



3/6/2025

FAILED INSPECTION NOTICE

Joaquin Quintana & Emilio Quintana Delcarpio
1220 Marin Ave
San Pablo, CA 94806

Property:
319 WILLARD AVE
RICHMOND, CA 94801-1921-

PropID:
Client ID: 9839

Dear Owner/Agent,

This letter is to inform you that your property at **319 WILLARD AVE RICHMOND, CA 94801-1921** **failed** the Housing Quality Standards (HQS) inspection on 02/24/2025.

A re-inspection has been scheduled for 03/31/2025 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.



3/6/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
5.3	Secondary Rooms/Electrical Hazards Garage light switch damaged, replace	T
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet has no power, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat also has no display. Repair	O
2.3	Kitchen/Electrical Hazards Outlet right of patio door has no power, repair	O
2.10	Kitchen/Stove or Range with Oven Rear right burner not self lighting, repair	O
	Install range hood vent screen, missing	
3.3	Bathroom/Electrical Hazards Install GFI outlets above sinks in bathrooms 2 & 3	O
3.12	Bathroom/Tub or Shower Recaulk exterior of tub in front right bedroom	O
4.5	Other Rooms/Window Condition BEDROOM #3 Window screens missing in bedroom #3, install.	O
	BEDROOM #2 Right window doesnt stay open without prop, repair Repair or replace damaged window screen on left window	
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace	O
	Hall light inoperable, repair	
4.7	Other Rooms/Wall Condition Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage	O



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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



3/6/2025

FAILED INSPECTION NOTICE

Sergio C Dasilva
9834 Shepard Pl
Wellington, FL 33414-6418

Property:
735 GERTRUDE AVE
RICHMOND, CA 94801-2147-

PropID:
Client ID: 12357

Dear Owner/Agent,

This letter is to inform you that your property at **735 GERTRUDE AVE RICHMOND, CA 94801-2147** **failed** the Housing Quality Standards (HQS) inspection on 02/24/2025.

A re-inspection has been scheduled for 03/31/2025 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>
8.1	General Health and Safety/Access to Unit Refused at door minor son at home alone - 01/14/2025	O
4.3	Other Rooms/Electrical Hazards Replace missing light switch cover	T
4.5	Other Rooms/Window Condition Rear right window screen missing, install	O
4.8	Other Rooms/Floor Condition Carpet torn in multiple places, repair	O
1.5	Living Room/Window Condition Window screens missing, install	O
1.3	Living Room/Electrical Hazards Replace damaged receptacle and cover plate, left of thermostat replace missing light fixture cover	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters both inoperable, repair	O
2.5	Kitchen/Window Condition Window screen missing, install	O
2.3	Kitchen/Electrical Hazards Light switch damaged, replace	O
5.4	Right GFI above dishwasher is inoperable, repair Secondary Rooms/Other Potential Hazardous Features Repair damaged garage ceiling, soft spots and evidence of water damage Repair damaged wall left of garage door that leads to side of unit	O



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Sincerely,

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Residential Rental Inspections Program



3/6/2025

FAILED INSPECTION NOTICE

Rafael L & Margarita Vega
818 Sonoma St
Richmond, CA 94805

Property:
2223 DUNN AVE
RICHMOND, CA 94801-2591-

PropID:
Client ID: 1222

Dear Owner/Agent,

This letter is to inform you that your property at **2223 DUNN AVE RICHMOND, CA 94801-2591** failed the Housing Quality Standards (HQS) inspection on 02/24/2025.

A re-inspection has been scheduled for 03/31/2025 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>
1.4	Living Room/Security Install striker plates on door frame of front door	O
2.3	Kitchen/Electrical Hazards Kitchen GFI outlet by light switch has no power, repair	O
2.10	Kitchen/Stove or Range with Oven Replace heavily soiled range hood vent screen (TENANT RESPONSIBILITY)	O
	Range hood light inoperable, repair	
3.7	Bathroom/Wall Condition Clean heavy yellow discoloration from walls BATHROOM #2 (TENANT RESPONSIBILITY)	T
	Repair soft spot on wall above toilet in front bathroom	
4.3	Other Rooms/Electrical Hazards Outlet in left bedroom underneath window has no power, repair	O
3.12	Bathroom/Tub or Shower Repair leak behind shower control knob	O



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3/6/2025

FAILED INSPECTION NOTICE

28-30Th 6Th Street, Llc
1486 Rose St
Berkeley, CA 94702

Property:
30 6TH ST Apt B
RICHMOND, CA 94801-3555-

PropID:
Client ID: 15875

Dear Owner/Agent,

This letter is to inform you that your property at **30 6TH ST Apt B RICHMOND, CA 94801-3555** failed the Housing Quality Standards (HQS) inspection on 02/24/2025.

A re-inspection has been scheduled for 03/31/2025 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>
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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.

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Residential Rental Inspections Program



3/6/2025

FAILED INSPECTION NOTICE

Christopher E Peterson
1729 Sw Stephenson
Portland, OR 97219-8289

Property:
707 OCEAN AVE
RICHMOND, CA 94801-3733-

PropID:
Client ID: 6505

Dear Owner/Agent,

This letter is to inform you that your property at **707 OCEAN AVE RICHMOND, CA 94801-3733** failed the Housing Quality Standards (HQS) inspection on 02/24/2025.

A re-inspection has been scheduled for 03/31/2025 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>
8.1	General Health and Safety/Access to Unit Patio screen torn, repair	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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