



1/16/2023

FAILED INSPECTION NOTICE

George C T Young
Bartels Property Management
12996 San Pablo Ave
Richmond, CA 94805

Property:
5109 HEAVENLY RIDGE LN
RICHMOND, CA 94803-2540-

PropID:
Client ID: 7267

Dear Owner/Agent,

This letter is to inform you that your property at **5109 HEAVENLY RIDGE LN RICHMOND, CA 94803-2540** failed the Housing Quality Standards (HQS) inspection on 12/29/2022.

A re-inspection has been scheduled for 02/13/2023 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>
3.12	Bathroom/Tub or Shower replace/ tub diverter not working as designed (Hallway)	O
2.10	Kitchen/Stove or Range with Oven repair/replace- loud knocking hood range fan	O
6.1	Building Exterior/Condition of Foundation replace/ missing outlet cover with exposed wiring posing safety hazard (right outside corner of garage)	O



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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



1/16/2023

FAILED INSPECTION NOTICE

Kang Sheng Kuo Tre
832 Adams St
Albany, CA 94706

Property:
5528 SOLANO AVE
RICHMOND, CA 94805-1532-

PropID:
Client ID: 8751

Dear Owner/Agent,

This letter is to inform you that your property at **5528 SOLANO AVE RICHMOND, CA 94805-1532** **failed** the Housing Quality Standards (HQS) inspection on 12/29/2022.

A re-inspection has been scheduled for 02/13/2023 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>
3.3	Bathroom/Electrical Hazards repair/ missing ceiling light fixture cover; LOC rear bathroom	O
4.6	Other Rooms/Celing Condition repair/ ceiling with large very large bulging; 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



1/16/2023

FAILED INSPECTION NOTICE

Yvonne Ramirez Hernandez
22500 Fast Ct
Bakersfield, CA 93314-8301

Property:
629 36TH ST
RICHMOND, CA 94805-1755-

PropID:
Client ID: 3508

Dear Owner/Agent,

This letter is to inform you that your property at **629 36TH ST RICHMOND, CA 94805-1755** failed the Housing Quality Standards (HQS) inspection on 12/29/2022.

A re-inspection has been scheduled for 02/13/2023 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 heater inop/ repair (wall heater) LOC- livingroom & hall	O
8.6	General Health and Safety/Interior Stairs and Common Halls co2 detector inop/ LOC- hallway	O
3.12	Bathroom/Tub or Shower replace/missing shower handle; LOC- hallway replace/tub diverter not working as designed replace/ missing shower handle; LOC- basement bathroom	O
4.10	Other Rooms/Smoke Detectors smoke detector inop/ LOC; basement bedroom left	O



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1/16/2023

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 12/29/2022.

A re-inspection has been scheduled for 02/13/2023 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>
8.7	General Health and Safety/Other Interior Hazards Outlets in entire house - open ground - repair/replace 12/29/22 all out lets were change through unit, 1outlet has no, power top first prong/ replace ;LOC first left outlet upon entry	O

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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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1/16/2023

FAILED INSPECTION NOTICE

First Presbyterian Church
3415 Barrett Ave
Richmond, CA 94805-2139

Property:
535 35TH ST
RICHMOND, CA 94805-2123-

PropID:
Client ID: 4823

Dear Owner/Agent,

This letter is to inform you that your property at **535 35TH ST RICHMOND, CA 94805-2123** failed the Housing Quality Standards (HQS) inspection on 12/29/2022.

A re-inspection has been scheduled for 02/13/2023 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 repair/ toilet not fully secured to flooring	O

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