



12/5/2024

FAILED INSPECTION NOTICE

Miguel A Hernandez
3309 Nevin Ave
Richmond, CA 94805

Property:
625 11TH ST Apt B
RICHMOND, CA 94801-2769-

PropID:
Client ID: 6861

Dear Owner/Agent,

This letter is to inform you that your property at **625 11TH ST Apt B RICHMOND, CA 94801-2769** failed the Housing Quality Standards (HQS) inspection on 10/22/2024.

A re-inspection has been scheduled for 01/06/2025 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 common area smoke/carbon monoxide missing, install upstairs	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
3.7	Bathroom/Wall Condition repair wall, damaged	O
2.10	Kitchen/Stove or Range with Oven all burners must self -ignite	O



12/5/2024

FAILED INSPECTION NOTICE

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



12/5/2024

FAILED INSPECTION NOTICE

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
42 GARRARD BLVD
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **42 GARRARD BLVD RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

A re-inspection has been scheduled for 01/07/2025 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
8.7	General Health and Safety/Other Interior Hazards common area co/smoke detector missing, install	O
4.3	Other Rooms/Electrical Hazards install light fixture cover, both bedrooms	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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12/5/2024

FAILED INSPECTION NOTICE

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
19 CHANSLOR ROW
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **19 CHANSLOR ROW RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

A re-inspection has been scheduled for 01/07/2025 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 light fixture inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
2.12	Kitchen/Sink faucet broken, replace	O
1.4	Living Room/Security weatherize front door (gaps)	O



12/5/2024

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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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Residential Rental Inspections Program



12/5/2024

FAILED INSPECTION NOTICE

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
28 CHANSLOR ROW
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **28 CHANSLOR ROW RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

A re-inspection has been scheduled for 01/07/2025 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 install handrail for front porch	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
2.13	Kitchen/Space for Storage, Prep and Serving top cabinets deteriorating, pulling apart and down from wall, safety hazard, repair/replace	O
2.11	Kitchen/Refrigerator inside light inoperable, repair	O
3.12	Bathroom/Tub or Shower tub peeling and cracked, repair/replace	O
3.6	Bathroom/Ceiling Condition ceiling peeling paint and has black discoloration, repair	O
4.3	Other Rooms/Electrical Hazards light fixture broken, replace	O
1.3	Living Room/Electrical Hazards ceiling fan inoperable, repair/replace	O
6.4	Building Exterior/Condition of Exterior Surfaces repair hole in siding beneath kitchen exterior window	O



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Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
21 CIRCLE COURT
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **21 CIRCLE COURT RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

A re-inspection has been scheduled for 01/07/2025 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>
2.5	Kitchen/Window Condition screen tattered, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat cover missing, repair	O
3.12	Bathroom/Tub or Shower tub peeling paint, black discoloration, and needs recaulking. repair/replace tub	O
3.8	Bathroom/Floor Condition flooring soft, repair	O
3.7	Bathroom/Wall Condition evidence of water damage next to tub, repair	O
1.4	Living Room/Security security screen door cut hazard, repair/replace	O



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12/5/2024

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Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
24 CIRCLE COURT
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **24 CIRCLE COURT RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

A re-inspection has been scheduled for 01/07/2025 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/replace	O
4.4	Other Rooms/Security door frame damaged, repair	O
3.6	Bathroom/Ceiling Condition remove excessive black discoloration	O
3.12	Bathroom/Tub or Shower 1. recalk around tub 2. install tub stopper	O
2.10	Kitchen/Stove or Range with Oven 1. all burners must self- ignite 2. venthood light inop 3. oven light inop 4. oven door will not open and close as designed, repair/replace	O
2.13	Kitchen/Space for Storage, Prep and Serving bottom of cabinet under sink water damaged, repair	O
2.5	Kitchen/Window Condition install missing screens	O
1.4	Living Room/Security Front door will not close as designed, repair	O



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12/5/2024

FAILED INSPECTION NOTICE

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
18 CHANSLOR CIRCLE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **18 CHANSLOR CIRCLE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

A re-inspection has been scheduled for 01/07/2025 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 peeling paint, repair	O

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12/5/2024

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Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
48 CHANSLOR CIRCLE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **48 CHANSLOR CIRCLE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

A re-inspection has been scheduled for 01/07/2025 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, repair	O
4.3	Other Rooms/Electrical Hazards light switch loose, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable, repair	O

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FAILED INSPECTION NOTICE

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
52 CHANSLOR CIRCLE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **52 CHANSLOR CIRCLE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

A re-inspection has been scheduled for 01/07/2025 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	O
3.7	Bathroom/Wall Condition walls peeling paint	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrail front porch	O



12/5/2024

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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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12/5/2024

FAILED INSPECTION NOTICE

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
62 CHANSLOR CIRCLE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **62 CHANSLOR CIRCLE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

A re-inspection has been scheduled for 01/07/2025 between 09:00AM and 12:00PM.

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12/5/2024

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 water damaged next to tub	O
3.6	Bathroom/Ceiling Condition remove black discoloration	O
4.7	Other Rooms/Wall Condition remove black discoloration	O
4.6	Other Rooms/Celing Condition remove black discoloration	O
2.7	Kitchen/Wall Condition repair peeling paint	O
2.10	Kitchen/Stove or Range with Oven 1. all burners must self-ignite 2. replace grease screen on venthood	O
2.5	Kitchen/Window Condition window sill deteriorating, repair	O
2.12	Kitchen/Sink garbage disposal inoperable, repair/replace	O
2.3	Kitchen/Electrical Hazards repair inoperable light	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrail on front porch	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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Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
292 W CHANSLOR AVE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **292 W CHANSLOR AVE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

A re-inspection has been scheduled for 01/07/2025 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>
2.4	Kitchen/Security door damaged, repair	O

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Residential Rental Inspections Program



12/5/2024

FAILED INSPECTION NOTICE

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
250 W CHANSLOR AVE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **250 W CHANSLOR AVE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

A re-inspection has been scheduled for 01/07/2025 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 all burners must self-ignite	O
8.7	General Health and Safety/Other Interior Hazards common area co/smoke detector missing	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit replace worn toilet seat	O
3.12	Bathroom/Tub or Shower repair peeling paint	O



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12/5/2024

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Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
242 W CHANSLOR AVE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **242 W CHANSLOR AVE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

A re-inspection has been scheduled for 01/07/2025 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>
3.12	Bathroom/Tub or Shower tub peeling paint, repair	O

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Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
236 W CHANSLOR AVE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **236 W CHANSLOR AVE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

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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 light inside inoperable, repair	O
3.12	Bathroom/Tub or Shower recalk tub	O

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12/5/2024

FAILED INSPECTION NOTICE

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
143 CHANSLOR CIRCLE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **143 CHANSLOR CIRCLE RICHMOND, CA 94801-3421** failed the Housing Quality Standards (HQS) inspection on 10/22/2024.

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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 left front burner knob missing, install	O
1.8	Living Room/Floor Condition flooring in hallway damaged, repair	O
3.12	Bathroom/Tub or Shower caulk around tub	O
4.3	Other Rooms/Electrical Hazards outlet cover missing, repair	O
5.3	Secondary Rooms/Electrical Hazards outlet has open electrical above washing machine	O



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Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
80 CHANSLOR CIRCLE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **80 CHANSLOR CIRCLE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.8	Bathroom/Floor Condition floor damaged, repair	O
3.12	Bathroom/Tub or Shower caulk around tub	O
2.10	Kitchen/Stove or Range with Oven 1. oven inoperable 2. all burners must self-ignite	O
2.11	Kitchen/Refrigerator replace gasket for refrigerator	O



12/5/2024

FAILED INSPECTION NOTICE

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



12/5/2024

FAILED INSPECTION NOTICE

Lih Liberty Village Lp
Platinum Realty Management
201 Wilshire Blvd 2Nd Fl
Santa Monica, CA 90401

Property:
76 CHANSLOR CIRCLE
RICHMOND, CA 94801-3421-

PropID:
Client ID: 14193

Dear Owner/Agent,

This letter is to inform you that your property at **76 CHANSLOR CIRCLE RICHMOND, CA 94801-3421** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2024.

A re-inspection has been scheduled for 01/07/2025 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>
8.7	General Health and Safety/Other Interior Hazards install common area co/smoke detector	O
3.8	Bathroom/Floor Condition floor sinking down, repair	O
3.12	Bathroom/Tub or Shower tub enclosure peeling and damaged, repair/replace	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrail for front porch	O



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