



3/6/2025

FAILED INSPECTION NOTICE

Ana M Jarillo
21 16Th St #Apt C
Richmond, CA 94801-3687

Property:
21 16TH ST Apt C
RICHMOND, CA 94801-3687-

PropID:
Client ID: 2843

Dear Owner/Agent,

This letter is to inform you that your property at **21 16TH ST Apt C RICHMOND, CA 94801-3687** failed the Housing Quality Standards (HQS) inspection on 02/11/2025.

A re-inspection has been scheduled for 03/27/2025 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>
4.4	Other Rooms/Security redmove ley locks	T
7.4	Heating and Plumbing/Water Heater water heater not secure with proper straps. replace with earthquake straps.	O

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



3/6/2025

FAILED INSPECTION NOTICE

Milagro Medrano
1724 Revere Ave
San Francisco, CA 94124

Property:
650 20TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 14964

Dear Owner/Agent,

This letter is to inform you that your property at **650 20TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/11/2025.

A re-inspection has been scheduled for 03/28/2025 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>
1.5	Living Room/Window Condition torn screen replace.	O
8.7	General Health and Safety/Other Interior Hazards Non working smoke or CO detector. replace.	T
7.4	Heating and Plumbing/Water Heater water earthquake straps not properly secured. repair or replace.	O

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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Sincerely,

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Residential Rental Inspections Program



3/6/2025

FAILED INSPECTION NOTICE

Isaac Zhipeng Zhang
943 Pacific Ave
San Francisco, CA 94133

Property:
2358 ESMOND AVE
RICHMOND, CA 94804-1308-

PropID:
Client ID: 14715

Dear Owner/Agent,

This letter is to inform you that your property at **2358 ESMOND AVE RICHMOND, CA 94804-1308** **failed** the Housing Quality Standards (HQS) inspection on 02/11/2025.

A re-inspection has been scheduled for 03/28/2025 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>
2.3	Kitchen/Electrical Hazards gfcı outlet will not trip and reset as design. repair or replace	O
8.7	General Health and Safety/Other Interior Hazards non working smoke or CO detector. replace	O
4.10	Other Rooms/Smoke Detectors replace smoke detectors	T
4.8	Other Rooms/Floor Condition gaps in floor panels trip hazard. repair or replace.	O
8.4	General Health and Safety/Garbage and Debris remove non running vehicle from backyard.	T



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Residential Rental Inspections Program



3/6/2025

FAILED INSPECTION NOTICE

James P Frugoli
403 Laurel Dr
Danville, CA 94526-4117

Property:
1619 MONTEREY ST
RICHMOND, CA 94804-5116-

PropID:
Client ID: 6007

Dear Owner/Agent,

This letter is to inform you that your property at **1619 MONTEREY ST RICHMOND, CA 94804-5116** **failed** the Housing Quality Standards (HQS) inspection on 02/11/2025.

A re-inspection has been scheduled for 03/28/2025 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>
1.5	Living Room/Window Condition torn window screen replace.	O
1.4	Living Room/Security torn security door screen repair or replace.	O
1.3	Living Room/Electrical Hazards open ground outlet repair or replace	O
7.4	Heating and Plumbing/Water Heater cannot locate water heater.	O
4.5	Other Rooms/Window Condition missing screen on window.	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/6/2025

FAILED INSPECTION NOTICE

Wen Xu
Po Box 2320
El Cerrito, CA 94530

Property:
713 36TH ST Apt FRONT
RICHMOND, CA 94805-1709-

PropID:
Client ID: 7525

Dear Owner/Agent,

This letter is to inform you that your property at **713 36TH ST Apt FRONT RICHMOND, CA 94805-1709** **failed** the Housing Quality Standards (HQS) inspection on 02/11/2025.

A re-inspection has been scheduled for 03/27/2025 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>
8.7	General Health and Safety/Other Interior Hazards non working smoke or CO detectors in unit.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit loose sink faucet. repair or replace.	O
4.10	Other Rooms/Smoke Detectors replace smoke detectors.	T
1.5	Living Room/Window Condition torn screen. replace.	O



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