



12/13/2022

FAILED INSPECTION NOTICE

Shall Key & Annie Du Chan
764 Larchmont Drive
Daly City, CA 94015

Property:
2121 ESMOND AVE
RICHMOND, CA 94801-2596-

PropID:
Client ID: 9015

Dear Owner/Agent,

This letter is to inform you that your property at **2121 ESMOND AVE RICHMOND, CA 94801-2596** **failed** the Housing Quality Standards (HQS) inspection on 12/05/2022.

A re-inspection has been scheduled for 01/12/2023 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>
2.12	Kitchen/Sink Very badly worn/damaged - repair/resurface/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Not working properly - 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



12/13/2022

FAILED INSPECTION NOTICE

Norberto A & Amelia Arienza
2077 Catalpa Way
Antioch, CA 94509-9328

Property:
1045 BARRETT AVE
RICHMOND, CA 94801-2739-

PropID:
Client ID: 3223

Dear Owner/Agent,

This letter is to inform you that your property at **1045 BARRETT AVE RICHMOND, CA 94801-2739** **failed** the Housing Quality Standards (HQS) inspection on 12/05/2022.

A re-inspection has been scheduled for 01/12/2023 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>
4.10	Other Rooms/Smoke Detectors 2nd floor smoke detector - repair/replace	O
8.1	General Health and Safety/Access to Unit Doorbell - repair/replace	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Porch very badly cracked -repair/replace	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,

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Residential Rental Inspections Program



12/13/2022

FAILED INSPECTION NOTICE

Joyce D Stallings
2706 3Rd St
Baker City, OR 97814

Property:
4701 MEADOWBROOK DR
RICHMOND, CA 94803-2029-

PropID:
Client ID: 5531

Dear Owner/Agent,

This letter is to inform you that your property at **4701 MEADOWBROOK DR RICHMOND, CA 94803-2029** failed the Housing Quality Standards (HQS) inspection on 12/05/2022.

A re-inspection has been scheduled for 01/05/2023 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>
2.10	Kitchen/Stove or Range with Oven Oven light - repair/replace	O
4.10	Other Rooms/Smoke Detectors Up stairs smoke detector - repair/replace	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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Residential Rental Inspections Program



12/13/2022

FAILED INSPECTION NOTICE

Hakam & Rajwant K Khangura
132 Cafeto Ct
Walnut Creek, CA 94598-3712

Property:
3780 PAINTED PONY RD
RICHMOND, CA 94803-2116-

PropID:
Client ID: 1992

Dear Owner/Agent,

This letter is to inform you that your property at **3780 PAINTED PONY RD RICHMOND, CA 94803-2116** failed the Housing Quality Standards (HQS) inspection on 12/05/2022.

A re-inspection has been scheduled for 01/05/2023 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>
1.6	Living Room/Ceiling Condition Water damage - repair/replace/repaint	O
2.2	Kitchen/Electricity Kitchen light - repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Upstairs toilet handle loose - repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1st floor bathroom sink hot water pressure very low - repair/replace	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Deck/porch in backyard very worn/damaged - repair/replace	O



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Residential Rental Inspections Program



12/13/2022

FAILED INSPECTION NOTICE

Yamei Elizabeth Zhuang
1470 Hutchinson Ct
Pinole, CA 94564-1968

Property:
4530 JULIE CT
RICHMOND, CA 94803-2405-

PropID:
Client ID: 2384

Dear Owner/Agent,

This letter is to inform you that your property at **4530 JULIE CT RICHMOND, CA 94803-2405** failed the Housing Quality Standards (HQS) inspection on 12/05/2022.

A re-inspection has been scheduled for 01/05/2023 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>
2.10	Kitchen/Stove or Range with Oven Hood range light not working properly - repair/replace	O
3.8	Bathroom/Floor Condition Very badly damaged/worn - repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose - repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Faucet handle loose - repair/replace Caulking behind sink - repair/replace	O
3.12	Bathroom/Tub or Shower Caulking in 2x both bathrooms - in/around tub/shower - repair/repair/recaulk	O
3.7	Bathroom/Wall Condition Towel rack - repair/replace	O
4.10	Other Rooms/Smoke Detectors All bedrooms must have smoke detectors - repair/replace	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Backyard fence leaning very badly - repair/replace	O



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Residential Rental Inspections Program



12/13/2022

FAILED INSPECTION NOTICE

Ruben Hernandez
2718 Grant Ave
Richmond, CA 94804

Property:
2900 RHEEM AVE
RICHMOND, CA 94804-1144-

PropID:
Client ID: 8385

Dear Owner/Agent,

This letter is to inform you that your property at **2900 RHEEM AVE RICHMOND, CA 94804-1144** failed the Housing Quality Standards (HQS) inspection on 12/05/2022.

A re-inspection has been scheduled for 01/12/2023 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>
1.4	Living Room/Security Smoke detector & Co2 detector - repair/replace	O
4.10	Other Rooms/Smoke Detectors 2x bedrooms smoke detectors- repair/replace	O

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Residential Rental Inspections Program



12/13/2022

FAILED INSPECTION NOTICE

Calvin & Amy Tran
729 Pierce St
Albany, CA 94706

Property:
3737 CENTER AVE
RICHMOND, CA 94804-3316-

PropID:
Client ID: 8319

Dear Owner/Agent,

This letter is to inform you that your property at **3737 CENTER AVE RICHMOND, CA 94804-3316** **failed** the Housing Quality Standards (HQS) inspection on 12/05/2022.

A re-inspection has been scheduled for 01/12/2023 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 Co2 detector - repair/replace	O
2.10	Kitchen/Stove or Range with Oven Hood range light - repair/replace	O
4.4	Other Rooms/Security Remove key door locks from all bedrooms - remove/replace	O
4.10	Other Rooms/Smoke Detectors All bedrooms smoke detectors- repair/replace	O



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Residential Rental Inspections Program



12/13/2022

FAILED INSPECTION NOTICE

Calvin & Amy Tran
729 Pierce St
Albany, CA 94706

Property:
234 S 43RD ST
RICHMOND, CA 94804-3406-

PropID:
Client ID: 8319

Dear Owner/Agent,

This letter is to inform you that your property at **234 S 43RD ST RICHMOND, CA 94804-3406** failed the Housing Quality Standards (HQS) inspection on 12/05/2022.

A re-inspection has been scheduled for 01/12/2023 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>
2.13	Kitchen/Space for Storage, Prep and Serving Cabinet door/doors - repair/replace	O

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