



3/15/2024

FAILED INSPECTION NOTICE

Peng Xu
29 Via Barcelona
Moraga, CA 94556

Property:
886 CARLSON BLVD
RICHMOND, CA 94804-4643-

PropID:
Client ID: 13593

Dear Owner/Agent,

This letter is to inform you that your property at **886 CARLSON BLVD RICHMOND, CA 94804-4643** **failed** the Housing Quality Standards (HQS) inspection on 03/12/2024.

A re-inspection has been scheduled for 04/15/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets next to sink	O
4.6	Other Rooms/Celing Condition remove black discoloration from ceiling master bedroom	O
1.6	Living Room/Ceiling Condition remove black discoloration and peeling from ceiling and skylight	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rear decking has deteriorating/rotten wood. repair/replace	O
3.12	Bathroom/Tub or Shower tub peeling paint, and recaulk	O



3/15/2024

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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



3/15/2024

FAILED INSPECTION NOTICE

Chio K Phanh
845 Reef Point Dr
Rodeo, CA 94572

Property:
4331 ROOSEVELT AVE
RICHMOND, CA 94805-

PropID:
Client ID: 13493

Dear Owner/Agent,

This letter is to inform you that your property at **4331 ROOSEVELT AVE RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 03/12/2024.

A re-inspection has been scheduled for 04/16/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
2.12	Kitchen/Sink recaulk behind sink	O
2.10	Kitchen/Stove or Range with Oven replace drip pans	O
3.12	Bathroom/Tub or Shower remove excessive black discoloration from shower enclosure	O



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Sincerely,

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Residential Rental Inspections Program



3/15/2024

FAILED INSPECTION NOTICE

Amber M Evans
Advant Properties Inc
1600 Macarthur
Oakland, CA 94602

Property:
5521 SIERRA AVE
RICHMOND, CA 94805-

PropID:
Client ID: 16328

Dear Owner/Agent,

This letter is to inform you that your property at **5521 SIERRA AVE RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 03/12/2024.

A re-inspection has been scheduled for 04/16/2024 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>
7.4	Heating and Plumbing/Water Heater pipes in hot water heater closet leaking,repair	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/15/2024

FAILED INSPECTION NOTICE

Ann Low
Po Box 855
Pinole, CA 94564

Property:
414 MC LAUGHLIN ST
RICHMOND, CA 94805-

PropID:
Client ID: 16391

Dear Owner/Agent,

This letter is to inform you that your property at **414 MC LAUGHLIN ST RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 03/12/2024.

A re-inspection has been scheduled for 04/16/2024 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>
2.6	Kitchen/Ceiling Condition kitchen ceiling peeling,repair	O
2.3	Kitchen/Electrical Hazards install Gfi outlet next to sink	O
3.12	Bathroom/Tub or Shower shower enclosure deteriorating,replace	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/15/2024

FAILED INSPECTION NOTICE

Travis Ernest Rose
1909 Redwood Dr
Martinez, CA 94553

Property:
858 KERN ST
RICHMOND, CA 94805-1129-

PropID:
Client ID: 10882

Dear Owner/Agent,

This letter is to inform you that your property at **858 KERN ST RICHMOND, CA 94805-1129** failed the Housing Quality Standards (HQS) inspection on 03/12/2024.

A re-inspection has been scheduled for 04/16/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets next to sink	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
7.4	Heating and Plumbing/Water Heater The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor.	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrail for front porch/staircase	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O



3/15/2024

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



3/15/2024

FAILED INSPECTION NOTICE

Matt & Brenda Gondak
6001 Shellmound Suite 825
Emeryville, CA 94608

Property:
977 34TH ST Apt 1
RICHMOND, CA 94805-1312-

PropID:
Client ID: 5526

Dear Owner/Agent,

This letter is to inform you that your property at **977 34TH ST Apt 1 RICHMOND, CA 94805-1312** failed the Housing Quality Standards (HQS) inspection on 03/12/2024.

A re-inspection has been scheduled for 04/16/2024 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install banisters on staircase railings	O
2.5	Kitchen/Window Condition install screens on window	O
4.5	Other Rooms/Window Condition install screens on window	O
3.12	Bathroom/Tub or Shower tub enclosure peeling paint,repair	O
8.7	General Health and Safety/Other Interior Hazards install common area co/smoke detectors	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/15/2024

FAILED INSPECTION NOTICE

Eli Moore
Debra Moore
845 37Th St
Richmond, CA 94805

Property:
845 37TH ST Apt 2
RICHMOND, CA 94805-1715-

PropID:
Client ID: 14748

Dear Owner/Agent,

This letter is to inform you that your property at **845 37TH ST Apt 2 RICHMOND, CA 94805-1715** failed the Housing Quality Standards (HQS) inspection on 03/12/2024.

A re-inspection has been scheduled for 04/16/2024 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>
3.6	Bathroom/Ceiling Condition evidence of water damage,repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.7	General Health and Safety/Other Interior Hazards common area smoke/co detectors missing,install	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/15/2024

FAILED INSPECTION NOTICE

Yuxiu Su
667 Paris St
San Francisco, CA 94530

Property:
465 43RD ST
RICHMOND, CA 94805-2352-

PropID:
Client ID: 16678

Dear Owner/Agent,

This letter is to inform you that your property at **465 43RD ST RICHMOND, CA 94805-2352** failed the Housing Quality Standards (HQS) inspection on 03/12/2024.

A re-inspection has been scheduled for 04/16/2024 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>
2.7	Kitchen/Wall Condition excessive cracking,repair	O
2.10	Kitchen/Stove or Range with Oven all burners on stove must self-ignite	O
7.4	Heating and Plumbing/Water Heater 1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside or under house, water heater located inside hall closet 2. install Hot water heater earthquake safety straps	O
8.3	General Health and Safety/Evidence of Infestation evidence of ant infestation	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/15/2024

FAILED INSPECTION NOTICE

Yuexiu Su
667 Paris St
San Francisco, CA 94530

Property:
475 43RD ST
RICHMOND, CA 94805-2352-

PropID:
Client ID: 16678

Dear Owner/Agent,

This letter is to inform you that your property at **475 43RD ST RICHMOND, CA 94805-2352** failed the Housing Quality Standards (HQS) inspection on 03/12/2024.

A re-inspection has been scheduled for 04/16/2024 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>
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation growing onto house	O
7.4	Heating and Plumbing/Water Heater The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside	O
2.12	Kitchen/Sink low water pressure,repair	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector upstairs common area	O
3.3	Bathroom/Electrical Hazards light switch not working as designed,repair	O



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Residential Rental Inspections Program



3/15/2024

FAILED INSPECTION NOTICE

Eddie Kwok & You Mei Z Lee
827 Bellevue Ave
Daly City, CA 94014

Property:
2947 GOMER DR
RICHMOND, CA 94806-

PropID:
Client ID: 16381

Dear Owner/Agent,

This letter is to inform you that your property at **2947 GOMER DR RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 03/12/2024.

A re-inspection has been scheduled for 04/18/2024 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 hot water heater discharge line must run outside,	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/15/2024

FAILED INSPECTION NOTICE

Raymond S H Yuen
423 Blackberry Ln
423 Blackberry Ln
Pinole, CA 94564

Property:
3242 ANNAPOLIS AVE
RICHMOND, CA 94806-2702-

PropID:
Client ID: 13600

Dear Owner/Agent,

This letter is to inform you that your property at **3242 ANNAPOLIS AVE RICHMOND, CA 94806-2702** **failed** the Housing Quality Standards (HQS) inspection on 03/12/2024.

A re-inspection has been scheduled for 04/18/2024 between 01:00PM and 04:00PM.

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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower tub peeling upstairs hallway bath	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
4.3	Other Rooms/Electrical Hazards light fixture removed,exposed electrical, repair	O
2.3	Kitchen/Electrical Hazards light fixture inoperable,repair	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
8.2	General Health and Safety/Exits rear exit to staircase upstairs deadbolt will not lock,repair	O
3.6	Bathroom/Ceiling Condition ceiling peeling paint,repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rear decking/staircase has deteriorating/rotten wood, repair/replace	O
5.4	Secondary Rooms/Other Potential Hazardous Features install smoke detector/co detecot in room off kitchen, used as sleeping room	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector upstairs common area	O

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