



1/22/2025

FAILED INSPECTION NOTICE

James C Jr & Mary V Moore
6539 Arlington Blvd
Richmond, CA 94805

Property:
3932 CENTER AVE
RICHMOND, CA 94804-3319-

PropID:
Client ID: 8290

Dear Owner/Agent,

This letter is to inform you that your property at **3932 CENTER AVE RICHMOND, CA 94804-3319** **failed** the Housing Quality Standards (HQS) inspection on 12/27/2024.

A re-inspection has been scheduled for 02/21/2025 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>
2.10	Kitchen/Stove or Range with Oven venthood missing grease screen and has exposed electrical wires, repair/replace	O
3.6	Bathroom/Ceiling Condition remove black discoloration	O
3.7	Bathroom/Wall Condition remove black discoloration	O
4.5	Other Rooms/Window Condition rear right bedroom window lock inoperable, repair or replace	O
8.7	General Health and Safety/Other Interior Hazards Remove old smoke detector bases from living room ceiling and hallway	O



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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



1/22/2025

FAILED INSPECTION NOTICE

Wennie Ji
140 S Van Ness Ave Unit 201
San Francisco, CA 94103-2583

Property:
633 S 24TH ST Apt 2
RICHMOND, CA 94804-3953-

PropID:
Client ID: 9752

Dear Owner/Agent,

This letter is to inform you that your property at **633 S 24TH ST Apt 2 RICHMOND, CA 94804-3953** **failed** the Housing Quality Standards (HQS) inspection on 12/27/2024.

A re-inspection has been scheduled for 02/21/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.3	Other Rooms/Electrical Hazards Replace missing light fixture cover	O
4.10	Other Rooms/Smoke Detectors Replace missing smoke detector in rear right bedroom, base present	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Hot water knob missing, replace	O
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	O
8.7	General Health and Safety/Other Interior Hazards Replace missing outlet cover located between bedrooms in hallway	O
8.4	General Health and Safety/Garbage and Debris Remove old refrigerator and excessive clutter/recycling from yard	T
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in unit, gas appliances present	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanently mounted heat source inside of unit that supplies adequate to heat unit. Owner may install electric baseboard heaters in common area and bedrooms as there is no heater inside of unit.	O
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair	O
	Stove burners not self lighting, repair	
5.2	Secondary Rooms/Security Remove keyed entry lock on bedroom located by kitchen	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



1/22/2025

FAILED INSPECTION NOTICE

Wennie Ji
140 S Van Ness Ave Unit 201
San Francisco, CA 94103-2583

Property:
633 S 24TH ST Apt 1
RICHMOND, CA 94804-3953-

PropID:
Client ID: 9752

Dear Owner/Agent,

This letter is to inform you that your property at **633 S 24TH ST Apt 1 RICHMOND, CA 94804-3953** **failed** the Housing Quality Standards (HQS) inspection on 12/27/2024.

A re-inspection has been scheduled for 02/21/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.3	Living Room/Electrical Hazards Replace missing light fixture cover	O
1.5	Living Room/Window Condition No access to window as it is blocked by bed, tenant to move furniture blocking access to window	T
1.7	Living Room/Wall Condition Complete repairs to walls, walls are not finished	O
4.3	Other Rooms/Electrical Hazards Replace missing light fixture cover	O
4.4	Other Rooms/Security Remove keyed entry lock on bedroom door	O
4.5	Other Rooms/Window Condition No access to window, tenant to clear items to allow access to window	T
2.12	Kitchen/Sink Garbage disposal inoperable, repair/replace or remove	O
2.10	Kitchen/Stove or Range with Oven Oven inoperable, repair or replace Tenant to remove foil from stove as it can retain oil/grease and become fire hazard	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present	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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Sincerely,

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Residential Rental Inspections Program



1/22/2025

FAILED INSPECTION NOTICE

Matthew & Hanny Indrajana
2108 Pollock Ct
Davis, CA 95618-7620

Property:
173 LAKESHORE CT
RICHMOND, CA 94804-4598-

PropID:
Client ID: 2344

Dear Owner/Agent,

This letter is to inform you that your property at **173 LAKESHORE CT RICHMOND, CA 94804-4598** **failed** the Housing Quality Standards (HQS) inspection on 12/27/2024.

A re-inspection has been scheduled for 02/21/2025 between 09:00AM and 12:00PM.

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<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 Replace missing common area smoke detector	O
4.10	Other Rooms/Smoke Detectors Replace missing smoke detector in rear bedroom	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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Sincerely,

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Residential Rental Inspections Program



1/22/2025

FAILED INSPECTION NOTICE

Paul W Tre King
1060 Masonic Ave
Albany, CA 94804

Property:
87 MARINA LAKES DR
RICHMOND, CA 94804-7450-

PropID:
Client ID: 17191

Dear Owner/Agent,

This letter is to inform you that your property at **87 MARINA LAKES DR RICHMOND, CA 94804-7450** **failed** the Housing Quality Standards (HQS) inspection on 12/27/2024.

A re-inspection has been scheduled for 02/21/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.3	Bathroom/Electrical Hazards Outlet has hot/neutral reverse, repair	O
2.12	Kitchen/Sink Garbage disposal inoperable, repair/replace or remove	O
4.3	Other Rooms/Electrical Hazards Outlet across from entry has no power, repair	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



1/22/2025

FAILED INSPECTION NOTICE

Yi Wang
16 Seagull Dr
Richmond, CA 94804-7407

Property:
2147 SAND DOLLAR DR
RICHMOND, CA 94804-7484-

PropID:
Client ID: 3354

Dear Owner/Agent,

This letter is to inform you that your property at **2147 SAND DOLLAR DR RICHMOND, CA 94804-7484** failed the Housing Quality Standards (HQS) inspection on 12/27/2024.

A re-inspection has been scheduled for 02/21/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition Left bedroom level 2 window lock inoperable/damaged, repair or replace	O

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Sincerely,

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