



12/5/2024

**FAILED INSPECTION NOTICE**

Simon Winer  
360 Western Dr  
Richmond, CA 94801-3855

Property:  
212 MARTINA ST Apt 2  
RICHMOND, CA 94801-3855-

PropID:  
Client ID: 3297

Dear Owner/Agent,

This letter is to inform you that your property at **212 MARTINA ST Apt 2 RICHMOND, CA 94801-3855** **failed** the Housing Quality Standards (HQS) inspection on 11/05/2024.

**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>
2.3	Kitchen/Electrical Hazards install Gfi outlets within 6 ft of water source	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



12/5/2024

**FAILED INSPECTION NOTICE**

James N & Rita P Seiber  
1222 Marina Cir  
Davis, CA 95616-2763

Property:  
535 SANTA FE AVE  
RICHMOND, CA 94801-3975-

PropID:  
Client ID: 1719

Dear Owner/Agent,

This letter is to inform you that your property at **535 SANTA FE AVE RICHMOND, CA 94801-3975** **failed** the Housing Quality Standards (HQS) inspection on 11/05/2024.

**A re-inspection has been scheduled for 01/06/2025 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets in kitchen	O
3.6	Bathroom/Ceiling Condition cover hole in ceiling downstairs bathroom	O
3.3	Bathroom/Electrical Hazards install missing light switch coverplate, downstairs bathroom	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



12/5/2024

**FAILED INSPECTION NOTICE**

Demattei Family Llc  
GARY PARENTI  
802 Cliffside Dr  
Pleasant Hill, CA 94523

Property:  
475 34TH ST  
RICHMOND, CA 94805-2138-

PropID:  
Client ID: 5574

Dear Owner/Agent,

This letter is to inform you that your property at **475 34TH ST RICHMOND, CA 94805-2138** failed the Housing Quality Standards (HQS) inspection on 11/05/2024.

**A re-inspection has been scheduled for 01/06/2025 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>
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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



12/5/2024

**FAILED INSPECTION NOTICE**

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #806  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #806 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/05/2024.

**A re-inspection has been scheduled for 01/06/2025 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>
3.8	Bathroom/Floor Condition toilet paper holder broken, replace	O
4.5	Other Rooms/Window Condition bedroom window sill evidence water damaged, repair	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