



11/14/2022

FAILED INSPECTION NOTICE

Oralia L Diaz
2861 Cornelius Dr
San Pablo, CA 94806-1603

Property:
232 25TH ST
RICHMOND, CA 94804-1808-

PropID:
Client ID: 4312

Dear Owner/Agent,

This letter is to inform you that your property at **232 25TH ST RICHMOND, CA 94804-1808** failed the Housing Quality Standards (HQS) inspection on 11/08/2022.

A re-inspection has been scheduled for 12/15/2022 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base 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.

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

Castillo Partners Llc
3053 Fillmore St #261
San Francisco, CA 94123-4009

Property:
3110 FLORIDA AVE
RICHMOND, CA 94804-3110-

PropID:
Client ID: 8395

Dear Owner/Agent,

This letter is to inform you that your property at **3110 FLORIDA AVE RICHMOND, CA 94804-3110** **failed** the Housing Quality Standards (HQS) inspection on 11/08/2022.

A re-inspection has been scheduled for 12/15/2022 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 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
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.	O
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.	O



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Sincerely,

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Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Don T & Ida H Ryder
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
1848 CARLSON BLVD Apt FRONT
RICHMOND, CA 94804-5222-

PropID:
Client ID: 2847

Dear Owner/Agent,

This letter is to inform you that your property at **1848 CARLSON BLVD Apt FRONT RICHMOND, CA 94804-5222** failed the Housing Quality Standards (HQS) inspection on 11/08/2022.

A re-inspection has been scheduled for 12/20/2022 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>
3.12	Bathroom/Tub or Shower Shower H/C handle - loose - repair/replace	O
2.12	Kitchen/Sink Caulking around kitchen sink - very worn/deteriorating – repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not properly working – 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,

City of Richmond
Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Imran Yousuf
Bay Property Manager
2207 Bonar St Apt G
Berkeley, CA 94702

Property:
5190 PANAMA AVE
RICHMOND, CA 94804-5438-

PropID:
Client ID: 16164

Dear Owner/Agent,

This letter is to inform you that your property at **5190 PANAMA AVE RICHMOND, CA 94804-5438** **failed** the Housing Quality Standards (HQS) inspection on 11/08/2022.

A re-inspection has been scheduled for 12/15/2022 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>
4.10	Other Rooms/Smoke Detectors Left Bedroom - missing smoke detector - 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,

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Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Imran Yousuf
Bay Property Manager
2207 Bonar St Apt G
Berkeley, CA 94702

Property:
5180 PANAMA AVE
RICHMOND, CA 94804-5438-

PropID:
Client ID: 16164

Dear Owner/Agent,

This letter is to inform you that your property at **5180 PANAMA AVE RICHMOND, CA 94804-5438** **failed** the Housing Quality Standards (HQS) inspection on 11/08/2022.

A re-inspection has been scheduled for 12/15/2022 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>
1.3	Living Room/Electrical Hazards outlet/switch cover plate broken, replace	O

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Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Thomas F Buffum
2335 Wright Ave
Pinole, CA 94564-1031

Property:
5902 HUNTINGTON AVE
RICHMOND, CA 94804-5512-

PropID:
Client ID: 3649

Dear Owner/Agent,

This letter is to inform you that your property at **5902 HUNTINGTON AVE RICHMOND, CA 94804-5512** failed the Housing Quality Standards (HQS) inspection on 11/08/2022.

A re-inspection has been scheduled for 12/20/2022 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>
2.10	Kitchen/Stove or Range with Oven Oven light not working properly - repair/replace	O
4.10	Other Rooms/Smoke Detectors Right side Bedroom 2nd floor - smoke detector - repair/replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd floor hallway - smoke detector - 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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