



12/5/2024

FAILED INSPECTION NOTICE

Leon C & Meimei Zhu
325 Violet Rd
Hercules, CA 94547

Property:
4821 STATE CT
RICHMOND, CA 94804-

PropID:
Client ID: 17726

Dear Owner/Agent,

This letter is to inform you that your property at **4821 STATE CT RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 11/12/2024.

A re-inspection has been scheduled for 01/10/2025 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>
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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

Javier Castro
2717 Roosevelt Ave
Richmond, CA 94804-1513

Property:
537 25TH ST
RICHMOND, CA 94804-1602-

PropID:
Client ID: 4164

Dear Owner/Agent,

This letter is to inform you that your property at **537 25TH ST RICHMOND, CA 94804-1602** failed the Housing Quality Standards (HQS) inspection on 11/12/2024.

A re-inspection has been scheduled for 01/10/2025 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>
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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

Doninic M & Betty Chow
281 Bellhaven Ave
Daly City, CA 94015-4208

Property:
2000 SAN LUIS ST
RICHMOND, CA 94804-5246-

PropID:
Client ID: 4259

Dear Owner/Agent,

This letter is to inform you that your property at **2000 SAN LUIS ST RICHMOND, CA 94804-5246** failed the Housing Quality Standards (HQS) inspection on 11/12/2024.

A re-inspection has been scheduled for 01/10/2025 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 Non working GFI outlet.	O
3.3	Bathroom/Electrical Hazards 11/12 No working GFI outlet	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 11/12 Reglaze due to chipping.	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

Joyce A Boshers
5137 Columbia Ave
Richmond, CA 94804-5401

Property:
5135 COLUMBIA AVE
RICHMOND, CA 94804-5401-

PropID:
Client ID: 6022

Dear Owner/Agent,

This letter is to inform you that your property at **5135 COLUMBIA AVE RICHMOND, CA 94804-5401** **failed** the Housing Quality Standards (HQS) inspection on 11/12/2024.

A re-inspection has been scheduled for 01/10/2025 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 11/12 Non working GFi outlet near sink.	O
2.10	Kitchen/Stove or Range with Oven 11/12 Rear left burner not connected to stove.	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