



12/14/2023

FAILED INSPECTION NOTICE

Hui Li
10 Whimbrel Ct
Alameda, CA 94501-6433

Property:
2708 LOWELL AVE
RICHMOND, CA 94804-1080-

PropID:
Client ID: 10527

Dear Owner/Agent,

This letter is to inform you that your property at **2708 LOWELL AVE RICHMOND, CA 94804-1080** **failed** the Housing Quality Standards (HQS) inspection on 11/27/2023.

A re-inspection has been scheduled for 01/15/2024 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>
2.3	Kitchen/Electrical Hazards ceiling fan wobbling , repair/replace, safety hazard	O
2.6	Kitchen/Ceiling Condition cracks on ceiling, repair	O
5.2	Secondary Rooms/Security install deadbolt on laundryroom exit door, safety hazard	O



12/14/2023

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



12/14/2023

FAILED INSPECTION NOTICE

Hung-Cheng & Tehsin Ma Lee
3200 Stanford Ln
El Dorado Hills, CA 95762

Property:
3013 RHEEM AVE
RICHMOND, CA 94804-1143-

PropID:
Client ID: 5649

Dear Owner/Agent,

This letter is to inform you that your property at **3013 RHEEM AVE RICHMOND, CA 94804-1143** failed the Housing Quality Standards (HQS) inspection on 11/27/2023.

A re-inspection has been scheduled for 01/15/2024 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>
2.3	Kitchen/Electrical Hazards install GFİ outlets on sides of sink	O
2.10	Kitchen/Stove or Range with Oven disposal inop, repair	O
2.8	Kitchen/Floor Condition loose broken tile, replace	O
3.12	Bathroom/Tub or Shower tub rusting/worn to metal, resurface tub	O
3.3	Bathroom/Electrical Hazards 1. light fixture rusting/deteriorating, replace 2. install GFİ outlet	O
8.7	General Health and Safety/Other Interior Hazards install smoke/co detector	O



12/14/2023

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



12/14/2023

FAILED INSPECTION NOTICE

Juan C & Maria E Sanchez
267 Carlisle Way
Benicia, CA 94510-1528

Property:
2514 GAYNOR AVE
RICHMOND, CA 94804-1381-

PropID:
Client ID: 4110

Dear Owner/Agent,

This letter is to inform you that your property at **2514 GAYNOR AVE RICHMOND, CA 94804-1381** **failed** the Housing Quality Standards (HQS) inspection on 11/27/2023.

A re-inspection has been scheduled for 01/15/2024 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>
3.7	Bathroom/Wall Condition remove excessive black discoloration both bathrooms	O
3.6	Bathroom/Ceiling Condition remove excessive black discoloration, both bathrooms	O
3.12	Bathroom/Tub or Shower 1. remove excessive black discoloration and recaulk both bathrooms 2. tub stopper hardware deteriorating, replace	O
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling install cover on exterior dryer vent	O
6.4	Building Exterior/Condition of Exterior Surfaces install/replace screens around bottom of house for vents	O
3.5	Bathroom/Window Condition window will not stay up as designed, repair	O
3.3	Bathroom/Electrical Hazards install GFI right of sink upstairs bathroom	O



12/14/2023

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



12/14/2023

FAILED INSPECTION NOTICE

Jenny Li
429 Pearl Crest Ct
San Ramon, CA 94582-5886

Property:
333 30TH ST
RICHMOND, CA 94804-1738-

PropID:
Client ID: 9426

Dear Owner/Agent,

This letter is to inform you that your property at **333 30TH ST RICHMOND, CA 94804-1738** failed the Housing Quality Standards (HQS) inspection on 11/27/2023.

A re-inspection has been scheduled for 01/15/2024 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>
4.5	Other Rooms/Window Condition window leaking, repair	O
1.5	Living Room/Window Condition weatherize windows excessive cold air coming inside	O
7.4	Heating and Plumbing/Water Heater 1. install earthquake safety straps 2.hot water heater discharge line must run outside	O



12/14/2023

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



12/14/2023

FAILED INSPECTION NOTICE

Chester Fuller
1314 Pintail Dr
Suisun City, CA 94585

Property:
358 S 12TH ST
RICHMOND, CA 94804-2416-

PropID:
Client ID: 5847

Dear Owner/Agent,

This letter is to inform you that your property at **358 S 12TH ST RICHMOND, CA 94804-2416** failed the Housing Quality Standards (HQS) inspection on 11/27/2023.

A re-inspection has been scheduled for 01/15/2024 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>
3.3	Bathroom/Electrical Hazards install GFI outlets	O
2.3	Kitchen/Electrical Hazards install GFI outlet	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one working carbon monoxide detector per level.	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



12/14/2023

FAILED INSPECTION NOTICE

Kelly B Lu
1921 Via Lacqua
San Lorenzo, CA 94580

Property:
2623 CUTTING BLVD
RICHMOND, CA 94804-2956-

PropID:
Client ID: 4028

Dear Owner/Agent,

This letter is to inform you that your property at **2623 CUTTING BLVD RICHMOND, CA 94804-2956** **failed** the Housing Quality Standards (HQS) inspection on 11/27/2023.

A re-inspection has been scheduled for 01/15/2024 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>
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
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.	O



12/14/2023

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