



12/5/2024

**FAILED INSPECTION NOTICE**

Miguel Desanz  
830 Ernest Dr  
Sonoma, CA 95476

Property:  
1520 25TH ST  
RICHMOND, CA 94806-4514-

PropID:  
Client ID: 7500

Dear Owner/Agent,

This letter is to inform you that your property at **1520 25TH ST RICHMOND, CA 94806-4514** failed the Housing Quality Standards (HQS) inspection on 10/31/2024.

**A re-inspection has been scheduled for 01/06/2025 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Rear and front porch/decking has deteriorating boards, replace safety hazard -	O
4.6	Other Rooms/Celing Condition Evidence of water damage, repair	O
4.7	Other Rooms/Wall Condition Evidence of water damage, repair	O
3.6	Bathroom/Ceiling Condition Remove excessive black discoloration	O
3.7	Bathroom/Wall Condition Remove excessive black discoloration	O
7.4	Heating and Plumbing/Water Heater 1. Install earthquake safety straps 2.install pressure release valve pipe 3. Hot water heater closet door off hinges, repair	O
3.5	Bathroom/Window Condition Install missing screen	O
8.7	General Health and Safety/Other Interior Hazards Install common area smoke/co detectors	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