



3/6/2025

**FAILED INSPECTION NOTICE**

Chen Lung Tsai  
19498 Burgundy Way  
Saratoga, CA 95070-6130

Property:  
15 MARINA LAKES DR  
RICHMOND, CA 94804-7447-

PropID:  
Client ID: 12167

Dear Owner/Agent,

This letter is to inform you that your property at **15 MARINA LAKES DR RICHMOND, CA 94804-7447** **failed** the Housing Quality Standards (HQS) inspection on 02/28/2025.

**A re-inspection has been scheduled for 03/31/2025 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>
3.3	Bathroom/Electrical Hazards Bathroom GFI has hot/neutral reverse, repair	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**

Henry & Linda Nguyen  
783 Kern St  
Richmond, CA 94805-1564

Property:  
747 MC LAUGHLIN ST  
RICHMOND, CA 94805-1401-

PropID:  
Client ID: 6956

Dear Owner/Agent,

This letter is to inform you that your property at **747 MC LAUGHLIN ST RICHMOND, CA 94805-1401** **failed** the Housing Quality Standards (HQS) inspection on 02/28/2025.

**A re-inspection has been scheduled for 04/01/2025 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>
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet missing weatherproof cover, install	O
8.4	General Health and Safety/Garbage and Debris Remove appliances from exterior of patio, refrigerator is blocking fire exit	T
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Rust in sink, repair or replace	O

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Sincerely,

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Residential Rental Inspections Program



3/6/2025

## FAILED INSPECTION NOTICE

Sharon Lee Albright  
740 Richmond St  
El Cerrito, CA 94530-3207

Property:  
647 38TH ST  
RICHMOND, CA 94805-1701-

PropID:  
Client ID: 6866

Dear Owner/Agent,

This letter is to inform you that your property at **647 38TH ST RICHMOND, CA 94805-1701** failed the Housing Quality Standards (HQS) inspection on 02/28/2025.

**A re-inspection has been scheduled for 04/01/2025 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>
2.11	Kitchen/Refrigerator Refrigerator light inoperable, repair	O
4.5	Other Rooms/Window Condition Clean discoloration on windows and patio door in loft located behind kitchen	T
4.10	Other Rooms/Smoke Detectors Install smoke detector in lower level room located off kitchen	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector level 1	O
3.6	Bathroom/Ceiling Condition Repair soft spot on ceiling above toilet	O
4.4	Other Rooms/Security Remove deadbolt lock on door that separates loft from bedroom level 2	O



3/6/2025

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Residential Rental Inspections Program



3/6/2025

## FAILED INSPECTION NOTICE

Sharon Lee Albright  
740 Richmond St  
El Cerrito, CA 94530-3207

Property:  
649 38TH ST  
RICHMOND, CA 94805-1701-

PropID:  
Client ID: 6866

Dear Owner/Agent,

This letter is to inform you that your property at **649 38TH ST RICHMOND, CA 94805-1701** failed the Housing Quality Standards (HQS) inspection on 02/28/2025.

**A re-inspection has been scheduled for 04/01/2025 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>
1.6	Living Room/Ceiling Condition Repair cracks on ceiling	O
1.7	Living Room/Wall Condition Repair cracks on living room walls	O
2.3	Kitchen/Electrical Hazards Kitchen light fixture inoperable, repair	O
8.1	General Health and Safety/Access to Unit Install deadbolt lock on lower rear exit door, all doors leading directly to exterior of unit must have deadbolt lock	O
3.6	Bathroom/Ceiling Condition Repair peeling paint on bathroom ceiling	O
3.5	Bathroom/Window Condition Repair rust on window and window seals	O



3/6/2025

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Residential Rental Inspections Program



3/6/2025

**FAILED INSPECTION NOTICE**

Menlo Westridge Afford Ptnr  
Westridge, Property Manager  
550 California Ave  
Palo Alto, CA 94306

Property:  
3119 SOUTHAMPTON CT Apt Unit 10  
RICHMOND, CA 94806-

PropID:  
Client ID: 12750

Dear Owner/Agent,

This letter is to inform you that your property at **3119 SOUTHAMPTON CT Apt Unit 10 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 02/28/2025.

**A re-inspection has been scheduled for 04/01/2025 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>
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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**

Malkiat S & Harbans K Gohal  
2433 Crocker Way  
Antioch, CA 94531

Property:  
3942 SELMI GROVE  
RICHMOND, CA 94806-1864-

PropID:  
Client ID: 5324

Dear Owner/Agent,

This letter is to inform you that your property at **3942 SELMI GROVE RICHMOND, CA 94806-1864** **failed** the Housing Quality Standards (HQS) inspection on 02/28/2025.

**A re-inspection has been scheduled for 04/01/2025 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>
2.10	Kitchen/Stove or Range with Oven Clean excessive amount of grease splatter on stove and range hood	T
8.4	General Health and Safety/Garbage and Debris Tenant to address housekeeping issues throughout unit	T

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**

Harnam & Beant Singh  
1059 Lassen St  
Richmond, CA 94805-1016

Property:  
2526 BUSH AVE  
RICHMOND, CA 94806-4530-

PropID:  
Client ID: 1168

Dear Owner/Agent,

This letter is to inform you that your property at **2526 BUSH AVE RICHMOND, CA 94806-4530** failed the Housing Quality Standards (HQS) inspection on 02/28/2025.

**A re-inspection has been scheduled for 04/01/2025 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>
4.4	Other Rooms/Security Remove keyed entry lock on door	O

Patio screen torn, repair (PASS 2/28/2025)

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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