



12/9/2024

**FAILED INSPECTION NOTICE**

Willard Marshall & Sandra Jean Lawrence  
4135 Fariss Ln  
El Sobrante, CA 94803-2211

Property:  
2700 ESMOND ST  
RICHMOND, CA 94804-1312-

PropID:  
Client ID: 5486

Dear Owner/Agent,

This letter is to inform you that your property at **2700 ESMOND ST RICHMOND, CA 94804-1312** failed the Housing Quality Standards (HQS) inspection on 11/08/2024.

**A re-inspection has been scheduled for 12/27/2024 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>
2.13	Kitchen/Space for Storage, Prep and Serving countertop deteriorating, repair/replace	O
2.10	Kitchen/Stove or Range with Oven clean stovetop/oven	T
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. both bedrooms	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