



12/7/2022

FAILED INSPECTION NOTICE

Willa M Thomas, Thomas Prop 1
4408 Taft Ave
Richmond, CA 94804-3492

Property:
4119 OVEREND AVE
RICHMOND, CA 94804-

PropID:
Client ID: 5622

Dear Owner/Agent,

This letter is to inform you that your property at **4119 OVEREND AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 11/21/2022.

A re-inspection has been scheduled for 01/03/2023 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>
1.4	Living Room/Security Hallway smoke detector & Co2 detector - repair/replace	O
3.5	Bathroom/Window Condition Window frame decaying/water damaged very badly - repair/replace	O
3.8	Bathroom/Floor Condition Floor paneling - decaying/water damaged very badly - repair/replace	O
4.5	Other Rooms/Window Condition Right side Bedroom window frame decaying/damaged very badly - repair/replace	O
4.10	Other Rooms/Smoke Detectors Left side Bedroom smoke detector - repair/replace	O
4.4	Other Rooms/Security Key door lock - remove/repair/replace	O



12/7/2022

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



12/7/2022

FAILED INSPECTION NOTICE

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
2362 RHEEM AVE
RICHMOND, CA 94804-1018-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **2362 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 11/21/2022.

A re-inspection has been scheduled for 01/03/2023 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 Both doorways/entryways - clear ingress from blocking entry points	T
2.11	Kitchen/Refrigerator Door handle damaged - repair/replace	O
2.10	Kitchen/Stove or Range with Oven All burner’s must self ignite - repair/replace	O
4.10	Other Rooms/Smoke Detectors Bedroom smoke detector - repair/replace	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/7/2022

FAILED INSPECTION NOTICE

Yiling Chiu & Kam Chiu Cheng
3552 Wilson Ave
Oakland, CA 94602-2927

Property:
325 32ND ST Apt 2
RICHMOND, CA 94804-1746-

PropID:
Client ID: 4674

Dear Owner/Agent,

This letter is to inform you that your property at **325 32ND ST Apt 2 RICHMOND, CA 94804-1746** failed the Housing Quality Standards (HQS) inspection on 11/21/2022.

A re-inspection has been scheduled for 01/03/2023 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 Toilet base loose - repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working 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



12/7/2022

FAILED INSPECTION NOTICE

Andr Chester Clyde Moses
1202 Parkway Dr
Richmond, CA 94803

Property:
1826 CUTTINGBLVD
RICHMOND, CA 94804-2661-

PropID:
Client ID: 3452

Dear Owner/Agent,

This letter is to inform you that your property at **1826 CUTTINGBLVD RICHMOND, CA 94804-2661** **failed** the Housing Quality Standards (HQS) inspection on 11/21/2022.

A re-inspection has been scheduled for 01/03/2023 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>
1.4	Living Room/Security Patio door not locking/working properly - repair/replace	O
2.12	Kitchen/Sink Garbage disposal not working properly -repair/replace	O
3.12	Bathroom/Tub or Shower Caulking in/around tub/shower - repair/replace/recaulk Tub spout - repair/replace	O
4.10	Other Rooms/Smoke Detectors 2nd floor - Left side Bedroom- smoke detector - repair/replace	O



12/7/2022

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/7/2022

FAILED INSPECTION NOTICE

Abraham & Angelica Chavez
225 S 18Th St
Richmond, CA 94804-2625

Property:
222 S 23RD ST
RICHMOND, CA 94804-2806-

PropID:
Client ID: 1020

Dear Owner/Agent,

This letter is to inform you that your property at **222 S 23RD ST RICHMOND, CA 94804-2806** failed the Housing Quality Standards (HQS) inspection on 11/21/2022.

A re-inspection has been scheduled for 01/03/2023 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>
2.12	Kitchen/Sink Dishwasher - not working properly - repair/replace	O
1.4	Living Room/Security Patio door - not locking properly - safety hazard - repair/replace	O
3.3	Bathroom/Electrical Hazards GFCI out not working properly - repair/replace	O
3.5	Bathroom/Window Condition Window paneling - very badly damaged - repair/replace	O
3.7	Bathroom/Wall Condition Wall/baseboard - very badly damaged/worn - repair/replace/repaint	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet handle - repair/replace	O
4.7	Other Rooms/Wall Condition Left side Bedroom - wall/baseboard very badly damaged/corroded - repair/replace/repaint	O
4.8	Other Rooms/Floor Condition Left side Bedroom - flooring very badly damaged/not secure/sinking - repair/replace	O
4.10	Other Rooms/Smoke Detectors Left side Bedroom smoke detector - repair/replace	O



12/7/2022

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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



12/7/2022

FAILED INSPECTION NOTICE

William & Peggy Hutchings
MSB PROPERTY MGMT
Po Box 21
Lafayette, CA 94549

Property:
2508 CUTTING BLVD Apt B
RICHMOND, CA 94804-2848-

PropID:
Client ID: 1465

Dear Owner/Agent,

This letter is to inform you that your property at **2508 CUTTING BLVD Apt B RICHMOND, CA 94804-2848** failed the Housing Quality Standards (HQS) inspection on 11/21/2022.

A re-inspection has been scheduled for 01/03/2023 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>
1.4	Living Room/Security Common area - smoke detector - repair/replace	O
3.5	Bathroom/Window Condition Window paneling very damaged/cracking/worn/corroded - repair/replace/repaint	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet runs a long period of time after flushing - repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Caulking behind sink - remove/repair/replace/recaulk	O
3.12	Bathroom/Tub or Shower Tub very badly corroded/damaged/worn - repair/resurface/replace	O
4.10	Other Rooms/Smoke Detectors Bedroom smoke detector - repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly - repair/replace	O



12/7/2022

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/7/2022

FAILED INSPECTION NOTICE

William & Peggy Hutchings
MSB PROPERTY MGMT
Po Box 21
Lafayette, CA 94549

Property:
2508 CUTTING BLVD Apt D
RICHMOND, CA 94804-2848-

PropID:
Client ID: 1465

Dear Owner/Agent,

This letter is to inform you that your property at **2508 CUTTING BLVD Apt D RICHMOND, CA 94804-2848** failed the Housing Quality Standards (HQS) inspection on 11/21/2022.

A re-inspection has been scheduled for 01/03/2023 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>
1.4	Living Room/Security Common are smoke detector - 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 Caulking in shower - repair/recalling/replace Tub/Shower diverted not working properly - repair/replace	O
4.10	Other Rooms/Smoke Detectors Bedroom smoke detector - repair/replace	O



12/7/2022

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City of Richmond
Residential Rental Inspections Program



12/7/2022

FAILED INSPECTION NOTICE

Arcala Land Company
Jake Sloan
1630 12Th St
Oakland, CA 94607-1404

Property:
2716 CUTTING BLVD
RICHMOND, CA 94804-2922-

PropID:
Client ID: 2695

Dear Owner/Agent,

This letter is to inform you that your property at **2716 CUTTING BLVD RICHMOND, CA 94804-2922** **failed** the Housing Quality Standards (HQS) inspection on 11/21/2022.

A re-inspection has been scheduled for 01/03/2023 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>
1.4	Living Room/Security Common area smoke detector - repair/replace	O
3.7	Bathroom/Wall Condition 2nd floor toilet tissue holder - repair/replace	O
4.10	Other Rooms/Smoke Detectors 1st floor Bedroom smoke detector - repair/replace	O
4.4	Other Rooms/Security 2nd floor - all 3 Bedrooms - key door locks - remove/repair/replace	O
8.1	General Health and Safety/Access to Unit 2nd floor - left side Bedroom - locked unable to inspect - needs to be inspected when key door lock is removed/replaced	T



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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/7/2022

FAILED INSPECTION NOTICE

Willa M Thomas, Thomas Prop 1
4408 Taft Ave
Richmond, CA 94804-3492

Property:
366 S 42ND ST
RICHMOND, CA 94804-3404-

PropID:
Client ID: 5622

Dear Owner/Agent,

This letter is to inform you that your property at **366 S 42ND ST RICHMOND, CA 94804-3404** failed the Housing Quality Standards (HQS) inspection on 11/21/2022.

A re-inspection has been scheduled for 01/03/2023 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>
1.4	Living Room/Security Patio door not working/sliding properly - repair/replace	O
2.12	Kitchen/Sink Caulking around sink - repair/replace/recaulk	O
4.4	Other Rooms/Security Left side Bedroom door knob missing - repair/replace	O
4.7	Other Rooms/Wall Condition Discolored behind Bed - remove/repair/repaint	O
4.10	Other Rooms/Smoke Detectors Smoke detector -repair/replace	O
8.7	General Health and Safety/Other Interior Hazards Hallway smoke detector - repair/replace	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Porch light not working properly - repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly - repair/replace	O



12/7/2022

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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/7/2022

FAILED INSPECTION NOTICE

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
424 S 49TH ST Apt 3
RICHMOND, CA 94804-3478-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **424 S 49TH ST Apt 3 RICHMOND, CA 94804-3478** **failed** the Housing Quality Standards (HQS) inspection on 11/21/2022.

A re-inspection has been scheduled for 01/03/2023 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 3/4 burner's - not working properly - repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet handle - broken/not working properly - repair/replace	O
4.4	Other Rooms/Security Bedroom key door lock - remove/replace	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/7/2022

FAILED INSPECTION NOTICE

Yiling Chiu & Kam Chiu Cheng
3552 Wilson Ave
Oakland, CA 94602-2927

Property:
609 S 29TH ST
RICHMOND, CA 94804-4013-

PropID:
Client ID: 4674

Dear Owner/Agent,

This letter is to inform you that your property at **609 S 29TH ST RICHMOND, CA 94804-4013** failed the Housing Quality Standards (HQS) inspection on 11/21/2022.

A re-inspection has been scheduled for 01/03/2023 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 Front right burner not working properly - repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink cabinet drawer - missing - repair/replace	O
3.12	Bathroom/Tub or Shower Tub chipping badly - repair/resurface/replace Shower wall damaged/cracked badly - repair/replace	O



12/7/2022

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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/7/2022

FAILED INSPECTION NOTICE

Michael S & Janet L Ng
130 Rosti
Hercules, CA 94547-3735

Property:
1354 CARLSON BLVD
RICHMOND, CA 94804-4928-

PropID:
Client ID: 1350

Dear Owner/Agent,

This letter is to inform you that your property at **1354 CARLSON BLVD RICHMOND, CA 94804-4928** **failed** the Housing Quality Standards (HQS) inspection on 11/21/2022.

A re-inspection has been scheduled for 01/03/2023 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 spout leaking - 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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