



12/13/2024

FAILED INSPECTION NOTICE

Ori Skloot
1486 Rose St
Berkeley, CA 94621-4240

Property:
2009 DUNN AVE
RICHMOND, CA 94801-

PropID:
Client ID: 16520

Dear Owner/Agent,

This letter is to inform you that your property at **2009 DUNN AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 11/07/2024.

A re-inspection has been scheduled for 01/03/2025 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>
8.7	General Health and Safety/Other Interior Hazards 1. common area co detector inop 2.install common area smoke detector	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit evidence of leak under sink, repair	O
1.7	Living Room/Wall Condition wall soft under window, repair	O
1.4	Living Room/Security door frame deteriorating, rotten wood where striker plate is, repair/replace	O
6.4	Building Exterior/Condition of Exterior Surfaces install screens on ventilation holes around house	O



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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,

City of Richmond
Residential Rental Inspections Program



12/13/2024

FAILED INSPECTION NOTICE

Alfredo Arreola
1336 Garvin Ave
Richmond, CA 94801-2322

Property:
1336 GARVIN AVE
RICHMOND, CA 94801-2322-

PropID:
Client ID: 2049

Dear Owner/Agent,

This letter is to inform you that your property at **1336 GARVIN AVE RICHMOND, CA 94801-2322** failed the Housing Quality Standards (HQS) inspection on 11/07/2024.

A re-inspection has been scheduled for 01/03/2025 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 Gfi outlet next to sink damaged, replace	O
3.12	Bathroom/Tub or Shower caulk around tub	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.3	General Health and Safety/Evidence of Infestation evidence of roach infestation, exterminate unit	O
8.7	General Health and Safety/Other Interior Hazards install common area co/smoke detectors	O



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Sincerely,

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Residential Rental Inspections Program



12/13/2024

FAILED INSPECTION NOTICE

Ling Hong Tang
2150 Harkins Ave
Menlo Park, CA 94025

Property:
601 7TH ST
RICHMOND, CA 94801-2709-

PropID:
Client ID: 10400

Dear Owner/Agent,

This letter is to inform you that your property at **601 7TH ST RICHMOND, CA 94801-2709** failed the Housing Quality Standards (HQS) inspection on 11/07/2024.

A re-inspection has been scheduled for 01/03/2025 between 09:00AM and 12:00PM.

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<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	O
3.3	Bathroom/Electrical Hazards Gfi outlet will not test/reset, replace	O
7.4	Heating and Plumbing/Water Heater install pressure release valve pipe and run outside, located in interior hallway	O
3.12	Bathroom/Tub or Shower caulk around tub	O
3.5	Bathroom/Window Condition window sill has excessive black discoloration, repair	O
4.3	Other Rooms/Electrical Hazards 1. ceiling has exposed electrical wires, repair 2. install light switch coverplate	O
5.4	Secondary Rooms/Other Potential Hazardous Features rear room in garage has evidence of water damage on floor, ceiling and wall, repair	O



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12/13/2024

FAILED INSPECTION NOTICE

Isaak Tre Brown
4286 Terrace St #D
Oakland, CA 94611

Property:
442 20TH ST Apt A
RICHMOND, CA 94801-3266-

PropID:
Client ID: 15759

Dear Owner/Agent,

This letter is to inform you that your property at **442 20TH ST Apt A RICHMOND, CA 94801-3266** failed the Housing Quality Standards (HQS) inspection on 11/07/2024.

A re-inspection has been scheduled for 01/03/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.4	Living Room/Security weatherize front door, large gap at bottom of door allowing cold air and moisture inside and possible varmen/insect entry	O

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Sincerely,

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Residential Rental Inspections Program



12/13/2024

FAILED INSPECTION NOTICE

Matthew Oppegaard
78 Novato St #12
San Rafael, CA 94901-4692

Property:
21 2ND ST
RICHMOND, CA 94801-3444-

PropID:
Client ID: 4715

Dear Owner/Agent,

This letter is to inform you that your property at **21 2ND ST RICHMOND, CA 94801-3444** failed the Housing Quality Standards (HQS) inspection on 11/07/2024.

A re-inspection has been scheduled for 01/03/2025 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>
4.8	Other Rooms/Floor Condition flooring damaged, repair/replace	O
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O

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Sincerely,

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Residential Rental Inspections Program



12/13/2024

FAILED INSPECTION NOTICE

Matthew Oppegaard
78 Novato St #12
San Rafael, CA 94901-4692

Property:
23 2ND ST
RICHMOND, CA 94801-3444-

PropID:
Client ID: 4715

Dear Owner/Agent,

This letter is to inform you that your property at **23 2ND ST RICHMOND, CA 94801-3444** failed the Housing Quality Standards (HQS) inspection on 11/07/2024.

A re-inspection has been scheduled for 01/03/2025 between 11:00AM and 02:00PM.

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<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
2.10	Kitchen/Stove or Range with Oven Left rear burner knob missing,install	O
2.5	Kitchen/Window Condition Window must be openable and remain open without props.	O
4.5	Other Rooms/Window Condition rear bedroom window burglar bars do not open, repair/replace/remove	O
3.5	Bathroom/Window Condition window broken and will not stay up, repair/replace	O



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12/13/2024

FAILED INSPECTION NOTICE

Katherine A Kiehn
144 Castro St
Richmond, CA 94801-3845

Property:
140 CASTRO ST
RICHMOND, CA 94801-3845-

PropID:
Client ID: 2315

Dear Owner/Agent,

This letter is to inform you that your property at **140 CASTRO ST RICHMOND, CA 94801-3845** failed the Housing Quality Standards (HQS) inspection on 11/07/2024.

A re-inspection has been scheduled for 01/03/2025 between 09:00AM and 12:00PM.

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<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	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,

City of Richmond
Residential Rental Inspections Program



12/13/2024

FAILED INSPECTION NOTICE

Richard & Judith Rigney
6061 Marita St
Long Beach, CA 90815-4516

Property:
41 E RICHMOND ST Apt 2
RICHMOND, CA 94801-4032-

PropID:
Client ID: 5457

Dear Owner/Agent,

This letter is to inform you that your property at **41 E RICHMOND ST Apt 2 RICHMOND, CA 94801-4032** failed the Housing Quality Standards (HQS) inspection on 11/07/2024.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. install co detectors in front and back bottom level common areas	O

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Residential Rental Inspections Program



12/13/2024

FAILED INSPECTION NOTICE

Jose R & Maria E Sanchez
240 Buena Vista Ave
Richmond, CA 94801-4027

Property:
23 MONTANA ST
RICHMOND, CA 94801-4046-

PropID:
Client ID: 10913

Dear Owner/Agent,

This letter is to inform you that your property at **23 MONTANA ST RICHMOND, CA 94801-4046** failed the Housing Quality Standards (HQS) inspection on 11/07/2024.

A re-inspection has been scheduled for 01/03/2025 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>
3.3	Bathroom/Electrical Hazards install Gfi outlet	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
8.7	General Health and Safety/Other Interior Hazards 1. Unit must have one carbon monoxide detector per level. install co detectors on second and third levels and garage 2. install smoke detector in garage 3. install co/smoke detectors on kitchen level	O



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12/13/2024

FAILED INSPECTION NOTICE

James L & Florence Wilson
11 Montana St
Richmond, CA 94801-4046

Property:
24 MONTANA ST
RICHMOND, CA 94801-4047-

PropID:
Client ID: 1245

Dear Owner/Agent,

This letter is to inform you that your property at **24 MONTANA ST RICHMOND, CA 94801-4047** failed the Housing Quality Standards (HQS) inspection on 11/07/2024.

A re-inspection has been scheduled for 01/03/2025 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	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O
3.6	Bathroom/Ceiling Condition remove excessive black discoloration and peeling paint	O
3.7	Bathroom/Wall Condition remove excessive black discoloration	O
8.7	General Health and Safety/Other Interior Hazards install smoke detector in basement	O



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Residential Rental Inspections Program



12/13/2024

FAILED INSPECTION NOTICE

John Thiella & Rosa Casazza Tre
314 Washington Ave
Pt Richmond, CA 94801-3904

Property:
1300 QUARRY CT Apt #115
RICHMOND, CA 94801-4149-

PropID:
Client ID: 4545

Dear Owner/Agent,

This letter is to inform you that your property at **1300 QUARRY CT Apt #115 RICHMOND, CA 94801-4149** failed the Housing Quality Standards (HQS) inspection on 11/07/2024.

A re-inspection has been scheduled for 01/03/2025 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>
3.13	Bathroom/Ventilation master bath ventilation fan not working as designed, replace very loud knocking noise	O
3.12	Bathroom/Tub or Shower hallway bath tub rusting, resurface tub	O
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
3.3	Bathroom/Electrical Hazards install Gfi outlets	O
8.7	General Health and Safety/Other Interior Hazards replace common area co/smoke detectors older than 10 yrs old	O



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