



1/30/2025

**FAILED INSPECTION NOTICE**

Joaquin Rodriguez  
5735 McBryde Ave  
Richmond, CA 94805

Property:  
323 21ST ST  
RICHMOND, CA 94801-3361-

PropID:  
Client ID: 6340

Dear Owner/Agent,

This letter is to inform you that your property at **323 21ST ST RICHMOND, CA 94801-3361** failed the Housing Quality Standards (HQS) inspection on 01/17/2025.

**A re-inspection has been scheduled for 02/27/2025 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> |
|-------------|--|---------------------|
| 2.10        | Kitchen/Stove or Range with Oven<br>Range hood and oven light inoperable, repair | O                   |
| 1.3         | Living Room/Electrical Hazards<br>LIVING ROOM OUTLETS HAVE OPEN GROUNDS, REPAIR  | O                   |
| 4.3         | Other Rooms/Electrical Hazards<br>Outlets have open grounds, repair              | O                   |



1/30/2025

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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**

Irene J Victor  
851 Alma Pl  
Oakland, CA 94610-2546

Property:  
5586 CABRILLO NORTE  
RICHMOND, CA 94803-3877-

PropID:  
Client ID: 7137

Dear Owner/Agent,

This letter is to inform you that your property at **5586 CABRILLO NORTE RICHMOND, CA 94803-3877** failed the Housing Quality Standards (HQS) inspection on 01/17/2025.

**A re-inspection has been scheduled for 02/25/2025 between 01:00PM and 04:00PM.**

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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<br>Install GFI outlet in lower level bathroom by sink  | O                   |
| 8.1         | General Health and Safety/Access to Unit<br>Patio light by garage inoperable, repair<br><br>Install light cover on exterior patio light by sliding doors | O                   |
| 4.5         | Other Rooms/Window Condition<br>Window lock inoperable, repair   | O                   |



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Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Joaquin Rodriguez  
5735 McBryde Ave  
Richmond, CA 94805

Property:  
550 24TH ST  
RICHMOND, CA 94804-1651-

PropID:  
Client ID: 6340

Dear Owner/Agent,

This letter is to inform you that your property at **550 24TH ST RICHMOND, CA 94804-1651** failed the Housing Quality Standards (HQS) inspection on 01/17/2025.

**A re-inspection has been scheduled for 02/27/2025 between 01:00PM and 04:00PM.**

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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<br>Burners not self lighting, repair                        | T                   |
| 3.6         | Bathroom/Ceiling Condition<br>Clean discoloration on ceiling                                 | T                   |
| 4.4         | Other Rooms/Security<br>Remove keyed entry lock from bedroom door                            | T                   |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair              | O                   |
| 8.7         | General Health and Safety/Other Interior Hazards<br>Install carbon monoxide detector in unit | O                   |



1/30/2025

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Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Joaquin Rodriguez  
5735 McBryde Ave  
Richmond, CA 94805

Property:  
929 WILSON AVE  
RICHMOND, CA 94805-1350-

PropID:  
Client ID: 6340

Dear Owner/Agent,

This letter is to inform you that your property at **929 WILSON AVE RICHMOND, CA 94805-1350** failed the Housing Quality Standards (HQS) inspection on 01/17/2025.

**A re-inspection has been scheduled for 02/27/2025 between 01:00PM and 04:00PM.**

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1/30/2025

**FAILED INSPECTION NOTICE**

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>   | <u>Tenant/Owner</u> |
|-------------|---|---------------------|
| 1.8         | Living Room/Floor Condition<br>Carpet is coming apart in multiple places, repair  | O                   |
| 2.10        | Kitchen/Stove or Range with Oven<br>Burners not self lighting, repair   | O                   |
| 2.3         | Kitchen/Electrical Hazards<br>Install GFI protected outlet in kitchen by sink   | O                   |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heating system disassembled, repair as unit must have functioning heat system.  | O                   |
| 8.10        | General Health and Safety/Site and Neighborhood Conditions<br>Tenant to secure building supplies (ladders) and put hazardous materials and propane tanks in secured storage                                     | T                   |
| 8.1         | General Health and Safety/Access to Unit<br>Install front interior door sweep to prevent air/light intrusion  | O                   |
| 4.8         | Other Rooms/Floor Condition<br>Carpet torn at entry, repair   | O                   |
| 4.3         | Other Rooms/Electrical Hazards<br>Outlets have open grounds, repair   | O                   |
| 4.4         | Other Rooms/Security<br>Remove key entry lock from bedroom door   | T                   |
| 5.2         | Secondary Rooms/Security<br>Remove keyed entry lock from lower level bedroom door<br><br>Remove keyed entry lock from lower level storage room<br><br>Install door knob and hardware on lower level closet door | O                   |
| 5.3         | Secondary Rooms/Electrical Hazards<br>Replace missing outlet cover on rear wall<br><br>Replace cracked receptacle in lower level bedroom located across from bed  | O                   |





1/30/2025

**FAILED INSPECTION NOTICE**

5.4 Secondary Rooms/Other Potential Hazardous Features

T

Tenant to clear items blocking clear path window (fire exit) on lower level room used for storage. Exterior side of window blocked by tenants items.

Owner to repair carpet which is torn on multiple places on lower level, Entry to bedroom and in front of doors on lower level.

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Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Javier & Juanita L Mejia  
678 11Th St  
Richmond, CA 94801-2722

Property:  
355 35TH ST  
RICHMOND, CA 94805-2166-

PropID:  
Client ID: 10647

Dear Owner/Agent,

This letter is to inform you that your property at **355 35TH ST RICHMOND, CA 94805-2166** failed the Housing Quality Standards (HQS) inspection on 01/17/2025.

**A re-inspection has been scheduled for 02/28/2025 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> |
|-------------|--|---------------------|
| 5.2         | Secondary Rooms/Security<br>remove key entry lock on interior storage room<br><br>Install turn style door knob on garage door leading to interior, owner to<br>remove deadbolt style lock that doesnt turn to open | O                   |

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Sincerely,

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Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Benito Barajas  
363 Beck St  
Richmond, CA 94804

Property:  
4301 BELL WAY  
RICHMOND, CA 94806-1709-

PropID:  
Client ID: 8354

Dear Owner/Agent,

This letter is to inform you that your property at **4301 BELL WAY RICHMOND, CA 94806-1709** failed the Housing Quality Standards (HQS) inspection on 01/17/2025.

**A re-inspection has been scheduled for 02/28/2025 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> |
|-------------|--|---------------------|
| 4.4         | Other Rooms/Security<br>Remove keyed entry lock from bedroom door              | O                   |
| 4.5         | Other Rooms/Window Condition<br>Tenant to move items blocking access to window | T                   |

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Malkiat S & Harbans K Gohal  
2433 Crocker Way  
Antioch, CA 94531

Property:  
3942 SELMI GROVE  
RICHMOND, CA 94806-1864-

PropID:  
Client ID: 5324

Dear Owner/Agent,

This letter is to inform you that your property at **3942 SELMI GROVE RICHMOND, CA 94806-1864** **failed** the Housing Quality Standards (HQS) inspection on 01/17/2025.

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| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>  | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 8.1         | General Health and Safety/Access to Unit<br>Garage door inoperable and wont open, repair   | O                   |
| 2.10        | Kitchen/Stove or Range with Oven<br>Clean excessive amount of grease splatter on stove and range hood  | T                   |
| 4.5         | Other Rooms/Window Condition<br>Tenant to move bed blocking access to only window in room (fire exit)  | T                   |
| 4.7         | Other Rooms/Wall Condition<br>Closet doors off track, repair   | T                   |
| 3.7         | Bathroom/Wall Condition<br>Repair multiple holes and damage to trim on bathroom walls on 2nd level,<br>tenants dogs have caused damage to walls per tenant and owner | O                   |
| 8.4         | General Health and Safety/Garbage and Debris<br>Tenant to address housekeeping issues throughout unit  | T                   |
| 8.7         | General Health and Safety/Other Interior Hazards<br>Light above washing machine inoperable, repair   | O                   |



1/30/2025

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Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Steven H V & Lily T Pham  
3115 Birmingham Dr  
Richmond, CA 94806-2634

Property:  
3111 BIRMINGHAM DR  
RICHMOND, CA 94806-2634-

PropID:  
Client ID: 11790

Dear Owner/Agent,

This letter is to inform you that your property at **3111 BIRMINGHAM DR RICHMOND, CA 94806-2634** failed the Housing Quality Standards (HQS) inspection on 01/17/2025.

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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<br>Clean excessive grease splatter on stove and range hood | T                   |

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Residential Rental Inspections Program



1/30/2025

**FAILED INSPECTION NOTICE**

Harnam & Beant Singh  
1059 Lassen St  
Richmond, CA 94805-1016

Property:  
2526 BUSH AVE  
RICHMOND, CA 94806-4530-

PropID:  
Client ID: 1168

Dear Owner/Agent,

This letter is to inform you that your property at **2526 BUSH AVE RICHMOND, CA 94806-4530** failed the Housing Quality Standards (HQS) inspection on 01/17/2025.

**A re-inspection has been scheduled for 02/28/2025 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> |
|-------------|---|---------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair   | O                   |
| 4.4         | Other Rooms/Security<br>Remove keyed entry lock on door   | O                   |
|             | Patio screen torn, repair   |                     |
| 3.6         | Bathroom/Ceiling Condition<br>Complete repairs and paint ceiling in bathroom #2 located in master bedroom   | O                   |
| 5.4         | Secondary Rooms/Other Potential Hazardous Features<br>Install smoke detector in room located off kitchen leading towards rear door, room is being used as a loft. | O                   |



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