



4/14/2025

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 03/31/2025.

A re-inspection has been scheduled for 05/20/2025 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
2.10	Kitchen/Stove or Range with Oven Rear right burner not self lighting, repair (Pass 3/31/2025)	O
	Install range hood vent screen, missing	
2.3	Kitchen/Electrical Hazards Outlet right of patio door has no power, repair	O
3.3	Bathroom/Electrical Hazards Install GFI outlets above sinks in bathrooms 2 & 3	O
4.7	Other Rooms/Wall Condition Repair walls in bedroom #4. Walls have peeling paint in numerous places and evidence of water damage	O
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
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace	O
	Hall light inoperable, repair	



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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



4/14/2025

FAILED INSPECTION NOTICE

Brenda J McGaffie
785 Yuba St
Richmond, CA 94805-1568

Property:
2818 BISSELL AVE
RICHMOND, CA 94804-1908-

PropID:
Client ID: 6958

Dear Owner/Agent,

This letter is to inform you that your property at **2818 BISSELL AVE RICHMOND, CA 94804-1908** **failed** the Housing Quality Standards (HQS) inspection on 03/31/2025.

A re-inspection has been scheduled for 05/19/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose at base. repair or replace	O
4.10	Other Rooms/Smoke Detectors replace non working smoke detector.	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



4/14/2025

FAILED INSPECTION NOTICE

Derek De Han
1212 Everett St
El Cerrito, CA 94530

Property:
729 S 49TH ST
RICHMOND, CA 94804-4426-

PropID:
Client ID: 12472

Dear Owner/Agent,

This letter is to inform you that your property at **729 S 49TH ST RICHMOND, CA 94804-4426** failed the Housing Quality Standards (HQS) inspection on 03/31/2025.

A re-inspection has been scheduled for 05/19/2025 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.3	Other Rooms/Electrical Hazards Outlet on right wall missing cover plate, install	O
2.10	Kitchen/Stove or Range with Oven Tenant to clean excessive grease splatter on stove, range hood and wall right of stove	T
4.4	Other Rooms/Security Remove keyed entry lock,	T
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor	O
2.12	Kitchen/Sink Garbage disposal inoperable, repair or remove	O
5.3	Secondary Rooms/Electrical Hazards Outlet right of rear door has damaged cover plate and no power. Repair and replace damaged cover plate	O
2.13	Kitchen/Space for Storage, Prep and Serving Repair cabinet doors that have peeling paint	O
3.12	Bathroom/Tub or Shower Tenant to clean discoloration in tub	T
8.10	General Health and Safety/Site and Neighborhood Conditions Rear right fence severely leaning, repair Cut down tall grass/weeds in yard	O
8.4	General Health and Safety/Garbage and Debris Tenant to clean excessive dog feces in yard	T



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Sincerely,

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Residential Rental Inspections Program



4/14/2025

FAILED INSPECTION NOTICE

Julio E Varela
136 Canyon Lakes Way
San Ramon, CA 94582

Property:
788 34TH ST
RICHMOND, CA 94805-1771-

PropID:
Client ID: 15683

Dear Owner/Agent,

This letter is to inform you that your property at **788 34TH ST RICHMOND, CA 94805-1771** failed the Housing Quality Standards (HQS) inspection on 03/31/2025.

A re-inspection has been scheduled for 05/19/2025 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>
7.4	Heating and Plumbing/Water Heater discharge line must run outside, safety hazard	O

3/31/2025

Owner needs to make adjustment to water heater discharge line as it is run outside but is over 24" above ground. Owner to make adjustment so discharge line is no more than 6" above ground and no longer a hazard. Picture of current repair attached to inspectors daily schedule email.



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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