



12/23/2022

**FAILED INSPECTION NOTICE**

Matthew T & Joanne Sundberg  
825 Maison Way  
El Sobrante, CA 94803-3571

Property:  
1815 ROOSEVELT AVE Apt A  
RICHMOND, CA 94801-2833-

PropID:  
Client ID: 8601

Dear Owner/Agent,

This letter is to inform you that your property at **1815 ROOSEVELT AVE Apt A RICHMOND, CA 94801-2833** failed the Housing Quality Standards (HQS) inspection on 12/22/2022.

**A re-inspection has been scheduled for 01/24/2023 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>
8.6	General Health and Safety/Interior Stairs and Common Halls repair/ hallway with broken bulb;replace missing bulbs with open sockets posing safety hazard	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



12/23/2022

**FAILED INSPECTION NOTICE**

Peter J & Jenny H Pan  
5809 Lassen St  
El Cerrito, CA 94530

Property:  
1912 BARRETT AVE Apt 3  
RICHMOND, CA 94801-2853-

PropID:  
Client ID: 8432

Dear Owner/Agent,

This letter is to inform you that your property at **1912 BARRETT AVE Apt 3 RICHMOND, CA 94801-2853** failed the Housing Quality Standards (HQS) inspection on 12/22/2022.

**A re-inspection has been scheduled for 01/24/2023 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 repair/resurface- top layer deterioration with discoloration showing sings of discoloration	O
2.10	Kitchen/Stove or Range with Oven replace/ deterioration hood range with excessive peeling paint; posing health hazard	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



12/23/2022

**FAILED INSPECTION NOTICE**

Ronald Ray Arnold  
5054 El Portal Dr Suite C  
El Sobrante, CA 94803

Property:  
5332 CERRO SUR  
RICHMOND, CA 94803-3899-

PropID:  
Client ID: 6895

Dear Owner/Agent,

This letter is to inform you that your property at **5332 CERRO SUR RICHMOND, CA 94803-3899** failed the Housing Quality Standards (HQS) inspection on 12/22/2022.

**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>
4.10	Other Rooms/Smoke Detectors replace/ missing smoke detector Loc;1st floor left bedroom	O
8.6	General Health and Safety/Interior Stairs and Common Halls replace/ missing smoke detector Loc; 1st floor common area	O
8.7	General Health and Safety/Other Interior Hazards replace/ missing CO2 detector ;Loc 1st floor common area	O
5.4	Secondary Rooms/Other Potential Hazardous Features repair/ damaged and torn carpet with exposed tact stripping Loc; underneath laundry room doorway 1st floor	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/ toilet not fully secured to flooring	O



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Residential Rental Inspections Program



12/23/2022

**FAILED INSPECTION NOTICE**

Roosevelt Townhomes Llc  
MARK DEJONGHE  
Po Box 551  
Pacific Grove, CA 93950-0551

Property:  
2622 ROOSEVELT AVE  
RICHMOND, CA 94804-1623-

PropID:  
Client ID: 6645

Dear Owner/Agent,

This letter is to inform you that your property at **2622 ROOSEVELT AVE RICHMOND, CA 94804-1623** **failed** the Housing Quality Standards (HQS) inspection on 12/22/2022.

**A re-inspection has been scheduled for 01/24/2023 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater repair/TRP value must drain outside or through exterior wall;posing safety hazard	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



12/23/2022

**FAILED INSPECTION NOTICE**

Peter J & Jenny H Pan  
5809 Lassen St  
El Cerrito, CA 94530

Property:  
173 25TH ST  
RICHMOND, CA 94804-1805-

PropID:  
Client ID: 8432

Dear Owner/Agent,

This letter is to inform you that your property at **173 25TH ST RICHMOND, CA 94804-1805** failed the Housing Quality Standards (HQS) inspection on 12/22/2022.

**A re-inspection has been scheduled for 01/24/2023 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 repair/ unit had 3 breakers in circuit box tripped electrical should be checked out ( owner stated he was waiting for vendor to make repairs)	O
3.12	Bathroom/Tub or Shower replace/ tub diverter not working as designed	O
1.3	Living Room/Electrical Hazards replace/ open ground outlet ;Loc both outlets in front upon entry (x2)	O
4.3	Other Rooms/Electrical Hazards replace/ missing light switch cover :Loc left bedroom	O
4.4	Other Rooms/Security replace/ key lock entry on door knob	O
5.4	Secondary Rooms/Other Potential Hazardous Features repair/ damage cracked wall with holes allowing bug entry ;Loc laundry room next to water heater	O



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Residential Rental Inspections Program



12/23/2022

**FAILED INSPECTION NOTICE**

Wen Jie Tang  
2020 Cutting Blvd  
Richmond, CA 94804

Property:  
2016 CUTTING BLVD Apt A  
RICHMOND, CA 94804-2746-

PropID:  
Client ID: 19209

Dear Owner/Agent,

This letter is to inform you that your property at **2016 CUTTING BLVD Apt A RICHMOND, CA 94804-2746** failed the Housing Quality Standards (HQS) inspection on 12/22/2022.

**A re-inspection has been scheduled for 01/24/2023 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 repair/unsecured smoke detector hanging from wires Loc; right bedroom	O
3.1	Bathroom/Bathroom Present 12/22/22 bathroom unable to inspect due to repairs in progress (jw)	

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



12/23/2022

**FAILED INSPECTION NOTICE**

Juel V Rushing  
3721 Esmond Ave  
Richmond, CA 94805-1330

Property:  
3719 ESMOND AVE  
RICHMOND, CA 94805-1330-

PropID:  
Client ID: 5104

Dear Owner/Agent,

This letter is to inform you that your property at **3719 ESMOND AVE RICHMOND, CA 94805-1330** **failed** the Housing Quality Standards (HQS) inspection on 12/22/2022.

**A re-inspection has been scheduled for 01/23/2023 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment repair/heater inop Loc;hallway	O

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