



12/5/2024

**FAILED INSPECTION NOTICE**

Rosalva O Garcia  
121 Thistle Ct  
Hercules, CA 94547

Property:  
4830 WALL AVE  
RICHMOND, CA 94804-3494-

PropID:  
Client ID: 18248

Dear Owner/Agent,

This letter is to inform you that your property at **4830 WALL AVE RICHMOND, CA 94804-3494** failed the Housing Quality Standards (HQS) inspection on 11/18/2024.

**A re-inspection has been scheduled for 01/10/2025 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> |
|-------------|--|---------------------|
| 7.4         | Heating and Plumbing/Water Heater<br>11/18 Water heater not properly strapped and secured. Replace with earthquake straps. | 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**

Rosalva O Garcia  
121 Thistle Ct  
Hercules, CA 94547

Property:  
4826 WALL AVE  
RICHMOND, CA 94804-3494-

PropID:  
Client ID: 18248

Dear Owner/Agent,

This letter is to inform you that your property at **4826 WALL AVE RICHMOND, CA 94804-3494** failed the Housing Quality Standards (HQS) inspection on 11/18/2024.

**A re-inspection has been scheduled for 01/10/2025 between 01:00PM and 04:00PM.**

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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<br>11/18 Deteriorating weather strip around front door, replace.  | O                   |
| 1.5         | Living Room/Window Condition<br>11/18/24<br>1. Broken handle and lock on sliding glass window.<br>2. Remove black discoloration from window.   | O                   |
| 2.7         | Kitchen/Wall Condition<br>11/18 Excessive grease build up on wall behind stove, remove.  | O                   |
| 2.12        | Kitchen/Sink<br>11/18 Leaking faucet and leaking pipes underneath the sink.  | O                   |
| 2.13        | Kitchen/Space for Storage, Prep and Serving<br>11/18 Missing cabinet drawer next to sink.  | O                   |
| 4.7         | Other Rooms/Wall Condition<br>11/18 Remove black discoloration from wall.  | O                   |
| 4.5         | Other Rooms/Window Condition<br>11/18 Remove black discoloration from window.  | O                   |
| 3.10        | Bathroom/Flush Toilet in Enclosed Room in Unit<br>11/18 Toilet loose at base, repair or replace.   | O                   |
| 3.11        | Bathroom/Fixed Wash Basin or Lavatory in Unit<br>11/18 1. Brown discoloration underneath cabinet<br>2. Evidence of water leak,   | O                   |
| 3.3         | Bathroom/Electrical Hazards<br>11/18 1. Broken light fixture above sink.<br>2. Exposed wires from light fixture, repair or replace.  | O                   |
| 3.7         | Bathroom/Wall Condition<br>11/18 Black discoloration, remove.  | O                   |
| 3.5         | Bathroom/Window Condition<br>11/18 Black discoloration, remove.  | O                   |
| 4.10        | Other Rooms/Smoke Detectors<br>11/18 No smoke detectors in bedrooms or common space.   | O                   |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>11/18 Heater not operable, repair.   | O                   |
| 8.7         | General Health and Safety/Other Interior Hazards<br>11/18<br>1. Cut overgrown trees and bushes from back and side yard.<br>2. Broken and leaning fence in backyard. Repair or replace. | O                   |



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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/5/2024

**FAILED INSPECTION NOTICE**

Jane G Chan  
4101 Suzie St  
San Mateo, CA 94403-4909

Property:  
5432 SUTTER AVE  
RICHMOND, CA 94804-5251-

PropID:  
Client ID: 5454

Dear Owner/Agent,

This letter is to inform you that your property at **5432 SUTTER AVE RICHMOND, CA 94804-5251** failed the Housing Quality Standards (HQS) inspection on 11/18/2024.

**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> |
|-------------|---|---------------------|
| 8.10        | General Health and Safety/Site and Neighborhood Conditions<br>remove overgrown vegetation | O                   |
| 8.4         | General Health and Safety/Garbage and Debris<br>clean yard excessive debris and items     | T                   |

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Sincerely,

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Residential Rental Inspections Program



12/5/2024

**FAILED INSPECTION NOTICE**

Clare Woakes & Mary Ann Snowber  
2236 8Th St  
Berkeley, CA 94710-2309

Property:  
6113 SACRAMENTO AVE  
RICHMOND, CA 94804-5731-

PropID:  
Client ID: 3485

Dear Owner/Agent,

This letter is to inform you that your property at **6113 SACRAMENTO AVE RICHMOND, CA 94804-5731** failed the Housing Quality Standards (HQS) inspection on 11/18/2024.

**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> |
|-------------|---|---------------------|
| 7.4         | Heating and Plumbing/Water Heater<br>water heater located in basement bathroom, discharge pipe must drain outside | 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,

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