



10/18/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2389 ABERDEEN WAY Apt Unit 7
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2389 ABERDEEN WAY Apt Unit 7 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 10/03/2024.

A re-inspection has been scheduled for 11/21/2024 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>
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

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:

2409 ABERDEEN WAY Apt Unit 1
RICHMOND, CA 94806-

PropID:

Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2409 ABERDEEN WAY Apt Unit 1 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 10/03/2024.

A re-inspection has been scheduled for 11/21/2024 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>
8.3	General Health and Safety/Evidence of Infestation evidence of roach infestation	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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Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2409 ABERDEEN WAY Apt Unit 16
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2409 ABERDEEN WAY Apt Unit 16 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 10/03/2024.

A re-inspection has been scheduled for 11/21/2024 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>
2.11	Kitchen/Refrigerator refrigerator gasket deteriorating, replace	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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Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2409 ABERDEEN WAY Apt Unit 24
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2409 ABERDEEN WAY Apt Unit 24 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 10/03/2024.

A re-inspection has been scheduled for 11/21/2024 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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Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2409 ABERDEEN WAY Apt Unit 33
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2409 ABERDEEN WAY Apt Unit 33 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 10/03/2024.

A re-inspection has been scheduled for 11/21/2024 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>
4.8	Other Rooms/Floor Condition repair/replace ripped /frayed carpet	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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Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2429 ABERDEEN WAY Apt Unit 11
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2429 ABERDEEN WAY Apt Unit 11 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 10/03/2024.

A re-inspection has been scheduled for 11/21/2024 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio top railing loose/deteriorating, replace	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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Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2449 ABERDEEN WAY Apt Unit 19
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2449 ABERDEEN WAY Apt Unit 19 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 10/03/2024.

A re-inspection has been scheduled for 11/21/2024 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 patio railings and banisters loose and deteriorating. decking deteriorating, replace/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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Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2479 ABERDEEN WAY Apt Unit 5
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2479 ABERDEEN WAY Apt Unit 5 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 10/03/2024.

A re-inspection has been scheduled for 11/21/2024 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio decking soft/deteriorating, repair/replace	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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Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2479 ABERDEEN WAY Apt Unit 10
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2479 ABERDEEN WAY Apt Unit 10 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 10/03/2024.

A re-inspection has been scheduled for 11/21/2024 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>
2.11	Kitchen/Refrigerator refrigerator door handle missing, install	O

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Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2479 ABERDEEN WAY Apt Unit 13
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2479 ABERDEEN WAY Apt Unit 13 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 10/03/2024.

A re-inspection has been scheduled for 11/21/2024 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>
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