11/14/2024 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> |
|-------------|---|---------------------|
| 1.4 | Living Room/Security Livingroom patio doors will not open and close as designed, repair | O |
| 6.2 | Building Exterior/Condition of Stairs, Rails, and Porches Livingroom patio deck railings loose, repair | O |
| 3.4 | Bathroom/Security downstairs bathroom door will not close as designed, repair | O |
| 3.7 | Bathroom/Wall Condition upstairs bathroom towel bar broken, repair | O |
| 7.4 | Heating and Plumbing/Water Heater common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair | O |



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Residential Rental Inspections Program



10/18/2024

FAILED INSPECTION NOTICE

Ernestine Martin
Po Box 539
El Cerrito, CA 94530

Property:
543 NEVIN AVE
RICHMOND, CA 94801-3025-

PropID:
Client ID: 1045

Dear Owner/Agent,

This letter is to inform you that your property at **543 NEVIN AVE RICHMOND, CA 94801-3025** failed the Housing Quality Standards (HQS) inspection on 09/30/2024.

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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 vent hood fan inoperable, repair | O |
| 2.11 | Kitchen/Refrigerator Refrigerator Gasket Deteriorated. | O |
| 3.3 | Bathroom/Electrical Hazards Gfi outlet in upstairs bathroom will not test/reset. replace outlet | O |
| 3.4 | Bathroom/Security 1. upstairs bathroom door peeling paint, repair 2. install missing striker plate | O |
| 4.4 | Other Rooms/Security master bedroom door peeling paint, repair | O |
| 7.4 | Heating and Plumbing/Water Heater common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair | O |



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10/18/2024

FAILED INSPECTION NOTICE

Ernestine Martin
Po Box 539
El Cerrito, CA 94530

Property:
545 NEVIN AVE Apt #7
RICHMOND, CA 94801-3025-

PropID:
Client ID: 1045

Dear Owner/Agent,

This letter is to inform you that your property at **545 NEVIN AVE Apt #7 RICHMOND, CA 94801-3025** **failed** the Housing Quality Standards (HQS) inspection on 09/30/2024.

A re-inspection has been scheduled for 11/14/2024 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> |
|-------------|--|---------------------|
| 3.4 | Bathroom/Security replace bathroom Gfi outlet | O |
| 1.4 | Living Room/Security patio screen door deteriorating/not working as designed, replace | O |
| 7.4 | Heating and Plumbing/Water Heater common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair | O |
| 4.5 | Other Rooms/Window Condition window loose, repair | O |
| 4.3 | Other Rooms/Electrical Hazards light fixture missing cover | O |
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit sink peeling, repair | O |
| 1.8 | Living Room/Floor Condition replace broken/loose tile on floor | O |



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10/18/2024

FAILED INSPECTION NOTICE

Ernestine Martin
Po Box 539
El Cerrito, CA 94530

Property:
525 NEVIN AVE
RICHMOND, CA 94801-3025-

PropID:
Client ID: 1045

Dear Owner/Agent,

This letter is to inform you that your property at **525 NEVIN AVE RICHMOND, CA 94801-3025** failed the Housing Quality Standards (HQS) inspection on 09/30/2024.

A re-inspection has been scheduled for 11/14/2024 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> |
|-------------|--|---------------------|
| 8.1 | General Health and Safety/Access to Unit unable to perform inspection due to power off in unit, utilities must be on in order to perform 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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Residential Rental Inspections Program



10/18/2024

FAILED INSPECTION NOTICE

Ernestine Martin
Po Box 539
El Cerrito, CA 94530

Property:
527 NEVIN AVE
RICHMOND, CA 94801-3025-

PropID:
Client ID: 1045

Dear Owner/Agent,

This letter is to inform you that your property at **527 NEVIN AVE RICHMOND, CA 94801-3025** failed the Housing Quality Standards (HQS) inspection on 09/30/2024.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|---|---------------------|
| 2.6 | Kitchen/Ceiling Condition remove excessive brown discoloration | O |
| 2.10 | Kitchen/Stove or Range with Oven 1. clean oven and stove ,full of grease and debris, fire hazard(tenant). 2. all burners must self-ignite 3. replace oven temperature knob, can not see temperature, for oven setting, safety hazard | O |
| 8.3 | General Health and Safety/Evidence of Infestation evidence of bug infestation, exterminate | O |
| 1.3 | Living Room/Electrical Hazards replace outlet behind water cooler, loose | O |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit toilet running constantly, repair | O |
| 3.7 | Bathroom/Wall Condition evidence of water damage next to tub, repair | O |
| 3.5 | Bathroom/Window Condition remove excessive black discoloration | O |
| 3.12 | Bathroom/Tub or Shower recaulk around tub and remover black discoloration | O |
| 4.3 | Other Rooms/Elecrtical Hazards 1. light fixture cover missing 2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. | O |
| 4.5 | Other Rooms/Window Condition install missing screen and remove black discoloration | O |
| 1.5 | Living Room/Window Condition install missing screens | O |
| 7.4 | Heating and Plumbing/Water Heater common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair | O |



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10/18/2024

FAILED INSPECTION NOTICE

Ernestine Martin
Po Box 539
El Cerrito, CA 94530

Property:
529 NEVIN AVE
RICHMOND, CA 94801-3025-

PropID:
Client ID: 1045

Dear Owner/Agent,

This letter is to inform you that your property at **529 NEVIN AVE RICHMOND, CA 94801-3025** failed the Housing Quality Standards (HQS) inspection on 09/30/2024.

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|-------------|--|---------------------|
| 8.1 | General Health and Safety/Access to Unit unable to perform inspection due to power off in unit. unit must have all utilities on , in order to perform inspection | O |

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FAILED INSPECTION NOTICE

Ernestine Martin
Po Box 539
El Cerrito, CA 94530

Property:
531 NEVIN AVE Apt #11
RICHMOND, CA 94801-3025-

PropID:
Client ID: 1045

Dear Owner/Agent,

This letter is to inform you that your property at **531 NEVIN AVE Apt #11 RICHMOND, CA 94801-3025** **failed** the Housing Quality Standards (HQS) inspection on 09/30/2024.

A re-inspection has been scheduled for 11/14/2024 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> |
|-------------|---|---------------------|
| 4.5 | Other Rooms/Window Condition 1. master bedroom window will not stay up, safety hazard 2. lock on window inoperable, safety hazard | O |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls inside staircase railings loose, repair | O |
| 3.12 | Bathroom/Tub or Shower tub diverter not working as designed, repair | O |
| 4.3 | Other Rooms/Electrical Hazards replace broken outlet next to dresser | O |
| 7.4 | Heating and Plumbing/Water Heater common area hot water heater closet has evidence of water damage on flooring and leaking water heaters, repair | O |



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