



12/14/2023

**FAILED INSPECTION NOTICE**

Admasu Tegegne  
1534 Commerce Way  
Oakland, CA 94606-3941

Property:  
514 CHESLEY AVE  
RICHMOND, CA 94801-1544-

PropID:  
Client ID: 2525

Dear Owner/Agent,

This letter is to inform you that your property at **514 CHESLEY AVE RICHMOND, CA 94801-1544** failed the Housing Quality Standards (HQS) inspection on 12/07/2023.

**A re-inspection has been scheduled for 01/18/2024 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>
2.3	Kitchen/Electrical Hazards install GFI outlet,safety hazard	O
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
3.6	Bathroom/Ceiling Condition evidence of water damage, repair	O
7.4	Heating and Plumbing/Water Heater no access, owner must provide access to water heater	O



12/14/2023

**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



12/14/2023

**FAILED INSPECTION NOTICE**

Felicia Wilkes  
335 Radcliffe Dr  
Vallejo, CA 94589-3625

Property:  
14 BARRETT AVE  
RICHMOND, CA 94801-2649-

PropID:  
Client ID: 4775

Dear Owner/Agent,

This letter is to inform you that your property at **14 BARRETT AVE RICHMOND, CA 94801-2649** failed the Housing Quality Standards (HQS) inspection on 12/07/2023.

**A re-inspection has been scheduled for 01/18/2024 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>
3.5	Bathroom/Window Condition window will not stay up as designed, repair/replace	O
3.3	Bathroom/Electrical Hazards install GFI outlets, safety hazard	O
2.3	Kitchen/Electrical Hazards install GFci outlet, safety hazard	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector inoperable	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O



12/14/2023

**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



12/14/2023

**FAILED INSPECTION NOTICE**

Avonti R Lindsay  
170 Travalini Ct  
El Sobrante, CA 94803-2664

Property:  
220 BARRETT AVE  
RICHMOND, CA 94801-2682-

PropID:  
Client ID: 14200

Dear Owner/Agent,

This letter is to inform you that your property at **220 BARRETT AVE RICHMOND, CA 94801-2682** **failed** the Housing Quality Standards (HQS) inspection on 12/07/2023.

**A re-inspection has been scheduled for 01/18/2024 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>
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.	O
2.12	Kitchen/Sink kitchen countertop/backsplash deteriorating, repair	O
2.8	Kitchen/Floor Condition floor deteriorating, replace	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite, repair	O
8.4	General Health and Safety/Garbage and Debris clean yard and remove excessive debris from garage /backyard	O



12/14/2023

**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



12/14/2023

**FAILED INSPECTION NOTICE**

Javier & Guillermina Rosas  
1844 Lupine Rd  
Hercules, CA 94547

Property:  
501 22ND ST  
RICHMOND, CA 94801-3368-

PropID:  
Client ID: 17375

Dear Owner/Agent,

This letter is to inform you that your property at **501 22ND ST RICHMOND, CA 94801-3368** failed the Housing Quality Standards (HQS) inspection on 12/07/2023.

**A re-inspection has been scheduled for 01/18/2024 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>
8.7	General Health and Safety/Other Interior Hazards common area co detector and smoke detectors inoperable, repair	O
2.3	Kitchen/Electrical Hazards install GFI outlet, safety hazard	O
3.3	Bathroom/Electrical Hazards install GFI outlet, 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



12/14/2023

**FAILED INSPECTION NOTICE**

Oakridge University Llc  
ACCESS PROPERTY MANAGEMENT  
1486 Rose St  
Berkeley, CA 94702

Property:  
208 28TH ST  
RICHMOND, CA 94804-3044-

PropID:  
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **208 28TH ST RICHMOND, CA 94804-3044** failed the Housing Quality Standards (HQS) inspection on 12/07/2023.

**A re-inspection has been scheduled for 01/19/2024 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>
7.4	Heating and Plumbing/Water Heater HWH discharge line must run outside	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





12/14/2023

**FAILED INSPECTION NOTICE**

Oakridge University Llc  
ACCESS PROPERTY MANAGEMENT  
1486 Rose St  
Berkeley, CA 94702

Property:  
2830 NICHOLL CT  
RICHMOND, CA 94804-3048-

PropID:  
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2830 NICHOLL CT RICHMOND, CA 94804-3048** **failed** the Housing Quality Standards (HQS) inspection on 12/07/2023.

**A re-inspection has been scheduled for 01/19/2024 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>
7.4	Heating and Plumbing/Water Heater install HWH discharge line and run outside	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



12/14/2023

**FAILED INSPECTION NOTICE**

Oakridge University Llc  
ACCESS PROPERTY MANAGEMENT  
1486 Rose St  
Berkeley, CA 94702

Property:  
2828 MACDONALD AVE  
RICHMOND, CA 94804-3051-

PropID:  
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2828 MACDONALD AVE RICHMOND, CA 94804-3051** failed the Housing Quality Standards (HQS) inspection on 12/07/2023.

**A re-inspection has been scheduled for 01/19/2024 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>
3.7	Bathroom/Wall Condition wall peeling paint, repair	O
7.4	Heating and Plumbing/Water Heater HWH discharge line must run outside	O
1.3	Living Room/Electrical Hazards cover light fixture in hallway	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



12/14/2023

**FAILED INSPECTION NOTICE**

George E & Lorraine Mahley  
Ohanks Management  
5054 El Portal Dr Suite C  
El Sobrante, CA 94803

Property:  
647 KERN ST  
RICHMOND, CA 94805-1913-

PropID:  
Client ID: 12161

Dear Owner/Agent,

This letter is to inform you that your property at **647 KERN ST RICHMOND, CA 94805-1913** failed the Housing Quality Standards (HQS) inspection on 12/07/2023.

**A re-inspection has been scheduled for 01/18/2024 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>
3.12	Bathroom/Tub or Shower hot water knob leaking, hallway bath, repair	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