



12/13/2022

FAILED INSPECTION NOTICE

Venkata Ravi Seelam
5125 Fresno Ave
Richmond, CA 94804-5412

Property:
125 2ND ST
RICHMOND, CA 94801-3446-

PropID:
Client ID: 8830

Dear Owner/Agent,

This letter is to inform you that your property at **125 2ND ST RICHMOND, CA 94801-3446** failed the Housing Quality Standards (HQS) inspection on 12/08/2022.

A re-inspection has been scheduled for 01/12/2023 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>
1.4	Living Room/Security Smoke detector - repair/replace	O
2.10	Kitchen/Stove or Range with Oven Back rear burners not working properly - repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly - repair/replace	O



12/13/2022

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



12/13/2022

FAILED INSPECTION NOTICE

Stanislaw & Alina Niedzwiedz
118 Meadow Ln
Orinda, CA 94563

Property:
801 24TH ST
RICHMOND, CA 94804-1339-

PropID:
Client ID: 3947

Dear Owner/Agent,

This letter is to inform you that your property at **801 24TH ST RICHMOND, CA 94804-1339** failed the Housing Quality Standards (HQS) inspection on 12/08/2022.

A re-inspection has been scheduled for 01/12/2023 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>
4.4	Other Rooms/Security Remove bedroom key door locks - repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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

Karen Nethercutt & John Conaty
12996 San Pablo Ave
Richmond, CA 94805

Property:
505 CIVIC CENTER ST
RICHMOND, CA 94804-1638-

PropID:
Client ID: 8614

Dear Owner/Agent,

This letter is to inform you that your property at **505 CIVIC CENTER ST RICHMOND, CA 94804-1638** **failed** the Housing Quality Standards (HQS) inspection on 12/08/2022.

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 Hallway 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.

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

Robert Rampone
ROBERT KASTNER
630 Civic Center St
Richmond, CA 94804

Property:
435 29TH ST
RICHMOND, CA 94804-1736-

PropID:
Client ID: 9339

Dear Owner/Agent,

This letter is to inform you that your property at **435 29TH ST RICHMOND, CA 94804-1736** failed the Housing Quality Standards (HQS) inspection on 12/08/2022.

A re-inspection has been scheduled for 01/12/2023 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose - 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

Tamara Zeltser
2831 Laurel St
Napa, CA 94558

Property:
135 S 3RD ST
RICHMOND, CA 94804-2108-

PropID:
Client ID: 15707

Dear Owner/Agent,

This letter is to inform you that your property at **135 S 3RD ST RICHMOND, CA 94804-2108** failed the Housing Quality Standards (HQS) inspection on 12/08/2022.

A re-inspection has been scheduled for 01/12/2023 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>
4.4	Other Rooms/Security Remove Kerry door lock. - 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

Rong Zhao
431 Matadero Ave
Palo Alto, CA 94306-2835

Property:
418 S 18TH ST
RICHMOND, CA 94804-2630-

PropID:
Client ID: 9593

Dear Owner/Agent,

This letter is to inform you that your property at **418 S 18TH ST RICHMOND, CA 94804-2630** failed the Housing Quality Standards (HQS) inspection on 12/08/2022.

A re-inspection has been scheduled for 01/12/2023 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>
1.4	Living Room/Security Smoke detector- repair/replace	O
2.10	Kitchen/Stove or Range with Oven Oven not working properly - repair/replace	O
4.10	Other Rooms/Smoke Detectors All bedroom some detectors - 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

Venkata Ravi Seelam
5125 Fresno Ave
Richmond, CA 94804-5412

Property:
328 S 28TH ST
RICHMOND, CA 94804-2938-

PropID:
Client ID: 8830

Dear Owner/Agent,

This letter is to inform you that your property at **328 S 28TH ST RICHMOND, CA 94804-2938** failed the Housing Quality Standards (HQS) inspection on 12/08/2022.

A re-inspection has been scheduled for 01/12/2023 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>
2.10	Kitchen/Stove or Range with Oven Left front burner not working properly - repair/replace	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front of front porch - very badly damaged/deteriorating/water damaged - 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

Mohamed & Gania Alanjar
6167 Plymouth Ave
Richmond, CA 94805-1238

Property:
621 S 20TH ST
RICHMOND, CA 94804-3812-

PropID:
Client ID: 8281

Dear Owner/Agent,

This letter is to inform you that your property at **621 S 20TH ST RICHMOND, CA 94804-3812** failed the Housing Quality Standards (HQS) inspection on 12/08/2022.

A re-inspection has been scheduled for 01/12/2023 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>
2.10	Kitchen/Stove or Range with Oven Right front burner not working properly - repair/replace	O
2.3	Kitchen/Electrical Hazards Open ground outlet - repair/replace	O
4.3	Other Rooms/Electrical Hazards 2nd bedroom open ground outlet - 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

Gerald D & Carolina Jones
3621 Barrett Ave
Richmond, CA 94805

Property:
859 38TH ST
RICHMOND, CA 94805-1320-

PropID:
Client ID: 4989

Dear Owner/Agent,

This letter is to inform you that your property at **859 38TH ST RICHMOND, CA 94805-1320** failed the Housing Quality Standards (HQS) inspection on 12/08/2022.

A re-inspection has been scheduled for 01/16/2023 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>
1.7	Living Room/Wall Condition Large crack hallway - 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

Venkata Ravi Seelam
5125 Fresno Ave
Richmond, CA 94804-5412

Property:
12632 SAN PABLO AVE Apt C
RICHMOND, CA 94805-1457-

PropID:
Client ID: 8830

Dear Owner/Agent,

This letter is to inform you that your property at **12632 SAN PABLO AVE Apt C RICHMOND, CA 94805-1457** failed the Housing Quality Standards (HQS) inspection on 12/08/2022.

A re-inspection has been scheduled for 01/12/2023 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>
2.10	Kitchen/Stove or Range with Oven Stove burners not working properly - repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly - repair/replace	O
1.5	Living Room/Window Condition Windows not keeping a tight seal - repair/replace	O
3.4	Bathroom/Security Bedroom bathroom door - damaged - repair/replace	O
1.2	Living Room/Electricity Light not working properly - repair/replace	O



12/13/2022

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



12/13/2022

FAILED INSPECTION NOTICE

Kan Chuen Chan
1075 Millbrae Ave
Millbrae, CA 94030-3065

Property:
3921 BARRETT AVE Apt B
RICHMOND, CA 94805-1823-

PropID:
Client ID: 5313

Dear Owner/Agent,

This letter is to inform you that your property at **3921 BARRETT AVE Apt B RICHMOND, CA 94805-1823** failed the Housing Quality Standards (HQS) inspection on 12/08/2022.

A re-inspection has been scheduled for 01/16/2023 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>
8.7	General Health and Safety/Other Interior Hazards Outlets in entire house - open ground - 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