



12/5/2024

FAILED INSPECTION NOTICE

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:

2409 ABERDEEN WAY Apt Unit 1
RICHMOND, CA 94806-

PropID:

Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2409 ABERDEEN WAY Apt Unit 1 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/21/2024.

A re-inspection has been scheduled for 01/13/2025 between 09:00AM and 12:00PM.

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>
-------------	---	---------------------

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

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2409 ABERDEEN WAY Apt Unit 16
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2409 ABERDEEN WAY Apt Unit 16 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/21/2024.

A re-inspection has been scheduled for 01/13/2025 between 09:00AM and 12:00PM.

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>
-------------	---	---------------------

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

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2429 ABERDEEN WAY Apt Unit 11
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2429 ABERDEEN WAY Apt Unit 11 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/21/2024.

A re-inspection has been scheduled for 01/13/2025 between 09:00AM and 12:00PM.

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>
-------------	---	---------------------

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

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2449 ABERDEEN WAY Apt Unit 19
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2449 ABERDEEN WAY Apt Unit 19 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/21/2024.

A re-inspection has been scheduled for 01/13/2025 between 09:00AM and 12:00PM.

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>
-------------	---	---------------------

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

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2479 ABERDEEN WAY Apt Unit 5
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2479 ABERDEEN WAY Apt Unit 5 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/21/2024.

A re-inspection has been scheduled for 01/13/2025 between 09:00AM and 12:00PM.

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>
-------------	---	---------------------

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

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
2479 ABERDEEN WAY Apt Unit 13
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2479 ABERDEEN WAY Apt Unit 13 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/21/2024.

A re-inspection has been scheduled for 01/13/2025 between 09:00AM and 12:00PM.

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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railing loose/deteriorating/pulling off, repair/replace	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

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
3132 SOUTHAMPTON CT Apt Unit 1
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **3132 SOUTHAMPTON CT Apt Unit 1 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/21/2024.

A re-inspection has been scheduled for 01/13/2025 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>
-------------	---	---------------------

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

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
3132 SOUTHAMPTON CT Apt Unit 6
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **3132 SOUTHAMPTON CT Apt Unit 6 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/21/2024.

A re-inspection has been scheduled for 01/13/2025 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>
2.10	Kitchen/Stove or Range with Oven excessive grease present on stove, clean. 2. all burners must self ignite	T
3.12	Bathroom/Tub or Shower rust around tub faucet, repair. 2. water damage on tub ceiling,repair.	O
3.7	Bathroom/Wall Condition paint peeling and dark spots above toilet, repair.	O
4.8	Other Rooms/Floor Condition carpet tack strips damaged living room and in front of bedroom. repair/replace.	O
8.7	General Health and Safety/Other Interior Hazards replace smoke detector in bathrrom hallway. 2.install smoke detector in living room common area.	O



12/5/2024

FAILED INSPECTION NOTICE

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

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
3119 SOUTHAMPTON CT Apt Unit 4
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **3119 SOUTHAMPTON CT Apt Unit 4 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/21/2024.

A re-inspection has been scheduled for 01/13/2025 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches excessive clutter and debris on porch, clean patio	T

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

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
3119 SOUTHAMPTON CT Apt Unit 14
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **3119 SOUTHAMPTON CT Apt Unit 14 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/21/2024.

A re-inspection has been scheduled for 01/13/2025 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>
2.7	Kitchen/Wall Condition remove excessive grease, fire hazard	T
2.13	Kitchen/Space for Storage, Prep and Serving remove excessive grease, fire hazard	T
8.7	General Health and Safety/Other Interior Hazards clean unit, unsanitary conditions	T
8.10	General Health and Safety/Site and Neighborhood Conditions clean patio, full of pigeon feces unsanitary conditions	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink clogged, repair	O



12/5/2024

FAILED INSPECTION NOTICE

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

Menlo Westridge Afford Ptnr
Westridge, Property Manager
550 California Ave
Palo Alto, CA 94306

Property:
3119 SOUTHAMPTON CT Apt Unit 25
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **3119 SOUTHAMPTON CT Apt Unit 25 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/21/2024.

A re-inspection has been scheduled for 01/13/2025 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>
3.6	Bathroom/Ceiling Condition remove excessive black discoloration	O
3.7	Bathroom/Wall Condition remove excessive black discoloration	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