



10/21/2024

FAILED INSPECTION NOTICE

Betty Joyce Hunter
5297 Heavenly Ridge Ln
Richmond, CA 94803-2628

Property:
231 S 45TH ST
RICHMOND, CA 94804-3412-

PropID:
Client ID: 6116

Dear Owner/Agent,

This letter is to inform you that your property at **231 S 45TH ST RICHMOND, CA 94804-3412** failed the Housing Quality Standards (HQS) inspection on 10/10/2024.

A re-inspection has been scheduled for 11/18/2024 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.



10/21/2024

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.7	Bathroom/Wall Condition repair hole in wall next to toilet and tub	O
3.12	Bathroom/Tub or Shower 1. caulk around tub	O
	2. resurface upstairs bathroom, tub rusting	
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulk around sink	O
8.6	General Health and Safety/Interior Stairs and Common Halls 1. replace tattered upstairs hallway screen	O
	2. hallway downstairs light inoperable	
3.5	Bathroom/Window Condition 1. install missing screen upstairs bathroom	O
	2, repair deteriorating upstairs bathroom window sill	
3.8	Bathroom/Floor Condition tile loose upstairs bathroom, repair	O
4.10	Other Rooms/Smoke Detectors install working smoke detectors in all bedroom x4 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
4.3	Other Rooms/Electrical Hazards bedroom light fixture inoperable, repair	O
4.7	Other Rooms/Wall Condition repair cracking on wall	O
4.5	Other Rooms/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
4.4	Other Rooms/Security door pulling off hinges, will not open and close as designed	O
1.7	Living Room/Wall Condition repair damaged wall next to windows	O
1.5	Living Room/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



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- | | | |
|-----|--|---|
| 6.4 | Building Exterior/Condition of Exterior Surfaces
exterior window sills downstairs excessive deteriorating /cracked masonry,
repair | O |
| 6.3 | Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged/missing downspouts, repair gutters around house | 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



10/21/2024

FAILED INSPECTION NOTICE

Qia Xiang Zhou
950 Taraval St
San Francisco, CA 94116

Property:
1529 POTRERO AVE Apt A
RICHMOND, CA 94804-3751-

PropID:
Client ID: 2499

Dear Owner/Agent,

This letter is to inform you that your property at **1529 POTRERO AVE Apt A RICHMOND, CA 94804-3751** failed the Housing Quality Standards (HQS) inspection on 10/10/2024.

A re-inspection has been scheduled for 11/18/2024 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>
3.7	Bathroom/Wall Condition grab bar on wall in shower loose, repair/replace	O
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
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink pulling from wall, repair	O
2.12	Kitchen/Sink faucet loose, repair/replace	O
2.4	Kitchen/Security rear kitchen exit door will not close as designed, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls 1. install screen on window in hallway staircase 2. hallway light will not turn off,repair	O
7.4	Heating and Plumbing/Water Heater water heater closet door will not close as designed, repair	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/21/2024

FAILED INSPECTION NOTICE

Qia Xiang Zhou
950 Taraval St
San Francisco, CA 94116

Property:
1529 POTRERO AVE Apt B
RICHMOND, CA 94804-3751-

PropID:
Client ID: 2499

Dear Owner/Agent,

This letter is to inform you that your property at **1529 POTRERO AVE Apt B RICHMOND, CA 94804-3751** failed the Housing Quality Standards (HQS) inspection on 10/10/2024.

A re-inspection has been scheduled for 11/18/2024 between 09:00AM and 12:00PM.

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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
7.4	Heating and Plumbing/Water Heater remove excessive black and brown discoloration from water heater closet	O
2.13	Kitchen/Space for Storage, Prep and Serving kitchen cabinet drawer will not stay closed, repair	O



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Residential Rental Inspections Program



10/21/2024

FAILED INSPECTION NOTICE

Matthew Jason Yee
5238 Victor Ave
El Cerrito, CA 94530

Property:
5703 CARLOS AVE
RICHMOND, CA 94804-4835-

PropID:
Client ID: 2117

Dear Owner/Agent,

This letter is to inform you that your property at **5703 CARLOS AVE RICHMOND, CA 94804-4835** **failed** the Housing Quality Standards (HQS) inspection on 10/10/2024.

A re-inspection has been scheduled for 11/18/2024 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>
4.10	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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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/21/2024

FAILED INSPECTION NOTICE

Matthew Jason Yee
5238 Victor Ave
El Cerrito, CA 94530

Property:
5705 CARLOS AVE
RICHMOND, CA 94804-4835-

PropID:
Client ID: 2117

Dear Owner/Agent,

This letter is to inform you that your property at **5705 CARLOS AVE RICHMOND, CA 94804-4835** **failed** the Housing Quality Standards (HQS) inspection on 10/10/2024.

A re-inspection has been scheduled for 11/18/2024 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>
3.7	Bathroom/Wall Condition wall peeling paint, 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/21/2024

FAILED INSPECTION NOTICE

Jane G Chan
4101 Suzie St
San Mateo, CA 94403-4909

Property:
5432 SUTTER AVE
RICHMOND, CA 94804-5251-

PropID:
Client ID: 5454

Dear Owner/Agent,

This letter is to inform you that your property at **5432 SUTTER AVE RICHMOND, CA 94804-5251** failed the Housing Quality Standards (HQS) inspection on 10/10/2024.

A re-inspection has been scheduled for 11/18/2024 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>
1.6	Living Room/Ceiling Condition ceiling damaged, repair	O
1.7	Living Room/Wall Condition wall damaged, repair	O
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
8.10	General Health and Safety/Site and Neighborhood Conditions remove overgrown vegetation	O
8.4	General Health and Safety/Garbage and Debris clean yard excessive debris and items	T



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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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/21/2024

FAILED INSPECTION NOTICE

Clare Woakes & Mary Ann Snowber
2236 8Th St
Berkeley, CA 94710-2309

Property:
6113 SACRAMENTO AVE
RICHMOND, CA 94804-5731-

PropID:
Client ID: 3485

Dear Owner/Agent,

This letter is to inform you that your property at **6113 SACRAMENTO AVE RICHMOND, CA 94804-5731** failed the Housing Quality Standards (HQS) inspection on 10/10/2024.

A re-inspection has been scheduled for 11/18/2024 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 rear porch stairs loose/deteriorating, repair	O
7.4	Heating and Plumbing/Water Heater water heater located in basement bathroom, discharge pipe must drain outside	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/21/2024

FAILED INSPECTION NOTICE

Clare Woakes & Mary Ann Snowber
2236 8Th St
Berkeley, CA 94710-2309

Property:
6115 SACRAMENTO AVE
RICHMOND, CA 94804-5731-

PropID:
Client ID: 3485

Dear Owner/Agent,

This letter is to inform you that your property at **6115 SACRAMENTO AVE RICHMOND, CA 94804-5731** failed the Housing Quality Standards (HQS) inspection on 10/10/2024.

A re-inspection has been scheduled for 11/18/2024 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>
8.7	General Health and Safety/Other Interior Hazards install common area so/smoke detectors in basement	O

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Sincerely,

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