



2/2/2026

FAILED INSPECTION NOTICE

Ying Tsung Cheung
741 39Th St
Richmond, CA 94805

Property:
543 18TH ST
RICHMOND, CA 94801-2813-

PropID:
Client ID: 1080

Dear Owner/Agent,

This letter is to inform you that your property at **543 18TH ST RICHMOND, CA 94801-2813** failed the Housing Quality Standards (HQS) inspection on 01/22/2026.

A re-inspection has been scheduled for 03/03/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

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



2/2/2026

FAILED INSPECTION NOTICE

Michael G & Karen Shaw
487 Las Colindas Dr
San Rafael, CA 94903-2408

Property:
324 WASHINGTON AVE
RICHMOND, CA 94801-3904-

PropID:
Client ID: 5858

Dear Owner/Agent,

This letter is to inform you that your property at **324 WASHINGTON AVE RICHMOND, CA 94801-3904** **failed** the Housing Quality Standards (HQS) inspection on 01/22/2026.

A re-inspection has been scheduled for 03/03/2026 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>
1.6	Living Room/Ceiling Condition Repair cracks on living room ceiling
4.6	Other Rooms/Celing Condition Repair large cracks on ceiling .
4.7	Other Rooms/Wall Condition Repair cracks on walls
5.4	Secondary Rooms/Other Potential Hazardous Features Repair cracks on dining room walls and ceiling.
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door, leads directly to outside of unit



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2/2/2026

FAILED INSPECTION NOTICE

Ruben Hernandez
2718 Grant Ave
Richmond, CA 94804

Property:
2900 RHEEM AVE
RICHMOND, CA 94804-1144-

PropID:
Client ID: 8385

Dear Owner/Agent,

This letter is to inform you that your property at **2900 RHEEM AVE RICHMOND, CA 94804-1144** failed the Housing Quality Standards (HQS) inspection on 01/22/2026.

A re-inspection has been scheduled for 03/02/2026 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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
4.4	Other Rooms/Security Install striker plate on door frame
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.4	Heating and Plumbing/Water Heater Secure water heater straps to wall
8.4	General Health and Safety/Garbage and Debris Remove clutter in rear yard
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector



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Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

Bu Guang & Jessica Deng Cen
675 20Th Ave
San Francisco, CA 94121-3831

Property:
1621 POTRERO AVE
RICHMOND, CA 94804-3828-

PropID:
Client ID: 9973

Dear Owner/Agent,

This letter is to inform you that your property at **1621 POTRERO AVE RICHMOND, CA 94804-3828** **failed** the Housing Quality Standards (HQS) inspection on 01/22/2026.

A re-inspection has been scheduled for 02/27/2026 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.

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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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2/2/2026

FAILED INSPECTION NOTICE

Gregory Jackson
5118 Woodmont Ct
Antioch, CA 94531-8148

Property:
831 S 45TH ST
RICHMOND, CA 94804-4412-

PropID:
Client ID: 5881

Dear Owner/Agent,

This letter is to inform you that your property at **831 S 45TH ST RICHMOND, CA 94804-4412** failed the Housing Quality Standards (HQS) inspection on 01/22/2026.

A re-inspection has been scheduled for 03/02/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security replace weather strip
1.5	Living Room/Window Condition replace screens
2.5	Kitchen/Window Condition replace missing screens
4.5	Other Rooms/Window Condition replace missing screens
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
4.4	Other Rooms/Security remove keylock
6.2	Building Exterior/Condition of Stairs, Rails, and Porches cracked cement steps and handrails leading to front door. broken front fence do not open and closed repair or replace.
6.4	Building Exterior/Condition of Exterior Surfaces chipping and paint on exterior of home
8.3	General Health and Safety/Evidence of Infestation evidence of roaches professional exterminator is required.
8.4	General Health and Safety/Garbage and Debris remove non-working vehicle garbage and debris from back yard.
8.6	General Health and Safety/Interior Stairs and Common Halls broken stair rails repair or replace repair broken light fixture over stairs
8.7	General Health and Safety/Other Interior Hazards replace smoke and co detector



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2/2/2026

FAILED INSPECTION NOTICE

Wendy Lin
1826 33Rd Ave
San Francisco, CA 94122-4106

Property:
5500 TEHAMA AVE
RICHMOND, CA 94804-5041-

PropID:
Client ID: 6990

Dear Owner/Agent,

This letter is to inform you that your property at **5500 TEHAMA AVE RICHMOND, CA 94804-5041** **failed** the Housing Quality Standards (HQS) inspection on 01/22/2026.

A re-inspection has been scheduled for 02/27/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls living room smoke/Co detector missing
1.4	Living Room/Security front security gate deadbolt not working/locking properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards downstairs , 1st fl & 2nd fl smoke/Co detector missing/inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.4	Bathroom/Security remove key door lock from door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit downstairs sink faucet bae loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit downstairs toilet base loose - repair/replace
8.1	General Health and Safety/Access to Unit back door security gate deadbolt not locking properly - repair/replace



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2/2/2026

FAILED INSPECTION NOTICE

Jane Bester Sawyer
6976 Whitecap Dr
Carlsbad, CA 92011-3748

Property:
303 COMMODORE DR
RICHMOND, CA 94804-7415-

PropID:
Client ID: 6742

Dear Owner/Agent,

This letter is to inform you that your property at **303 COMMODORE DR RICHMOND, CA 94804-7415** **failed** the Housing Quality Standards (HQS) inspection on 01/22/2026.

A re-inspection has been scheduled for 02/27/2026 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.

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2/2/2026

FAILED INSPECTION NOTICE

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3193 GARRITY WAY Apt 218
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 218 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 01/22/2026.

A re-inspection has been scheduled for 03/03/2026 between 01:00PM and 04:00PM.

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