



1/16/2024

FAILED INSPECTION NOTICE

Calvin Lam
2055 28Th Ave
San Francisco, CA 94116

Property:
225 2ND ST
RICHMOND, CA 94801-3448-

PropID:
Client ID: 18547

Dear Owner/Agent,

This letter is to inform you that your property at **225 2ND ST RICHMOND, CA 94801-3448** failed the Housing Quality Standards (HQS) inspection on 12/21/2023.

A re-inspection has been scheduled for 02/13/2024 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>
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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



1/16/2024

FAILED INSPECTION NOTICE

Dean Halpern
64 Bothin Rd
Fairfax Ca 94930
Fairfax, CA 94930

Property:
3034 FLORIDA AVE
RICHMOND, CA 94804-3169-

PropID:
Client ID: 11403

Dear Owner/Agent,

This letter is to inform you that your property at **3034 FLORIDA AVE RICHMOND, CA 94804-3169** **failed** the Housing Quality Standards (HQS) inspection on 12/21/2023.

A re-inspection has been scheduled for 02/13/2024 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>
3.3	Bathroom/Electrical Hazards Install GFI outlets house and studio	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1. Toilet leaking house and studio 2. Toilet loose house and studio 3. Toilet running constantly,house	O
2.10	Kitchen/Stove or Range with Oven All burners must self-ignite. Studio	O
2.11	Kitchen/Refrigerator Refrigerator not working as designed/not cooling. Replace/repair	O
3.12	Bathroom/Tub or Shower 1. Install overflow cover house hallway bath 2. Excessive black discoloration/deterioration master bath shower enclosure, repair/replace	O
4.4	Other Rooms/Security Repair gaps around rear master bedroom exit door. Allowing cold air inside.	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program