



1/16/2024

**FAILED INSPECTION NOTICE**

Joel G Tre Nelson  
81 Whitney St  
San Francisco, CA 94611-4135

Property:  
2708 ESMOND AVE  
RICHMOND, CA 94804-1312-

PropID:  
Client ID: 16591

Dear Owner/Agent,

This letter is to inform you that your property at **2708 ESMOND AVE RICHMOND, CA 94804-1312** **failed** the Housing Quality Standards (HQS) inspection on 01/11/2024.

**A re-inspection has been scheduled for 02/16/2024 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>
2.10	Kitchen/Stove or Range with Oven RF burner will not ignite,repair	O
6.4	Building Exterior/Condition of Exterior Surfaces finish repair to house,under renovation	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



1/16/2024

**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



1/16/2024

**FAILED INSPECTION NOTICE**

Emilio Cano  
2523 17Th St  
San Pablo, CA 94806-2842

Property:  
616 FLORIDA AVE  
RICHMOND, CA 94804-2332-

PropID:  
Client ID: 9960

Dear Owner/Agent,

This letter is to inform you that your property at **616 FLORIDA AVE RICHMOND, CA 94804-2332** failed the Housing Quality Standards (HQS) inspection on 01/11/2024.

**A re-inspection has been scheduled for 02/16/2024 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
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair/replace	O
4.6	Other Rooms/Celing Condition remove excessive black discoloration	O
3.3	Bathroom/Electrical Hazards replace deteriorating/rusting light fixture	O
3.12	Bathroom/Tub or Shower remove rust from tub	O
3.5	Bathroom/Window Condition remove excessive black discoloration	O



1/16/2024

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Residential Rental Inspections Program



1/16/2024

## FAILED INSPECTION NOTICE

Anju Maharjan  
Krishna Maharjan  
3519 Wall Ave  
Richmond, CA 94804

Property:  
1516 OHIO AVE  
RICHMOND, CA 94804-2548-

PropID:  
Client ID: 14239

Dear Owner/Agent,

This letter is to inform you that your property at **1516 OHIO AVE RICHMOND, CA 94804-2548** failed the Housing Quality Standards (HQS) inspection on 01/11/2024.

**A re-inspection has been scheduled for 02/16/2024 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
2.13	Kitchen/Space for Storage, Prep and Serving cabinet drawer broken, repair	O
4.7	Other Rooms/Wall Condition remove excessive black discoloration	O
4.5	Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.	O
	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.	
3.3	Bathroom/Electrical Hazards install GFI outlet,safety hazard	O
3.5	Bathroom/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
3.7	Bathroom/Wall Condition remove excessive black discoloration	O



1/16/2024

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Sincerely,

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Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

Norma Geraldine Jett  
Debora Jett  
10828 Pleasant Valley Cir  
Stockton, CA 95209-3722

Property:  
3605 WALLER AVE  
RICHMOND, CA 94804-3224-

PropID:  
Client ID: 10410

Dear Owner/Agent,

This letter is to inform you that your property at **3605 WALLER AVE RICHMOND, CA 94804-3224** **failed** the Housing Quality Standards (HQS) inspection on 01/11/2024.

**A re-inspection has been scheduled for 02/16/2024 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 install common area smoke and co detector	O
2.3	Kitchen/Electrical Hazards install GF outlet, safety hazard	O
3.3	Bathroom/Electrical Hazards install GFI outlet, safety hazard	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not flushing as designed, repair	O



1/16/2024

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Sincerely,

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Residential Rental Inspections Program





1/16/2024

**FAILED INSPECTION NOTICE**

Wen Jing He  
Compass Property Management  
3060 El Cerrito Plaza #178  
El Cerrito, CA 94530

Property:  
3713 FLORIDA AVE Apt 3  
RICHMOND, CA 94804-3320-

PropID:  
Client ID: 17110

Dear Owner/Agent,

This letter is to inform you that your property at **3713 FLORIDA AVE Apt 3 RICHMOND, CA 94804-3320** failed the Housing Quality Standards (HQS) inspection on 01/11/2024.

**A re-inspection has been scheduled for 02/16/2024 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>
2.12	Kitchen/Sink Disposal not functioning.	O
7.4	Heating and Plumbing/Water Heater No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.	O

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Sincerely,

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Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

Kid Leung  
21 Fairview Pl  
Millbrae, CA 94804-3462

Property:  
4704 WALL AVE  
RICHMOND, CA 94804-3462-

PropID:  
Client ID: 16632

Dear Owner/Agent,

This letter is to inform you that your property at **4704 WALL AVE RICHMOND, CA 94804-3462** failed the Housing Quality Standards (HQS) inspection on 01/11/2024.

**A re-inspection has been scheduled for 02/16/2024 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>
2.10	Kitchen/Stove or Range with Oven LF burner inop, electric stove	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable, cover off and not connected to gas, repair/replace heater	O
7.4	Heating and Plumbing/Water Heater water heater release valve pipe can not drain into utility sink, must drain outside, safety hazard	O



1/16/2024

**FAILED INSPECTION NOTICE**

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Sincerely,

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Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

Kid Leung  
21 Fairview Pl  
Millbrae, CA 94804-3462

Property:  
4708 WALL AVE  
RICHMOND, CA 94804-3462-

PropID:  
Client ID: 16632

Dear Owner/Agent,

This letter is to inform you that your property at **4708 WALL AVE RICHMOND, CA 94804-3462** failed the Housing Quality Standards (HQS) inspection on 01/11/2024.

**A re-inspection has been scheduled for 02/16/2024 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>
4.6	Other Rooms/Celing Condition repair cracking on ceiling	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable, 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



1/16/2024

**FAILED INSPECTION NOTICE**

Ben D Xiao  
35404 Baldwin Pl  
Fremont, CA 94536-3307

Property:  
5334 CREELY AVE  
RICHMOND, CA 94804-4743-

PropID:  
Client ID: 11191

Dear Owner/Agent,

This letter is to inform you that your property at **5334 CREELY AVE RICHMOND, CA 94804-4743** failed the Housing Quality Standards (HQS) inspection on 01/11/2024.

**A re-inspection has been scheduled for 02/16/2024 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 Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.	O
5.3	Secondary Rooms/Electrical Hazards install outlet coverplate in laundryroom for washing machine	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.	O



1/16/2024

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Sincerely,

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Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

Wen Jing He  
Compass Property Management  
3060 El Cerrito Plaza #178  
El Cerrito, CA 94530

Property:  
5415 CARL AVE  
RICHMOND, CA 94804-4917-

PropID:  
Client ID: 17110

Dear Owner/Agent,

This letter is to inform you that your property at **5415 CARL AVE RICHMOND, CA 94804-4917** failed the Housing Quality Standards (HQS) inspection on 01/11/2024.

**A re-inspection has been scheduled for 02/16/2024 between 11:00AM and 02:00PM.**

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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 common area smoke detector inoperable, repair	O

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1/16/2024

**FAILED INSPECTION NOTICE**

Douglas E Harbo  
Po Box 16078  
South Lake Tahoe, CA 96151

Property:  
1326 SANTA CLARA ST  
RICHMOND, CA 94804-4951-

PropID:  
Client ID: 11673

Dear Owner/Agent,

This letter is to inform you that your property at **1326 SANTA CLARA ST RICHMOND, CA 94804-4951** **failed** the Housing Quality Standards (HQS) inspection on 01/11/2024.

**A re-inspection has been scheduled for 02/16/2024 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.13	Kitchen/Space for Storage, Prep and Serving wood trim on front of sink deteriorating, repair/replace. water damaged	O
4.7	Other Rooms/Wall Condition repair peeling paint	O
3.12	Bathroom/Tub or Shower resurface/repair tub worn to metal/rusting	O
8.7	General Health and Safety/Other Interior Hazards 1. common area smoke detector inoperable  2. install co detector	O
2.4	Kitchen/Security door leading to garage knob broken, replace	O





1/16/2024

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City of Richmond  
Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

Efrossini Koutsoukis  
6324 Arlington Blvd  
Richmond, CA 94804-5004

Property:  
1318 S 59TH ST  
RICHMOND, CA 94804-5004-

PropID:  
Client ID: 14740

Dear Owner/Agent,

This letter is to inform you that your property at **1318 S 59TH ST RICHMOND, CA 94804-5004** failed the Housing Quality Standards (HQS) inspection on 01/11/2024.

**A re-inspection has been scheduled for 02/16/2024 between 11:00AM and 02:00PM.**

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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 install GFci outlet	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
2.3	Kitchen/Electrical Hazards install GFci outlets, safety hazard	O



1/16/2024

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Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

Kazuhiro David Tre Sakurai  
747 Everett St  
El Cerrito, CA 94530

Property:  
5634 BURLINGAME AVE  
RICHMOND, CA 94804-5206-

PropID:  
Client ID: 14456

Dear Owner/Agent,

This letter is to inform you that your property at **5634 BURLINGAME AVE RICHMOND, CA 94804-5206** failed the Housing Quality Standards (HQS) inspection on 01/11/2024.

**A re-inspection has been scheduled for 02/16/2024 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
5.2	Secondary Rooms/Security laundryroom door will not open, repair	O
7.4	Heating and Plumbing/Water Heater no access to water heater,	O

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