



12/5/2024

**FAILED INSPECTION NOTICE**

Daniel R & Judith A Reed  
810 6Th St  
Rodeo, CA 94572-1500

Property:  
1430 LINCOLN AVE  
RICHMOND, CA 94801-5301-

PropID:  
Client ID: 7031

Dear Owner/Agent,

This letter is to inform you that your property at **1430 LINCOLN AVE RICHMOND, CA 94801-5301** **failed** the Housing Quality Standards (HQS) inspection on 11/14/2024.

**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>
7.4	Heating and Plumbing/Water Heater 1. Missing pressure valve pipe. 2. Hot water heater pressure valve need to extend outside the house. 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.

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