



12/5/2024

FAILED INSPECTION NOTICE

Gene & Liuxia Wong
1180 Mahogany Ct
Fairfield, CA 94533-7726

Property:
640 32ND ST
RICHMOND, CA 94804-1534-

PropID:
Client ID: 5630

Dear Owner/Agent,

This letter is to inform you that your property at **640 32ND ST RICHMOND, CA 94804-1534** failed the Housing Quality Standards (HQS) inspection on 11/22/2024.

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>
6.4	Building Exterior/Condition of Exterior Surfaces Peeling and Chipping paint on garage door.	O
2.8	Kitchen/Floor Condition Peeling and torn carpet nails is exposed at entrance way.	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

Miguel Desanz
830 Ernest Dr
Sonoma, CA 95476

Property:
5515 FRESNO AVE
RICHMOND, CA 94804-5637-

PropID:
Client ID: 7500

Dear Owner/Agent,

This letter is to inform you that your property at **5515 FRESNO AVE RICHMOND, CA 94804-5637** **failed** the Housing Quality Standards (HQS) inspection on 11/22/2024.

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>
5.4	Secondary Rooms/Other Potential Hazardous Features	O
	1. Garage/Laundry Room water is leaking from stair area into Laundry/garage	
	2. no CO or Smoke detector	
7.4	Heating and Plumbing/Water Heater	O
	water heater pressure release pipe needs to be redirected outside of unit.	

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,

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 31
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 31 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/22/2024.

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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches exposed wires and broken exit sign in stairway and common area	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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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 34
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 34 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/22/2024.

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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet is not functioning like designed flushing	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches exposed wires and broken exit sign in stairway and common area	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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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 37
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 37 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/22/2024.

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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches exposed wires and broken exit sign in stairway and common area	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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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:
3160 SOUTHAMPTON CT Apt Unit 8
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **3160 SOUTHAMPTON CT Apt Unit 8 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/22/2024.

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>
3.6	Bathroom/Ceiling Condition Peeling paint on ceiling over bath tub	O
4.10	Other Rooms/Smoke Detectors No co or smoke detector in unit	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,

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:
3160 SOUTHAMPTON CT Apt Unit 27
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **3160 SOUTHAMPTON CT Apt Unit 27 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/22/2024.

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>
2.12	Kitchen/Sink Leaking faucet repair or 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.

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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:
3175 SOUTHAMPTON CT Apt Unit 18
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **3175 SOUTHAMPTON CT Apt Unit 18 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/22/2024.

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>
2.12	Kitchen/Sink Disposal is making loud noise repair or 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:
2500 LANCASTER DR Apt Unit 2
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2500 LANCASTER DR Apt Unit 2 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/22/2024.

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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Clogged sink 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.

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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:
2500 LANCASTER DR Apt Unit 5
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2500 LANCASTER DR Apt Unit 5 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/22/2024.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Non working heater repair or replace	O
8.7	General Health and Safety/Other Interior Hazards No CO Detector 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.

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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:
2500 LANCASTER DR Apt Unit 10
RICHMOND, CA 94806-

PropID:
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **2500 LANCASTER DR Apt Unit 10 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/22/2024.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Non working heater repair or 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.

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