



12/20/2022

FAILED INSPECTION NOTICE

James Jay Christman
Ohanks Management
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
244 PARK LN
RICHMOND, CA 94803-1224-

PropID:
Client ID: 2586

Dear Owner/Agent,

This letter is to inform you that your property at **244 PARK LN RICHMOND, CA 94803-1224** failed the Housing Quality Standards (HQS) inspection on 12/12/2022.

A re-inspection has been scheduled for 01/23/2023 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Upstairs 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



12/20/2022

FAILED INSPECTION NOTICE

Duane A & Rhonda I Day
2050 Hoke Dr
Pinole, CA 94564-1834

Property:
4412 FIELDCREST DR
RICHMOND, CA 94803-2002-

PropID:
Client ID: 3200

Dear Owner/Agent,

This letter is to inform you that your property at **4412 FIELDCREST DR RICHMOND, CA 94803-2002** **failed** the Housing Quality Standards (HQS) inspection on 12/12/2022.

A re-inspection has been scheduled for 01/23/2023 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>
1.5	Living Room/Window Condition Family room window cracked - repair/replace Frame damaged/wood rotted - remove/replace /repair	O
2.4	Kitchen/Security Sliding patio door is not facing the correct way - repair/replace	O
4.5	Other Rooms/Window Condition Left side bedroom window not opening/working properly - repair/replace	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/20/2022

FAILED INSPECTION NOTICE

Timothy J & Gary R Biggins
7202 S Chapparral Cir W
Centennial, CO 80016-2179

Property:
612 AMADOR ST
RICHMOND, CA 94805-1910-

PropID:
Client ID: 3724

Dear Owner/Agent,

This letter is to inform you that your property at **612 AMADOR ST RICHMOND, CA 94805-1910** failed the Housing Quality Standards (HQS) inspection on 12/12/2022.

A re-inspection has been scheduled for 01/23/2023 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>
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.

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Sincerely,

City of Richmond
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