



12/5/2024

**FAILED INSPECTION NOTICE**

David Sun  
587 Rainwell Dr  
San Jose, CA 95133

Property:  
617 16TH ST Apt A  
RICHMOND, CA 94801-2843-

PropID:  
Client ID: 15275

Dear Owner/Agent,

This letter is to inform you that your property at **617 16TH ST Apt A RICHMOND, CA 94801-2843** failed the Housing Quality Standards (HQS) inspection on 11/01/2024.

**A re-inspection has been scheduled for 01/06/2025 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>
3.12	Bathroom/Tub or Shower 1. tub faucet missing, install  2. caulk around tub	O
3.7	Bathroom/Wall Condition wall water damaged next to tub, repair	O
3.8	Bathroom/Floor Condition tile flooring cracked, damaged, repair	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



12/5/2024

**FAILED INSPECTION NOTICE**

Donald R & Shirley Balding  
434 Norvell St  
El Cerrito, CA 94530

Property:  
5211 VAN FLEET AVE  
RICHMOND, CA 94804-5820-

PropID:  
Client ID: 5633

Dear Owner/Agent,

This letter is to inform you that your property at **5211 VAN FLEET AVE RICHMOND, CA 94804-5820** **failed** the Housing Quality Standards (HQS) inspection on 11/01/2024.

**A re-inspection has been scheduled for 01/09/2025 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>
4.7	Other Rooms/Wall Condition wall peeling paint, , repair	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
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
7.2	Heating and Plumbing/Safety of Heating Equipment heater inoperable, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut and remove overgrown vegetation around unit	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