



12/5/2024

FAILED INSPECTION NOTICE

A B & Irene Robinson
412 Pennsylvania Ave
Richmond, CA 94801-2675

Property:
684 TURPIN ST
RICHMOND, CA 94801-2647-

PropID:
Client ID: 5473

Dear Owner/Agent,

This letter is to inform you that your property at **684 TURPIN ST RICHMOND, CA 94801-2647** failed the Housing Quality Standards (HQS) inspection on 11/04/2024.

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.

Area	REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS	Tenant/Owner
2.3	Kitchen/Electrical Hazards 1. install Gfi outlets 2. no power on wall with stove, repair	O
3.3	Bathroom/Electrical Hazards Gfi outlet inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven stove/oven inop	O
3.8	Bathroom/Floor Condition evidence of water damage, cracked tile, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation in backyard	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

500 22Nd St Llc
Beacon Properties
466 40Th Street
Oakland, CA 94609

Property:
500 22ND ST
RICHMOND, CA 94801-3367-

PropID:
Client ID: 17735

Dear Owner/Agent,

This letter is to inform you that your property at **500 22ND ST RICHMOND, CA 94801-3367** failed the Housing Quality Standards (HQS) inspection on 11/04/2024.

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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install grates on front porch drains	O
2.10	Kitchen/Stove or Range with Oven install grease screen on ventilation fan	O
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated. replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
3.6	Bathroom/Ceiling Condition peeling paint, repair	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector inoperable,repair	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/5/2024

FAILED INSPECTION NOTICE

West Contra Costa Rentals Llc
Sec Pac Real Estate
3223 Blume Dr
Richmond, CA 94806

Property:
2127 MAINE AVE
RICHMOND, CA 94804-2735-

PropID:
Client ID: 19343

Dear Owner/Agent,

This letter is to inform you that your property at **2127 MAINE AVE RICHMOND, CA 94804-2735** failed the Housing Quality Standards (HQS) inspection on 11/04/2024.

A re-inspection has been scheduled for 01/09/2025 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>
2.10	Kitchen/Stove or Range with Oven 1. all burners must self-ignite, repair 2. install grease screen on ventilation fan	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
8.7	General Health and Safety/Other Interior Hazards install common area co/smoke detectors	O
3.12	Bathroom/Tub or Shower tub rusting, resurface	O
3.6	Bathroom/Ceiling Condition ceiling peeling paint, repair	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
3.8	Bathroom/Floor Condition flooring pulling up, repair	O
5.3	Secondary Rooms/Electrical Hazards light in garage not working as designed, 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.

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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,

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