



1/30/2025

**FAILED INSPECTION NOTICE**

Tomas Torres  
229 Willow Ave  
South San Francisco, CA 94080

Property:  
3009 LOWELL AVE  
RICHMOND, CA 94804-

PropID:  
Client ID: 15071

Dear Owner/Agent,

This letter is to inform you that your property at **3009 LOWELL AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/16/2025.

**A re-inspection has been scheduled for 02/25/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable, repair	O
3.7	Bathroom/Wall Condition wall peeling paint next to window,repair	O
2.5	Kitchen/Window Condition screen tattered on window above sink, repair	O



1/30/2025

**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



1/30/2025

**FAILED INSPECTION NOTICE**

Eric Ruibo Liu  
124 Gaven St  
San Francisco, CA 94134

Property:  
2413 MARICOPA AVE  
RICHMOND, CA 94804-1009-

PropID:  
Client ID: 15823

Dear Owner/Agent,

This letter is to inform you that your property at **2413 MARICOPA AVE RICHMOND, CA 94804-1009** **failed** the Housing Quality Standards (HQS) inspection on 01/16/2025.

**A re-inspection has been scheduled for 02/25/2025 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>
3.3	Bathroom/Electrical Hazards install Gfi rear bathroom	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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Eric Ruibo Liu  
124 Gaven St  
San Francisco, CA 94134

Property:  
2415 MARICOPA AVE  
RICHMOND, CA 94804-1009-

PropID:  
Client ID: 15823

Dear Owner/Agent,

This letter is to inform you that your property at **2415 MARICOPA AVE RICHMOND, CA 94804-1009** **failed** the Housing Quality Standards (HQS) inspection on 01/16/2025.

**A re-inspection has been scheduled for 02/25/2025 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>
1.6	Living Room/Ceiling Condition evidence of water damage, repair	O
2.10	Kitchen/Stove or Range with Oven oven inoperable, repair	O
2.3	Kitchen/Electrical Hazards replace burned outlet behind microwave	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
4.5	Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.	O



1/30/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Lido Cantarutti  
Ohanks Management  
5054 El Portal Dr Suite C  
El Sobrante, CA 94803

Property:  
830 31ST ST  
RICHMOND, CA 94804-1328-

PropID:  
Client ID: 7084

Dear Owner/Agent,

This letter is to inform you that your property at **830 31ST ST RICHMOND, CA 94804-1328** failed the Housing Quality Standards (HQS) inspection on 01/16/2025.

**A re-inspection has been scheduled for 02/25/2025 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>
2.13	Kitchen/Space for Storage, Prep and Serving kitchen cabinets peeling paint, repair	O
2.7	Kitchen/Wall Condition kitchen wall peeling paint, repair	O
1.7	Living Room/Wall Condition fireplace mantel peeling paint. repair	O
1.4	Living Room/Security screen door will not close as designed, repair/replace	O
8.7	General Health and Safety/Other Interior Hazards install common area co detector	O



1/30/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Lido Cantarutti  
Ohanks Management  
5054 El Portal Dr Suite C  
El Sobrante, CA 94803

Property:  
832 31ST ST  
RICHMOND, CA 94804-1328-

PropID:  
Client ID: 7084

Dear Owner/Agent,

This letter is to inform you that your property at **832 31ST ST RICHMOND, CA 94804-1328** failed the Housing Quality Standards (HQS) inspection on 01/16/2025.

**A re-inspection has been scheduled for 02/25/2025 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>
1.3	Living Room/Electrical Hazards 1. replace burned outlet behind tv	O
	2. hallway light fixture inoperable, repair	
1.5	Living Room/Window Condition window will not stay up without a prop, repair	O
3.12	Bathroom/Tub or Shower tub faucet leaking from knobs when on, repair	O
3.6	Bathroom/Ceiling Condition ceiling peeling paint, repair	O
8.7	General Health and Safety/Other Interior Hazards install common area co and smoke detectors	O
2.8	Kitchen/Floor Condition replace deteriorating kitchen flooring	O





1/30/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Carl N & Donna J Mythen  
Bartels Property Management  
3088 Pinole Valley Rd Suite B  
Pinole, CA 94564

Property:  
410 28TH ST Apt 2  
RICHMOND, CA 94804-1733-

PropID:  
Client ID: 6019

Dear Owner/Agent,

This letter is to inform you that your property at **410 28TH ST Apt 2 RICHMOND, CA 94804-1733** failed the Housing Quality Standards (HQS) inspection on 01/16/2025.

**A re-inspection has been scheduled for 02/25/2025 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>
4.5	Other Rooms/Window Condition check burglar bar quick release system not accessible during inspection.	O
8.4	General Health and Safety/Garbage and Debris remove excessive metal items from front side yard and side of garage, safety hazard	T

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,

City of Richmond  
Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Carl N & Donna J Mythen  
Bartels Property Management  
3088 Pinole Valley Rd Suite B  
Pinole, CA 94564

Property:  
410 28TH ST Apt 1  
RICHMOND, CA 94804-1733-

PropID:  
Client ID: 6019

Dear Owner/Agent,

This letter is to inform you that your property at **410 28TH ST Apt 1 RICHMOND, CA 94804-1733** failed the Housing Quality Standards (HQS) inspection on 01/16/2025.

**A re-inspection has been scheduled for 02/25/2025 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>
7.4	Heating and Plumbing/Water Heater pressure release valve pipe is disconnected, repair	O
2.6	Kitchen/Ceiling Condition ventilation screen on ceiling is full of grease, replace and check for leaking	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,

City of Richmond  
Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Laura Jane Thomas  
2822 Jo Ann Dr  
Richmond, CA 94806-2717

Property:  
256 S 12TH ST  
RICHMOND, CA 94804-2415-

PropID:  
Client ID: 4284

Dear Owner/Agent,

This letter is to inform you that your property at **256 S 12TH ST RICHMOND, CA 94804-2415** failed the Housing Quality Standards (HQS) inspection on 01/16/2025.

**A re-inspection has been scheduled for 02/25/2025 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 light fixture rusting, repair/replace	O
3.7	Bathroom/Wall Condition 1. soap dish broken on wall above tub, replace  2, repair wall next to tub, evidence of water damage	O
3.12	Bathroom/Tub or Shower 1. replace deteriorating caulking around tub  2. repair tub rusting and exposed metal	O
3.5	Bathroom/Window Condition remove black discoloration and peeling paint from window	O
4.7	Other Rooms/Wall Condition remove/ repair peeling paint on wall	O



1/30/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Dimitrios K Giannakis  
2686 Killarney Rd  
San Pablo, CA 94806-1615

Property:  
3018 FLORIDA AVE  
RICHMOND, CA 94804-3169-

PropID:  
Client ID: 4122

Dear Owner/Agent,

This letter is to inform you that your property at **3018 FLORIDA AVE RICHMOND, CA 94804-3169** **failed** the Housing Quality Standards (HQS) inspection on 01/16/2025.

**A re-inspection has been scheduled for 02/25/2025 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>
3.1	Bathroom/Bathroom Present downstairs bathroom window will not stay up, repair	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. downstairs 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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Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Antonio C Rodrigues Tre  
5720 Carlos Ave  
Richmond, CA 94804-4836

Property:  
5722 CARLOS AVE  
RICHMOND, CA 94804-4836-

PropID:  
Client ID: 6333

Dear Owner/Agent,

This letter is to inform you that your property at **5722 CARLOS AVE RICHMOND, CA 94804-4836** **failed** the Housing Quality Standards (HQS) inspection on 01/16/2025.

**A re-inspection has been scheduled for 02/25/2025 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 outlet	O
3.7	Bathroom/Wall Condition wall peeling paint, repair	O
3.12	Bathroom/Tub or Shower tub rusting, repair	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit replace worn toilet seat	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector inoperable, repair	O



1/30/2025

**FAILED INSPECTION NOTICE**

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