



11/29/2023

**FAILED INSPECTION NOTICE**

Harbor Apts Llc Palm  
Project Solutions Llc  
3630 Telegraph Ave  
Oakland, CA 94609

Property:  
203 16TH ST Apt 1  
RICHMOND, CA 94801-3248-

PropID:  
Client ID: 16804

Dear Owner/Agent,

This letter is to inform you that your property at **203 16TH ST Apt 1 RICHMOND, CA 94801-3248** failed the Housing Quality Standards (HQS) inspection on 11/20/2023.

**A re-inspection has been scheduled for 01/02/2024 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>
8.7	General Health and Safety/Other Interior Hazards 1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)	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.

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



11/29/2023

**FAILED INSPECTION NOTICE**

Tabitha C Karanja  
16555 Russell Ct  
San Leandro, CA 94578

Property:  
41 QUAIL HILL LN  
RICHMOND, CA 94803-2833-

PropID:  
Client ID: 5448

Dear Owner/Agent,

This letter is to inform you that your property at **41 QUAIL HILL LN RICHMOND, CA 94803-2833** **failed** the Housing Quality Standards (HQS) inspection on 11/20/2023.

**A re-inspection has been scheduled for 12/28/2023 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>
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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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/29/2023

**FAILED INSPECTION NOTICE**

Sikander S & Jagdev K Garcha  
2891 E Muncie Ave  
Fresno, CA 93720-4955

Property:  
5584 COUNTRY VIEW DR  
RICHMOND, CA 94803-7302-

PropID:  
Client ID: 11652

Dear Owner/Agent,

This letter is to inform you that your property at **5584 COUNTRY VIEW DR RICHMOND, CA 94803-7302** failed the Housing Quality Standards (HQS) inspection on 11/20/2023.

**A re-inspection has been scheduled for 12/28/2023 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 venthood light inoperable, repair	O
3.3	Bathroom/Electrical Hazards install GFI hallway bathroom	O
8.7	General Health and Safety/Other Interior Hazards install/replace common area co detector	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



11/29/2023

**FAILED INSPECTION NOTICE**

Kam Ning & Brenda Meiyee Ng  
19512 Redwood Gln  
Castro Valley Ca 94546-3518  
Castro Valley, CA 94706-1061

Property:  
430 37TH ST  
RICHMOND, CA 94805-2134-

PropID:  
Client ID: 10710

Dear Owner/Agent,

This letter is to inform you that your property at **430 37TH ST RICHMOND, CA 94805-2134** failed the Housing Quality Standards (HQS) inspection on 11/20/2023.

**A re-inspection has been scheduled for 01/02/2024 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>
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
2.3	Kitchen/Electrical Hazards replace deteriorating GFI outlet, buttons broken	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,

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