



10/6/2023

FAILED INSPECTION NOTICE

Ben Mah
1679 22Nd Ave
San Francisco, CA 94122-3339

Property:
1065 BARRETT AVE
RICHMOND, CA 94801-2739-

PropID:
Client ID: 11749

Dear Owner/Agent,

This letter is to inform you that your property at **1065 BARRETT AVE RICHMOND, CA 94801-2739** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2023.

A re-inspection has been scheduled for 11/13/2023 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>
2.1	Kitchen/Kitchen Area Present 1. Kitchen drawer off track. 2. Lazy Susie door is off, need to be replaced.	O
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
3.12	Bathroom/Tub or Shower Tub/Shower Mold Present.	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	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



10/6/2023

FAILED INSPECTION NOTICE

Baba Mehr Shah Wali
1468 Thomas Ave
San Francisco, CA 94124-2305

Property:
134 5TH ST
RICHMOND, CA 94801-3506-

PropID:
Client ID: 9693

Dear Owner/Agent,

This letter is to inform you that your property at **134 5TH ST RICHMOND, CA 94801-3506** failed the Housing Quality Standards (HQS) inspection on 10/02/2023.

A re-inspection has been scheduled for 11/13/2023 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>
2.10	Kitchen/Stove or Range with Oven 1. All burners must self work as designed. 2. Light on vent hood not working.	O
8.4	General Health and Safety/Garbage and Debris Ext. = Garbage & Debris around Unit.	T
4.4	Other Rooms/Security No access to bedroom. Keyed entry locked. Owner must provide access to rooms.	T



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10/6/2023

FAILED INSPECTION NOTICE

Maria Monroy
226 Nevin Ave
Richmond, CA 94801-3574

Property:
162 MARINA WAY
RICHMOND, CA 94801-3574-

PropID:
Client ID: 2671

Dear Owner/Agent,

This letter is to inform you that your property at **162 MARINA WAY RICHMOND, CA 94801-3574** failed the Housing Quality Standards (HQS) inspection on 10/02/2023.

A re-inspection has been scheduled for 11/13/2023 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>
2.3	Kitchen/Electrical Hazards install Gfi outlet for safety	O
3.3	Bathroom/Electrical Hazards install Gfi outlet for safety	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment inoperable,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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10/6/2023

FAILED INSPECTION NOTICE

Norma P Sarti
1955 Avenida La Posta
Encinitas, CA 92024

Property:
419 W RICHMOND AVE
RICHMOND, CA 94801-3864-

PropID:
Client ID: 9692

Dear Owner/Agent,

This letter is to inform you that your property at **419 W RICHMOND AVE RICHMOND, CA 94801-3864** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2023.

A re-inspection has been scheduled for 11/13/2023 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>
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

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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10/6/2023

FAILED INSPECTION NOTICE

Deirdre S Tre Montgomerie
934 Adams St
Albany, CA 94706

Property:
761 VENTURA ST
RICHMOND, CA 94805-1461-

PropID:
Client ID: 18789

Dear Owner/Agent,

This letter is to inform you that your property at **761 VENTURA ST RICHMOND, CA 94805-1461** failed the Housing Quality Standards (HQS) inspection on 10/02/2023.

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>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
4.3	Other Rooms/Electrical Hazards 1. Light fixture cover missing, install	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.	O
1.3	Living Room/Electrical Hazards 1. Light fixture inoperable.	O



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10/6/2023

FAILED INSPECTION NOTICE

Allen F King
919 Mendocino Ave
Berkeley Ca 94707-1924
Berkeley, CA 94707-1924

Property:
575 KEY BLVD
RICHMOND, CA 94805-1918-

PropID:
Client ID: 12044

Dear Owner/Agent,

This letter is to inform you that your property at **575 KEY BLVD RICHMOND, CA 94805-1918** failed the Housing Quality Standards (HQS) inspection on 10/02/2023.

A re-inspection has been scheduled for 11/09/2023 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.	O

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10/6/2023

FAILED INSPECTION NOTICE

Alan Wayne Chong
288 Gold Mine Dr
San Francisco, CA 94131-2524

Property:
2912 MC KENZIE DR
RICHMOND, CA 94806-2613-

PropID:
Client ID: 11950

Dear Owner/Agent,

This letter is to inform you that your property at **2912 MC KENZIE DR RICHMOND, CA 94806-2613** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2023.

A re-inspection has been scheduled for 11/09/2023 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>
7.4	Heating and Plumbing/Water Heater 1. Earthquake straps needed on top and bottom.	O

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