



11/20/2023

FAILED INSPECTION NOTICE

Martin Y Lu
Po Box 6095
Albany, CA 94706

Property:
628 21ST ST
RICHMOND, CA 94801-3322-

PropID:
Client ID: 7187

Dear Owner/Agent,

This letter is to inform you that your property at **628 21ST ST RICHMOND, CA 94801-3322** failed the Housing Quality Standards (HQS) inspection on 11/09/2023.

A re-inspection has been scheduled for 12/28/2023 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hot water knob on faucet broken, replace	O
3.12	Bathroom/Tub or Shower tub diverter not working as designed,repair	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



11/20/2023

FAILED INSPECTION NOTICE

Bcc Residential Property Lp
Professional Property Management
5054 El Portal Dr C
El Sobrante, CA 94803

Property:
89 SOUTHWIND CIR
RICHMOND, CA 94804-

PropID:
Client ID: 13243

Dear Owner/Agent,

This letter is to inform you that your property at **89 SOUTHWIND CIR RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 11/09/2023.

A re-inspection has been scheduled for 12/28/2023 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>
2.4	Kitchen/Security Patio door handle, broken and unable to lock, replace	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level, in common areas	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



11/20/2023

FAILED INSPECTION NOTICE

Lan Sherlock
Po Box 62411
Sunnyvale, CA 94088-2411

Property:
956 CARLSON BLVD
RICHMOND, CA 94804-4632-

PropID:
Client ID: 12395

Dear Owner/Agent,

This letter is to inform you that your property at **956 CARLSON BLVD RICHMOND, CA 94804-4632** **failed** the Housing Quality Standards (HQS) inspection on 11/09/2023.

A re-inspection has been scheduled for 12/28/2023 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls First floor common area smoke detector removed, replace First floor CO2 detector inoperable, repair or 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



11/20/2023

FAILED INSPECTION NOTICE

Nicholas Koutsoukis
6032 Felix Ave
Richmond, CA 94805

Property:
1421 CARLSON BLVD
RICHMOND, CA 94804-4929-

PropID:
Client ID: 2009

Dear Owner/Agent,

This letter is to inform you that your property at **1421 CARLSON BLVD RICHMOND, CA 94804-4929** **failed** the Housing Quality Standards (HQS) inspection on 11/09/2023.

A re-inspection has been scheduled for 12/28/2023 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>
3.5	Bathroom/Window Condition window will not open and close as designed,repair	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



11/20/2023

FAILED INSPECTION NOTICE

Guardian / Kw Hilltop Llc
Po Box 82913
Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #1824
RICHMOND, CA 94806-5207-

PropID:
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1824 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/09/2023.

A re-inspection has been scheduled for 12/19/2023 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>
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. install Flue exhaust, missing.	O
2.3	Kitchen/Electrical Hazards install GFI right of sink	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
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