



12/5/2024

FAILED INSPECTION NOTICE

Gerald W & Eleanor A Flaherty
2900 Grant Ave
Richmond, CA 94804-1557

Property:
518 29TH ST
RICHMOND, CA 94804-1520-

PropID:
Client ID: 4347

Dear Owner/Agent,

This letter is to inform you that your property at **518 29TH ST RICHMOND, CA 94804-1520** failed the Housing Quality Standards (HQS) inspection on 11/19/2024.

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> |
|-------------|--|---------------------|
| 6.4 | Building Exterior/Condition of Exterior Surfaces 11/19 1. Chipping and peeling paint on front door and garage door. 2. Cracks in walkway leading to front door. | 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

Yimin Zhao
2018 Notre Dame Ave
Belmont, CA 94002

Property:
969 SONOMA ST Apt BACK
RICHMOND, CA 94805-1124-

PropID:
Client ID: 12263

Dear Owner/Agent,

This letter is to inform you that your property at **969 SONOMA ST Apt BACK RICHMOND, CA 94805-1124** failed the Housing Quality Standards (HQS) inspection on 11/19/2024.

A re-inspection has been scheduled for 01/07/2025 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> |
|-------------|--|---------------------|
| 8.1 | General Health and Safety/Access to Unit 11/19 No address numbers on house indicating that is a back unit. Add address numbers. Private access to the unit must be provided. | O |
| 4.10 | Other Rooms/Smoke Detectors 11/19 No smoke detector, please install. | 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



12/5/2024

FAILED INSPECTION NOTICE

Vincent J & Patricia C Ford
1139 James Pl
El Cerrito, CA 94530-2566

Property:
670 34TH ST
RICHMOND, CA 94805-1752-

PropID:
Client ID: 1339

Dear Owner/Agent,

This letter is to inform you that your property at **670 34TH ST RICHMOND, CA 94805-1752** failed the Housing Quality Standards (HQS) inspection on 11/19/2024.

A re-inspection has been scheduled for 01/07/2025 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> |
|-------------|--|---------------------|
| 1.7 | Living Room/Wall Condition 11/19/24 Large crack in wall next to kitchen. | O |
| 2.12 | Kitchen/Sink 11/19 Hole around pipe under the sink. Repair. | O |
| 4.10 | Other Rooms/Smoke Detectors 11/19 No smoke detector in hall area. | O |
| 6.2 | Building Exterior/Condition of Stairs, Rails, and Porches 11/19 rear back door steps need safety rails. | 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