



2/2/2026

**FAILED INSPECTION NOTICE**

Ngai Man & Denise Tre Ko  
15 Villa Ave  
San Rafael, CA 94901

Property:  
2703 SAN JOAQUIN AVE  
RICHMOND, CA 94804-5406-

PropID:  
Client ID: 18525

Dear Owner/Agent,

This letter is to inform you that your property at **2703 SAN JOAQUIN AVE RICHMOND, CA 94804-5406** failed the Housing Quality Standards (HQS) inspection on 01/29/2026.

**A re-inspection has been scheduled for 03/02/2026 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Carbon monoxide detector inoperable, repair or replace
4.5	Other Rooms/Window Condition Clean discoloration and cobwebs from window and window seals
3.3	Bathroom/Electrical Hazards Install GFCI protected outlet in bathroom
3.12	Bathroom/Tub or Shower 1. Tub diverter knob stick, will not rotate to shower mode.  2. Repair leak behind left water control knob.
2.10	Kitchen/Stove or Range with Oven Range hood fan and light inoperable, repair, replace or remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



2/2/2026

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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**

Ngai Man & Denise Tre Ko  
15 Villa Ave  
San Rafael, CA 94901

Property:  
5308 COLUMBIA AVE  
RICHMOND, CA 94804-5406-

PropID:  
Client ID: 18525

Dear Owner/Agent,

This letter is to inform you that your property at **5308 COLUMBIA AVE RICHMOND, CA 94804-5406** **failed** the Housing Quality Standards (HQS) inspection on 01/29/2026.

**A re-inspection has been scheduled for 03/02/2026 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/co2 inoperable, repair or replace
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet underneath TV on left wall from entry



2/2/2026

**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