



10/24/2023

FAILED INSPECTION NOTICE

Gwendolyn I Spears
4601 Blackrock Dr #Apt 723
Sacramento, CA 95835

Property:
218 CHESLEY AVE
RICHMOND, CA 94801-1527-

PropID:
Client ID: 2715

Dear Owner/Agent,

This letter is to inform you that your property at **218 CHESLEY AVE RICHMOND, CA 94801-1527** failed the Housing Quality Standards (HQS) inspection on 10/19/2023.

A re-inspection has been scheduled for 11/28/2023 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>
2.10	Kitchen/Stove or Range with Oven oven inoperable,repair	O
2.11	Kitchen/Refrigerator light inop,repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.	O
3.12	Bathroom/Tub or Shower tub peeling paint,repair	O
3.5	Bathroom/Window Condition window will not stay up as designed ,repair	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



10/24/2023

FAILED INSPECTION NOTICE

Tabitha C Karanja
16555 Russell Ct
San Leandro, CA 94578

Property:
41 QUAIL HILL LN
RICHMOND, CA 94803-2833-

PropID:
Client ID: 5448

Dear Owner/Agent,

This letter is to inform you that your property at **41 QUAIL HILL LN RICHMOND, CA 94803-2833** **failed** the Housing Quality Standards (HQS) inspection on 10/19/2023.

A re-inspection has been scheduled for 11/20/2023 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>
3.3	Bathroom/Electrical Hazards master bathroom, light inoperable, repair	O
3.12	Bathroom/Tub or Shower hallway bath, caulk around tub	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bath top of faucet handle is separating, repair/replace	O
6.4	Building Exterior/Condition of Exterior Surfaces replace deteriorating venting screens around base of house, possible vermin entry	O
1.4	Living Room/Security gaps around front door allowing cold air inside, repair/weatherize door	O
8.7	General Health and Safety/Other Interior Hazards carpet on staircase and bedrooms, soiled/worn clean/replace carpet .	O
4.3	Other Rooms/Electrical Hazards light inoperable, repair	O



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Gwendolyn I Spears
4601 Blackrock Dr #Apt 723
Sacramento, CA 95835

Property:
5219 BURLINGAME AVE
RICHMOND, CA 94804-5133-

PropID:
Client ID: 2715

Dear Owner/Agent,

This letter is to inform you that your property at **5219 BURLINGAME AVE RICHMOND, CA 94804-5133** failed the Housing Quality Standards (HQS) inspection on 10/19/2023.

A re-inspection has been scheduled for 11/27/2023 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.	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.

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Gwendolyn I Spears
4601 Blackrock Dr #Apt 723
Sacramento, CA 95835

Property:
5235 BURLINGAME AVE
RICHMOND, CA 94804-5133-

PropID:
Client ID: 2715

Dear Owner/Agent,

This letter is to inform you that your property at **5235 BURLINGAME AVE RICHMOND, CA 94804-5133** failed the Housing Quality Standards (HQS) inspection on 10/19/2023.

A re-inspection has been scheduled for 11/27/2023 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>
8.1	General Health and Safety/Access to Unit unable to perform inspection due to unit not having utilities	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.

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Gwendolyn I Spears
4601 Blackrock Dr #Apt 723
Sacramento, CA 95835

Property:
5213 BURLINGAME AVE
RICHMOND, CA 94804-5145-

PropID:
Client ID: 2715

Dear Owner/Agent,

This letter is to inform you that your property at **5213 BURLINGAME AVE RICHMOND, CA 94804-5145** failed the Housing Quality Standards (HQS) inspection on 10/19/2023.

A re-inspection has been scheduled for 11/27/2023 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>
3.12	Bathroom/Tub or Shower tub peeling paint/,resurface tub	O
3.8	Bathroom/Floor Condition tile loose in front of tub, 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.

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