



12/14/2023

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 103
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 103 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 12/08/2023.

A re-inspection has been scheduled for 01/22/2024 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>
1.8	Living Room/Floor Condition carpet livingroom damaged, repair/replace	O
4.8	Other Rooms/Floor Condition carpet damaged, repair/replace	O
3.3	Bathroom/Electrical Hazards outlet loose, repair	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

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 107
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 107 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 12/08/2023.

A re-inspection has been scheduled for 01/22/2024 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>
3.3	Bathroom/Electrical Hazards install GFci 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.

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Residential Rental Inspections Program



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Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 201
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 201 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 12/08/2023.

A re-inspection has been scheduled for 01/22/2024 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 GFci outlet, safety hazard	O

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Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 302
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 302 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 12/08/2023.

A re-inspection has been scheduled for 01/22/2024 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>
3.3	Bathroom/Electrical Hazards install GFci outlet,safety hazard	O
3.12	Bathroom/Tub or Shower 1. tub rusting, repair/resurface, 2. recaulk around tub	O
4.3	Other Rooms/Electrical Hazards bedroom light in hall inop,repair	O

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Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 213
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 213 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 12/08/2023.

A re-inspection has been scheduled for 01/22/2024 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit	O
	1. sink rusting, repair/resurface	
	2. faucet dripping constantly, repair	

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Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 308
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 308 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 12/08/2023.

A re-inspection has been scheduled for 01/22/2024 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>
3.3	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.

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Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 411
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 411 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 12/08/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven replace drip pans, deteriorating	O
2.3	Kitchen/Electrical Hazards install GFI outlet, safety hazard	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O



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FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 608
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 608 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 12/08/2023.

A re-inspection has been scheduled for 01/22/2024 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit resurface tub, peeling	O
2.3	Kitchen/Electrical Hazards install GFI outlet, safety hazard	O
4.7	Other Rooms/Wall Condition repair hole in wall	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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Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 512
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 512 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 12/08/2023.

A re-inspection has been scheduled for 01/22/2024 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
8.7	General Health and Safety/Other Interior Hazards install dummy spaces in fuse box	O
3.12	Bathroom/Tub or Shower 1. tub rusting , resurface 2. tub enclosure cracked, repair	O



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Residential Rental Inspections Program



12/14/2023

FAILED INSPECTION NOTICE

Sandesh Siwakoti
1613 Bayo Vista Ave
San Pablo, CA 94806

Property:
254 S 43RD ST
RICHMOND, CA 94804-3406-

PropID:
Client ID: 19141

Dear Owner/Agent,

This letter is to inform you that your property at **254 S 43RD ST RICHMOND, CA 94804-3406** failed the Housing Quality Standards (HQS) inspection on 12/08/2023.

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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rear staircase has rotten/loose boards and nails pulling up, repair/replace	O
3.3	Bathroom/Electrical Hazards replace rusting light fixture	O
3.7	Bathroom/Wall Condition wall peeling paint, repair	O
3.5	Bathroom/Window Condition window sill evidence of water damage, repair	O
2.12	Kitchen/Sink bottom of cabinet under sink,water damaged, repair	O



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