



12/15/2023

FAILED INSPECTION NOTICE

Umakant C & Vinodini Patel
Wells & Bennett Realtors
1225 Alpine Rd Suite 202
Walnut Creek, CA 94596

Property:
4681 SETTING SUN DR
RICHMOND, CA 94803-2109-

PropID:
Client ID: 11785

Dear Owner/Agent,

This letter is to inform you that your property at **4681 SETTING SUN DR RICHMOND, CA 94803-2109** **failed** the Housing Quality Standards (HQS) inspection on 11/30/2023.

A re-inspection has been scheduled for 01/18/2024 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>
4.3	Other Rooms/Electrical Hazards light hanging down in master bedroom	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



12/15/2023

FAILED INSPECTION NOTICE

Suwanna Yoosorn
3029 Carlson Blvd
El Cerrito, CA 94530

Property:
4822 CUTTING BLVD
RICHMOND, CA 94804-3497-

PropID:
Client ID: 14674

Dear Owner/Agent,

This letter is to inform you that your property at **4822 CUTTING BLVD RICHMOND, CA 94804-3497** **failed** the Housing Quality Standards (HQS) inspection on 11/30/2023.

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>
2.3	Kitchen/Electrical Hazards install GFci outlet, safety hazard	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. install upstairs common area	O
8.10	General Health and Safety/Site and Neighborhood Conditions clean yard(tenant) and cut overgrown vegetation(owner)	O



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Sincerely,

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Residential Rental Inspections Program



12/15/2023

FAILED INSPECTION NOTICE

Cyrous & Martha Navarette
125 Madison Ave
San Bruno, CA 94066

Property:
1428 MONTEREY ST
RICHMOND, CA 94804-4945-

PropID:
Client ID: 11985

Dear Owner/Agent,

This letter is to inform you that your property at **1428 MONTEREY ST RICHMOND, CA 94804-4945** **failed** the Housing Quality Standards (HQS) inspection on 11/30/2023.

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>
2.5	Kitchen/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
3.5	Bathroom/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
3.3	Bathroom/Electrical Hazards install GFI outlet, safety hazard	O
2.3	Kitchen/Electrical Hazards install GFt outlet, safety hazard	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



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12/15/2023

FAILED INSPECTION NOTICE

Ryan Mascarinas
18904 Clement Dr
Castro Valley, CA 94552-5071

Property:
123 LAKESHORE CT
RICHMOND, CA 94804-7422-

PropID:
Client ID: 12070

Dear Owner/Agent,

This letter is to inform you that your property at **123 LAKESHORE CT RICHMOND, CA 94804-7422** **failed** the Housing Quality Standards (HQS) inspection on 11/30/2023.

A re-inspection has been scheduled for 01/15/2024 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>
2.3	Kitchen/Electrical Hazards install GFci outlets right and left of sink, repair safety hazard	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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Sincerely,

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