



3/20/2023

**FAILED INSPECTION NOTICE**

Ahmad Aghababa  
1935 Marin Ave  
Berkeley, CA 94707

Property:  
2351 ESMOND AVE  
RICHMOND, CA 94804-1307-

PropID:  
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **2351 ESMOND AVE RICHMOND, CA 94804-1307** **failed** the Housing Quality Standards (HQS) inspection on 02/23/2023.

**A re-inspection has been scheduled for 04/18/2023 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>
4.10	Other Rooms/Smoke Detectors missing smoke detector (left bed)	O
4.5	Other Rooms/Window Condition repair/ damaged cracked window seal (front left)	O
3.3	Bathroom/Electrical Hazards repair/open ground outlet	O
2.3	Kitchen/Electrical Hazards repair/open ground outlet	O
2.10	Kitchen/Stove or Range with Oven replace/missing hood range knobs	O



3/20/2023

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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



3/20/2023

**FAILED INSPECTION NOTICE**

Manjit Kaur Sandhanwalia  
5217 Amend Rd  
El Sobrante, CA 94803-3416

Property:  
992 37TH ST  
RICHMOND, CA 94805-1319-

PropID:  
Client ID: 6074

Dear Owner/Agent,

This letter is to inform you that your property at **992 37TH ST RICHMOND, CA 94805-1319** failed the Housing Quality Standards (HQS) inspection on 02/23/2023.

**A re-inspection has been scheduled for 04/18/2023 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>
4.10	Other Rooms/Smoke Detectors replace/missing smoke detector (center bed)	O
2.10	Kitchen/Stove or Range with Oven repair or replace/ missing oven knob	O
3.12	Bathroom/Tub or Shower repair/ brown discoloration (rear bath)	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



3/20/2023

**FAILED INSPECTION NOTICE**

Virginia M Allen  
5049 Santa Rita Rd  
Richmond, CA 94803-3235

Property:  
729 KERN ST  
RICHMOND, CA 94805-1546-

PropID:  
Client ID: 9811

Dear Owner/Agent,

This letter is to inform you that your property at **729 KERN ST RICHMOND, CA 94805-1546** failed the Housing Quality Standards (HQS) inspection on 02/23/2023.

**A re-inspection has been scheduled for 04/18/2023 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>
8.10	General Health and Safety/Site and Neighborhood Conditions repair or replace/ backyard fence leaning not fully secured	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/toilet not fully secured to flooring	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



3/20/2023

**FAILED INSPECTION NOTICE**

Benjamin R & Mildred K Halpern  
526 2Nd St #Apt 3  
Santa Cruz, CA 95060-5445

Property:  
654 YUBA ST  
RICHMOND, CA 94805-1973-

PropID:  
Client ID: 2546

Dear Owner/Agent,

This letter is to inform you that your property at **654 YUBA ST RICHMOND, CA 94805-1973** failed the Housing Quality Standards (HQS) inspection on 02/23/2023.

**A re-inspection has been scheduled for 04/18/2023 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>
2.3	Kitchen/Electrical Hazards repair or replace/ outlet left of sink hot/neu reversed	O
4.10	Other Rooms/Smoke Detectors smoke detector missing (rear right)	O

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Residential Rental Inspections Program



3/20/2023

**FAILED INSPECTION NOTICE**

Ahmad Aghababa  
1935 Marin Ave  
Berkeley, CA 94707

Property:  
401 36TH ST  
RICHMOND, CA 94805-2127-

PropID:  
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **401 36TH ST RICHMOND, CA 94805-2127** failed the Housing Quality Standards (HQS) inspection on 02/23/2023.

**A re-inspection has been scheduled for 04/18/2023 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>
7.4	Heating and Plumbing/Water Heater PRV not properly connected must drain through exterior wall	O
6.4	Building Exterior/Condition of Exterior Surfaces repair/ all missing vent covers for pest access around house	O
2.3	Kitchen/Electrical Hazards open ground outlet/repair (next to fridge)	O
3.12	Bathroom/Tub or Shower repair/ shower head leaking water	O
3.4	Bathroom/Security repair/open ground outlet	O



3/20/2023

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Residential Rental Inspections Program



3/20/2023

**FAILED INSPECTION NOTICE**

Qu Li  
5650 Casino Ave  
San Pablo, CA 94806

Property:  
425 37TH ST  
RICHMOND, CA 94805-2133-

PropID:  
Client ID: 8920

Dear Owner/Agent,

This letter is to inform you that your property at **425 37TH ST RICHMOND, CA 94805-2133** failed the Housing Quality Standards (HQS) inspection on 02/23/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower replace/all tub diverters in unit not working as designed(x3)	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/toilet not fully secured to flooring (2nd FL)	O
3.4	Bathroom/Security repair/ shower sliding doors off track	O

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City of Richmond  
Residential Rental Inspections Program





3/20/2023

**FAILED INSPECTION NOTICE**

Melissa Wong  
3420 Andrade Ave  
Richmond, CA 94804-1114

Property:  
535 43RD ST  
RICHMOND, CA 94805-2353-

PropID:  
Client ID: 4838

Dear Owner/Agent,

This letter is to inform you that your property at **535 43RD ST RICHMOND, CA 94805-2353** failed the Housing Quality Standards (HQS) inspection on 02/23/2023.

**A re-inspection has been scheduled for 04/18/2023 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>
2.12	Kitchen/Sink repair/ loose unsecured basin	O
2.3	Kitchen/Electrical Hazards outlet INOP (right of sink)	O
2.10	Kitchen/Stove or Range with Oven all burners must self ignite	O
8.6	General Health and Safety/Interior Stairs and Common Halls missing Co2 detector/common area	O
3.3	Bathroom/Electrical Hazards open ground outlet (hall)	O
4.10	Other Rooms/Smoke Detectors missing smoke detector (left)	O
3.6	Bathroom/Ceiling Condition repair/black organic substance (hall)	O
3.7	Bathroom/Wall Condition repair/black organic substance (hallway) repair/ peeling paint inside shower unit (hallway)	O
4.3	Other Rooms/Electrical Hazards replace/missing outlet cover next to window (left)	O



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Residential Rental Inspections Program



3/20/2023

**FAILED INSPECTION NOTICE**

Edwin Pho  
521 Van Buren Place  
San Ramon, CA 94583

Property:  
5028 NEVIN AVE  
RICHMOND, CA 94805-2429-

PropID:  
Client ID: 19498

Dear Owner/Agent,

This letter is to inform you that your property at **5028 NEVIN AVE RICHMOND, CA 94805-2429** failed the Housing Quality Standards (HQS) inspection on 02/23/2023.

**A re-inspection has been scheduled for 04/18/2023 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 repair/ hood range light INOP repair/ oven light INOP	O
8.10	General Health and Safety/Site and Neighborhood Conditions repair or replace / backyard fence missing wooden slates	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



3/20/2023

**FAILED INSPECTION NOTICE**

Huiqing Yang  
323 Gardenside Ave  
South San Francis, CO 94806

Property:  
2862 HILLTOP MALL RD  
RICHMOND, CA 94806-2100-

PropID:  
Client ID: 4315

Dear Owner/Agent,

This letter is to inform you that your property at **2862 HILLTOP MALL RD RICHMOND, CA 94806-2100** failed the Housing Quality Standards (HQS) inspection on 02/23/2023.

**A re-inspection has been scheduled for 04/18/2023 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/toilet not fully secured to flooring (basement level)	O
3.12	Bathroom/Tub or Shower remove old deteriorating caulking then re-caulk (basement) remove old deteriorating caulking then re-caulk (2nd FL right bed) replace/ diverter not working as designed (2nd FL left bed)	O

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Residential Rental Inspections Program



3/20/2023

**FAILED INSPECTION NOTICE**

Rong Jie Lei  
805 Sierra Point Road  
Brisbane, CA 94005

Property:  
2965 GILMA DR  
RICHMOND, CA 94806-2606-

PropID:  
Client ID: 10516

Dear Owner/Agent,

This letter is to inform you that your property at **2965 GILMA DR RICHMOND, CA 94806-2606** failed the Housing Quality Standards (HQS) inspection on 02/23/2023.

**A re-inspection has been scheduled for 04/17/2023 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>
1.3	Living Room/Electrical Hazards outlet INOP/ left outlet upon entry	O
2.3	Kitchen/Electrical Hazards open ground outlet X4	O
5.3	Secondary Rooms/Electrical Hazards repair/ missing switch light cover(garage)	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/ toilet not fully secured to flooring (hall)	O
3.13	Bathroom/Ventilation repair or replace/ loud knocking fan (master bath)	O
3.3	Bathroom/Electrical Hazards open ground outlet (master bath)	O
4.3	Other Rooms/Electrical Hazards open ground outlet/ rear left	O



3/20/2023

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



3/20/2023

**FAILED INSPECTION NOTICE**

Rong Jie Lei  
805 Sierra Point Road  
Brisbane, CA 94005

Property:  
2978 OXFORD AVE  
RICHMOND, CA 94806-2619-

PropID:  
Client ID: 10516

Dear Owner/Agent,

This letter is to inform you that your property at **2978 OXFORD AVE RICHMOND, CA 94806-2619** **failed** the Housing Quality Standards (HQS) inspection on 02/23/2023.

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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 open ground outlet (left of stove)	O
2.2	Kitchen/Electricty repair/ unsecured light fixture posing hazard	O
3.12	Bathroom/Tub or Shower repair or replace/ missing shower handle plate/cover (hall)	O
4.10	Other Rooms/Smoke Detectors missing smoke detector X3 bedrooms	O
8.6	General Health and Safety/Interior Stairs and Common Halls missing Co2 detector common area	O
7.4	Heating and Plumbing/Water Heater no access	
3.3	Bathroom/Electrical Hazards basement bathroom outlet hot/neu reverse	O
8.10	General Health and Safety/Site and Neighborhood Conditions backyard wooden gate broken with missing boards/repair	O



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Residential Rental Inspections Program





3/20/2023

**FAILED INSPECTION NOTICE**

Luong C Le  
2228 Chipman St  
Alameda, CA 94501-3173

Property:  
3314 PARK RIDGE DR  
RICHMOND, CA 94806-5816-

PropID:  
Client ID: 8369

Dear Owner/Agent,

This letter is to inform you that your property at **3314 PARK RIDGE DR RICHMOND, CA 94806-5816** **failed** the Housing Quality Standards (HQS) inspection on 02/23/2023.

**A re-inspection has been scheduled for 04/18/2023 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>
2.12	Kitchen/Sink remove old deteriorating caulking then recaulk	O
8.6	General Health and Safety/Interior Stairs and Common Halls replace/missing door knobs on closets X2 (1st FL hall) repair/ missing damaged cabinets (2nd FL hall)	O
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence unsecured and leaning posing safety hazard (right side)	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit repair/ faucet running water (master bath) repair or replace/sink faucet not working as designed (hall)	O
3.3	Bathroom/Electrical Hazards repair/ ceiling light fixture missing cover(hall)	O



3/20/2023

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