



11/20/2023

FAILED INSPECTION NOTICE

Francisco A Siguenza Grande
1800 Gough St #1
San Francisco Ca 94109
San Francisco, CA 94109

Property:
254 S 4TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 13356

Dear Owner/Agent,

This letter is to inform you that your property at **254 S 4TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 11/14/2023.

A re-inspection has been scheduled for 12/21/2023 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.



11/20/2023

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation growing over and onto house	O
1.8	Living Room/Floor Condition 1. flooring deteriorating, replace	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
3.12	Bathroom/Tub or Shower 1. recaulk around tub 2. overflow valve missing,install	O
3.3	Bathroom/Electrical Hazards install GFci outlet	O
4.3	Other Rooms/Electrical Hazards 1. light fixture has exposed wires, 2. light switch cover broken, replace	O
1.4	Living Room/Security front door threshold loose, repair	O
3.8	Bathroom/Floor Condition replace deteriorating flooring	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



11/20/2023

FAILED INSPECTION NOTICE

Juanita H McCormick
3736 Lakeland Way
Elk Grove, CA 95758-4646

Property:
3216 OHIO AVE
RICHMOND, CA 94804-3069-

PropID:
Client ID: 5126

Dear Owner/Agent,

This letter is to inform you that your property at **3216 OHIO AVE RICHMOND, CA 94804-3069** failed the Housing Quality Standards (HQS) inspection on 11/14/2023.

A re-inspection has been scheduled for 12/21/2023 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop,repair	O
1.4	Living Room/Security door sweep pulling off,repair/replace	O
2.11	Kitchen/Refrigerator replace, deteriorating/rusting/ health/safety hazard	O
2.3	Kitchen/Electrical Hazards light inoperable,repair	O
3.5	Bathroom/Window Condition 1. window frame black discoloration,repair 2.install missing screen	O
3.7	Bathroom/Wall Condition wall cracking, repair	O
8.7	General Health and Safety/Other Interior Hazards floor sinking down in front of rear exit door to back/side yard, repair	O
6.4	Building Exterior/Condition of Exterior Surfaces crawl space vent screens around house holes/deteriorating, repair	O



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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



11/20/2023

FAILED INSPECTION NOTICE

Bao Tran
Po Box 68
Saratoga, CA 95071-0068

Property:
2689 MARTIN LUTHER KING JR AVE
RICHMOND, CA 94804-4038-

PropID:
Client ID: 11257

Dear Owner/Agent,

This letter is to inform you that your property at **2689 MARTIN LUTHER KING JR AVE RICHMOND, CA 94804-4038** failed the Housing Quality Standards (HQS) inspection on 11/14/2023.

A re-inspection has been scheduled for 12/21/2023 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>
1.8	Living Room/Floor Condition downstairs carpet is deteriorating, buckilng, ripped and worn with excessive discoloration. replace carpet	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



11/20/2023

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5653 CARLOS AVE Apt B
RICHMOND, CA 94804-4895-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5653 CARLOS AVE Apt B RICHMOND, CA 94804-4895** **failed** the Housing Quality Standards (HQS) inspection on 11/14/2023.

A re-inspection has been scheduled for 12/21/2023 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>
2.3	Kitchen/Electrical Hazards install GFci left of sink	O
2.10	Kitchen/Stove or Range with Oven venthood light inop, repair	O
3.12	Bathroom/Tub or Shower fill in holes on tub/enclosure from old tub/shower doors	O
7.4	Heating and Plumbing/Water Heater no access to water heater	O



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