



12/14/2023

**FAILED INSPECTION NOTICE**

Li B Lai  
1762 40Th Ave  
San Francisco, CA 94122

Property:  
2833 ANDRADE AVE  
RICHMOND, CA 94804-1228-

PropID:  
Client ID: 14162

Dear Owner/Agent,

This letter is to inform you that your property at **2833 ANDRADE AVE RICHMOND, CA 94804-1228** **failed** the Housing Quality Standards (HQS) inspection on 12/05/2023.

**A re-inspection has been scheduled for 01/19/2024 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>
7.4	Heating and Plumbing/Water Heater HWH discharge line must drain outside	O
5.3	Secondary Rooms/Electrical Hazards light in garage missing cover, install	O
3.3	Bathroom/Electrical Hazards light switch cover broken, replace	O
3.8	Bathroom/Floor Condition floor sinking down around toilet, replace floor	O
8.7	General Health and Safety/Other Interior Hazards install co detector in family room, room has enclosed heater	O
1.7	Living Room/Wall Condition door peeling paint livingroom	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



12/14/2023

**FAILED INSPECTION NOTICE**

Jorge Chavez  
Po Box 20146  
El Sobrante, CA 94820

Property:  
432 S 29TH ST  
RICHMOND, CA 94804-2918-

PropID:  
Client ID: 9992

Dear Owner/Agent,

This letter is to inform you that your property at **432 S 29TH ST RICHMOND, CA 94804-2918** failed the Housing Quality Standards (HQS) inspection on 12/05/2023.

**A re-inspection has been scheduled for 01/19/2024 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>
1.1	Living Room/Living Room Present 12/5/23 unit is under renovations, unable to perform full inspection, unit must be ready by next inspection	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