



11/14/2022

**FAILED INSPECTION NOTICE**

Mohammad Kolahdooz  
2697 El Portal Dr  
San Pablo, CA 94806

Property:  
1628 LINCOLN AVE  
RICHMOND, CA 94801-2471-

PropID:  
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **1628 LINCOLN AVE RICHMOND, CA 94801-2471** **failed** the Housing Quality Standards (HQS) inspection on 11/01/2022.

**A re-inspection has been scheduled for 12/12/2022 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>
2.10	Kitchen/Stove or Range with Oven Burners not self igniting- repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose-repair/replace	O
3.12	Bathroom/Tub or Shower Shower/tub Handle broken - repair/replace Shower/Tub diverter not working properly - repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Faucet loose - repair/replace	O



11/14/2022

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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



11/14/2022

**FAILED INSPECTION NOTICE**

Y & C Investments Llc  
5831 Huntington Ave  
Richmond, CA 94804

Property:  
1932 CHANSLOR AVE Apt B  
RICHMOND, CA 94801-3648-

PropID:  
Client ID: 8433

Dear Owner/Agent,

This letter is to inform you that your property at **1932 CHANSLOR AVE Apt B RICHMOND, CA 94801-3648** failed the Housing Quality Standards (HQS) inspection on 11/01/2022.

**A re-inspection has been scheduled for 12/13/2022 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Caulking around sink very damaged/detaching from wall - repair/replace/recaulk	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



11/14/2022

**FAILED INSPECTION NOTICE**

Ana Stark  
Ana Stark  
1713 E Madison St  
Petaluma, CA 94954-2322

Property:  
209 E RICHMOND AVE  
RICHMOND, CA 94801-4036-

PropID:  
Client ID: 2811

Dear Owner/Agent,

This letter is to inform you that your property at **209 E RICHMOND AVE RICHMOND, CA 94801-4036** **failed** the Housing Quality Standards (HQS) inspection on 11/01/2022.

**A re-inspection has been scheduled for 12/12/2022 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>
2.10	Kitchen/Stove or Range with Oven Hood range fan not working properly - repair/replace	O
2.12	Kitchen/Sink Faucet not properly secured/very loose - 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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/14/2022

**FAILED INSPECTION NOTICE**

Linda M Luzar Tre  
368 Cameron Cir  
San Ramon, CA 94583-2541

Property:  
315 NEVADA AVE  
RICHMOND, CA 94801-4049-

PropID:  
Client ID: 5058

Dear Owner/Agent,

This letter is to inform you that your property at **315 NEVADA AVE RICHMOND, CA 94801-4049** failed the Housing Quality Standards (HQS) inspection on 11/01/2022.

**A re-inspection has been scheduled for 12/13/2022 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>
2.10	Kitchen/Stove or Range with Oven Left rear burner not self igniting properly - 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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/14/2022

**FAILED INSPECTION NOTICE**

Duane A & Rhonda I Day  
2050 Hoke Dr  
Pinole, CA 94564-1834

Property:  
4412 FIELDCREST DR  
RICHMOND, CA 94803-2002-

PropID:  
Client ID: 3200

Dear Owner/Agent,

This letter is to inform you that your property at **4412 FIELDCREST DR RICHMOND, CA 94803-2002** **failed** the Housing Quality Standards (HQS) inspection on 11/01/2022.

**A re-inspection has been scheduled for 12/12/2022 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>
1.5	Living Room/Window Condition Family room window cracked - repair/replace Frame damaged/wood rotted - remove/replace /repair	O
2.4	Kitchen/Security Sliding patio door is not facing the correct way - repair/replace	O
4.5	Other Rooms/Window Condition Left side bedroom window not opening/working properly - repair/replace	O
8.10	General Health and Safety/Site and Neighborhood Conditions Backyard fencing damaged/not in place - yard not properly secure safety hazard - repair/replace	O



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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/14/2022

**FAILED INSPECTION NOTICE**

Manoj S Desai  
29 Heather Ln  
Orinda, CA 94563-3500

Property:  
3624 MORNINGSIDE DR  
RICHMOND, CA 94803-2126-

PropID:  
Client ID: 4343

Dear Owner/Agent,

This letter is to inform you that your property at **3624 MORNINGSIDE DR RICHMOND, CA 94803-2126** failed the Housing Quality Standards (HQS) inspection on 11/01/2022.

**A re-inspection has been scheduled for 12/12/2022 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd floor toilet base loose- repair/replace	T

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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Sincerely,

City of Richmond  
Residential Rental Inspections Program





11/14/2022

**FAILED INSPECTION NOTICE**

Jeffrey W Chong  
2346 42Nd Ave  
San Francisco, CA 94116-2103

Property:  
3812 PAINTED PONY RD  
RICHMOND, CA 94803-2131-

PropID:  
Client ID: 3666

Dear Owner/Agent,

This letter is to inform you that your property at **3812 PAINTED PONY RD RICHMOND, CA 94803-2131** failed the Housing Quality Standards (HQS) inspection on 11/01/2022.

**A re-inspection has been scheduled for 12/12/2022 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Hallway toilet base loose - repair/replace	T

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



11/14/2022

**FAILED INSPECTION NOTICE**

Mohammad Kolahdooz  
2697 El Portal Dr  
San Pablo, CA 94806

Property:  
2324 RHEEM AVE  
RICHMOND, CA 94804-1018-

PropID:  
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2324 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 11/01/2022.

**A re-inspection has been scheduled for 12/12/2022 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>
3.3	Bathroom/Electrical Hazards GFCI - not working properly - repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose - repair/replace	O
3.12	Bathroom/Tub or Shower Tub/shower diverter not working properly - repair/replace	O
4.4	Other Rooms/Security Left side bedroom was locked - couldn't inspect room Left side bedroom has key door lock - remove/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Couldn't inspect heater due to vent was located in a locked room - make room accessible to inspect heater	O



11/14/2022

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Sincerely,

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Residential Rental Inspections Program



11/14/2022

**FAILED INSPECTION NOTICE**

Mohammad Kolahdooz  
2697 El Portal Dr  
San Pablo, CA 94806

Property:  
2226 FLORIDA AVE  
RICHMOND, CA 94804-2733-

PropID:  
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2226 FLORIDA AVE RICHMOND, CA 94804-2733** **failed** the Housing Quality Standards (HQS) inspection on 11/01/2022.

**A re-inspection has been scheduled for 12/12/2022 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>
3.12	Bathroom/Tub or Shower Caulking very badly worn/deteriorating - repair/replace/recaulk	O
4.3	Other Rooms/Electrical Hazards GFCI outlet in laundry room not working correctly - repair/replace	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,

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Residential Rental Inspections Program



11/14/2022

**FAILED INSPECTION NOTICE**

Long Ly  
LONG LY  
Po Box 6262  
Albany, CA 94706-0262

Property:  
12477 SAN PABLO AVE Apt A  
RICHMOND, CA 94805-1979-

PropID:  
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **12477 SAN PABLO AVE Apt A RICHMOND, CA 94805-1979** failed the Housing Quality Standards (HQS) inspection on 11/01/2022.

**A re-inspection has been scheduled for 12/12/2022 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose - repair/replace	O
3.12	Bathroom/Tub or Shower H/C handle broken/not working properly - repair/replace	O
4.4	Other Rooms/Security Left side bedroom - has key door lock n- remove/replace	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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Residential Rental Inspections Program



11/14/2022

**FAILED INSPECTION NOTICE**

Long Ly  
LONG LY  
Po Box 6262  
Albany, CA 94706-0262

Property:  
12479 SAN PABLO AVE Apt C  
RICHMOND, CA 94805-1980-

PropID:  
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **12479 SAN PABLO AVE Apt C RICHMOND, CA 94805-1980** failed the Housing Quality Standards (HQS) inspection on 11/01/2022.

**A re-inspection has been scheduled for 12/12/2022 between 01:00PM and 04:00PM.**

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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 Bedroom missing smoke detector - repair/replace	O

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