



12/5/2024

FAILED INSPECTION NOTICE

Hsin-Yi Tre Chou
559 29Th St
Richmond, CA 94804

Property:
2741 RHEEM AVE
RICHMOND, CA 94804-1076-

PropID:
Client ID: 15732

Dear Owner/Agent,

This letter is to inform you that your property at **2741 RHEEM AVE RICHMOND, CA 94804-1076** failed the Housing Quality Standards (HQS) inspection on 10/24/2024.

A re-inspection has been scheduled for 01/09/2025 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.4	General Health and Safety/Garbage and Debris remove non used items and other debris from front side of house	T
2.10	Kitchen/Stove or Range with Oven 1. all burners must self-ignite 2. venthood light inoperable	O
2.12	Kitchen/Sink dishwasher inoperable, repair/replace	O
8.7	General Health and Safety/Other Interior Hazards install co/smoke detector in laundryroom Unit must have one carbon monoxide detector per level.	O
4.3	Other Rooms/Electrical Hazards replace burned outlet in bottom bedroom	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. (bottom bedroom)	O
4.8	Other Rooms/Floor Condition tile loose/broken, repair	O
3.6	Bathroom/Ceiling Condition remove black discoloration	O
3.7	Bathroom/Wall Condition remove black discoloration	O
3.3	Bathroom/Electrical Hazards light fixture excessive rusting, replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet will not flush and fill as designed, repair/replace	O
1.4	Living Room/Security weatherize door, gaps allowing cold air inside	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches 1. rear side staircase loose, repair 2. install handrail	O



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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

Lawrence H & Nathell G Buford
Po Box 10179
American Canyon, CA 94503

Property:
927 24TH ST
RICHMOND, CA 94804-1262-

PropID:
Client ID: 15992

Dear Owner/Agent,

This letter is to inform you that your property at **927 24TH ST RICHMOND, CA 94804-1262** failed the Housing Quality Standards (HQS) inspection on 10/24/2024.

A re-inspection has been scheduled for 01/09/2025 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>
3.6	Bathroom/Ceiling Condition finish repair to ceiling, all repairs must be completed	O
3.12	Bathroom/Tub or Shower recaulk around tub	O
3.5	Bathroom/Window Condition remove black discoloration from window frame	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
6.4	Building Exterior/Condition of Exterior Surfaces cover crawlspace hole on side of house	O



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Residential Rental Inspections Program



12/5/2024

FAILED INSPECTION NOTICE

Xiaofan Meng
1220 Everett St
El Cerrito, CA 94530

Property:
979 30TH ST
RICHMOND, CA 94804-1305-

PropID:
Client ID: 6103

Dear Owner/Agent,

This letter is to inform you that your property at **979 30TH ST RICHMOND, CA 94804-1305** failed the Housing Quality Standards (HQS) inspection on 10/24/2024.

A re-inspection has been scheduled for 01/09/2025 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 upstairs smoke detector inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O
5.4	Secondary Rooms/Other Potential Hazardous Features laundryroom rear exit door threshold loose/gaps safety hazard, repair	O



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12/5/2024

FAILED INSPECTION NOTICE

Jinyi Weng
4849 Sally Ct
Union City, CA 94587

Property:
2877 WENDELL AVE
RICHMOND, CA 94804-1361-

PropID:
Client ID: 15097

Dear Owner/Agent,

This letter is to inform you that your property at **2877 WENDELL AVE RICHMOND, CA 94804-1361** **failed** the Housing Quality Standards (HQS) inspection on 10/24/2024.

A re-inspection has been scheduled for 01/09/2025 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>
1.4	Living Room/Security security screen door will not close and lock as designed, repair	O
2.10	Kitchen/Stove or Range with Oven venthood fan not working as designed, repair	O
4.4	Other Rooms/Security bedroom burglar bars have pad locks, tenant has no key , safety hazard. owner must provide key	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.4	General Health and Safety/Garbage and Debris remove old wood debris from backyard and cut overgrown vegetation	O
8.1	General Health and Safety/Access to Unit side yard gate is locked,tenant does not have a key, owner must provide key, safety hazard	O



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Residential Rental Inspections Program



12/5/2024

FAILED INSPECTION NOTICE

Rosetta Trotter Tre
199 Columbine Dr
Hercules, CA 94547-1004

Property:
160 S 41ST ST
RICHMOND, CA 94804-3335-

PropID:
Client ID: 3078

Dear Owner/Agent,

This letter is to inform you that your property at **160 S 41ST ST RICHMOND, CA 94804-3335** failed the Housing Quality Standards (HQS) inspection on 10/24/2024.

A re-inspection has been scheduled for 01/09/2025 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>
7.4	Heating and Plumbing/Water Heater hot water heater discharge line must run outside, located in kitchen, safety hazard	O
8.7	General Health and Safety/Other Interior Hazards install co/smoke detector in garage	O
3.8	Bathroom/Floor Condition tile cracked/loose, replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor. loose	O



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12/5/2024

FAILED INSPECTION NOTICE

Asif Malik
719 Key Route Blvd
Albany, CA 94706-1714

Property:
635 S 20TH ST
RICHMOND, CA 94804-3812-

PropID:
Client ID: 9316

Dear Owner/Agent,

This letter is to inform you that your property at **635 S 20TH ST RICHMOND, CA 94804-3812** failed the Housing Quality Standards (HQS) inspection on 10/24/2024.

A re-inspection has been scheduled for 01/09/2025 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>
8.7	General Health and Safety/Other Interior Hazards co detector downstairs inoperable, Unit must have one working carbon monoxide detector per level.	O
3.3	Bathroom/Electrical Hazards light fixture loose, repair	O
7.4	Heating and Plumbing/Water Heater hot water heater discharge line must run outside, safety hazard	O



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