



3/31/2026

FAILED INSPECTION NOTICE

Hyriten Llc
Zhiming Feng
362 Sailfish Isle
Foster City, CA 94404-1842

Property:
1865 FRED JACKSON WAY
RICHMOND, CA 94801-1522-

PropID:
Client ID: 8524

Dear Owner/Agent,

This letter is to inform you that your property at **1865 FRED JACKSON WAY RICHMOND, CA 94801-1522** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
4.4	Other Rooms/Security remove all 3x key locks from bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing in 3x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



3/31/2026

FAILED INSPECTION NOTICE

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



3/31/2026

FAILED INSPECTION NOTICE

Hyriten Llc
Zhiming Feng
362 Sailfish Isle
Foster City, CA 94404-1842

Property:
1918 GIARAMITA ST
RICHMOND, CA 94801-1611-

PropID:
Client ID: 8524

Dear Owner/Agent,

This letter is to inform you that your property at **1918 GIARAMITA ST RICHMOND, CA 94801-1611** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit both faucet bases are loose - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces garage door damaged/worn - repair/replace

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,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Hyriten Llc
Zhiming Feng
362 Sailfish Isle
Foster City, CA 94404-1842

Property:
1733 7TH ST
RICHMOND, CA 94801-1636-

PropID:
Client ID: 8524

Dear Owner/Agent,

This letter is to inform you that your property at **1733 7TH ST RICHMOND, CA 94801-1636** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
1.1	Living Room/Living Room Present front door damaged - repair/replace
2.7	Kitchen/Wall Condition hole in wall - repair/repaint
5.4	Secondary Rooms/Other Potential Hazardous Features smoke detector missing in garage
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition bedroom has large amounts of discoloration on wall next to bed underneath window - remove/repair/repaint
4.4	Other Rooms/Security remove key locks from all 3x bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 3x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
6.4	Building Exterior/Condition of Exterior Surfaces siding on house very badly dry rotted - repair/replace



3/31/2026

FAILED INSPECTION NOTICE

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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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



3/31/2026

FAILED INSPECTION NOTICE

Hyriten Llc
Zhiming Feng
362 Sailfish Isle
Foster City, CA 94404-1842

Property:
51 DUBOCE AVE
RICHMOND, CA 94801-1838-

PropID:
Client ID: 8524

Dear Owner/Agent,

This letter is to inform you that your property at **51 DUBOCE AVE RICHMOND, CA 94801-1838** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
4.4	Other Rooms/Security remove key locks from all 3x bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detectors missing in all 3x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment discharge pipe missing

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



3/31/2026

FAILED INSPECTION NOTICE

Hyriten Llc
Zhiming Feng
362 Sailfish Isle
Foster City, CA 94404-1842

Property:
317 DUBOCE
RICHMOND, CA 94801-1936-

PropID:
Client ID: 8524

Dear Owner/Agent,

This letter is to inform you that your property at **317 DUBOCE RICHMOND, CA 94801-1936** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat - inop/missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.5	Kitchen/Window Condition window broken - safety hazard - repair/replace
2.12	Kitchen/Sink wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
4.4	Other Rooms/Security bedroom door have holes/damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink peeling - resurface/repair/replace
3.7	Bathroom/Wall Condition remove discoloration in bathroom wall/ceiling - repair/paint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub chipping/peeling - resurface/repair/replace



3/31/2026

FAILED INSPECTION NOTICE

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,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Hyriten Llc
Zhiming Feng
362 Sailfish Isle
Foster City, CA 94404-1842

Property:
916 7TH
RICHMOND, CA 94801-2221-

PropID:
Client ID: 8524

Dear Owner/Agent,

This letter is to inform you that your property at **916 7TH RICHMOND, CA 94801-2221** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
4.4	Other Rooms/Security remove key locks from all 3x bedroom doors
8.7	General Health and Safety/Other Interior Hazards living room/hallway smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub has corrosion - repair/resurface/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear items/egress from around water heater
1.6	Living Room/Ceiling Condition ceiling paint is bubbling badly - repair/repaint



3/31/2026

FAILED INSPECTION NOTICE

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Gang Lin
401 Victoria St
San Francisco, CA 94132

Property:
542 8TH ST
RICHMOND, CA 94801-2712-

PropID:
Client ID: 8206

Dear Owner/Agent,

This letter is to inform you that your property at **542 8TH ST RICHMOND, CA 94801-2712** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
4.4	Other Rooms/Security remove key locks from all bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite/work properly - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet not testing properly - repair/replace

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



3/31/2026

FAILED INSPECTION NOTICE

Gang Lin
401 Victoria St
San Francisco, CA 94132

Property:
544 8TH ST
RICHMOND, CA 94801-2712-

PropID:
Client ID: 8206

Dear Owner/Agent,

This letter is to inform you that your property at **544 8TH ST RICHMOND, CA 94801-2712** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
4.4	Other Rooms/Security remove key locks from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment water heater discharge pipe missing - repair/replace

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,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Hyriten Llc
Zhiming Feng
362 Sailfish Isle
Foster City, CA 94404-1842

Property:
15 BISSELL
RICHMOND, CA 94801-3401-

PropID:
Client ID: 8524

Dear Owner/Agent,

This letter is to inform you that your property at **15 BISSELL RICHMOND, CA 94801-3401** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
4.4	Other Rooms/Security remove key locks from all 3x bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detectors missing in all 3x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door missing/not secured - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite/work properly - repair/replace
2.12	Kitchen/Sink faucet base loose - repair/replace



3/31/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Steven P K & Constance M Leung
625 Bonnie Dr
El Cerrito, CA 94530

Property:
519 CHANSLOR AVE
RICHMOND, CA 94801-3536-

PropID:
Client ID: 8568

Dear Owner/Agent,

This letter is to inform you that your property at **519 CHANSLOR AVE RICHMOND, CA 94801-3536** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit back toilet base loose - repair/replace

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,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Gang Lin
401 Victoria St
San Francisco, CA 94132

Property:
103 15TH ST
RICHMOND, CA 94801-3603-

PropID:
Client ID: 8206

Dear Owner/Agent,

This letter is to inform you that your property at **103 15TH ST RICHMOND, CA 94801-3603** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
2.10	Kitchen/Stove or Range with Oven burner inop all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat cover inop/missing
4.4	Other Rooms/Security remove key locks from all 3x bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



3/31/2026

FAILED INSPECTION NOTICE

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Gang Lin
401 Victoria St
San Francisco, CA 94132

Property:
105 15TH ST
RICHMOND, CA 94801-3603-

PropID:
Client ID: 8206

Dear Owner/Agent,

This letter is to inform you that your property at **105 15TH ST RICHMOND, CA 94801-3603** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/ inop
4.4	Other Rooms/Security remove key locks from all 3x bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detectors missing in all 3x bedrooms

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Tabitha C Karanja
Po Box 70337
Richmond, CA 94807

Property:
41 QUAIL HILL LN
RICHMOND, CA 94803-2833-

PropID:
Client ID: 5448

Dear Owner/Agent,

This letter is to inform you that your property at **41 QUAIL HILL LN RICHMOND, CA 94803-2833** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
1.8	Living Room/Floor Condition carpet worn throughout unit - repair/replace

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Zannis M & Kathy A Vasilas
2552 Beach Head Way
Richmond, CA 94804

Property:
904 24TH ST
RICHMOND, CA 94804-1204-

PropID:
Client ID: 2305

Dear Owner/Agent,

This letter is to inform you that your property at **904 24TH ST RICHMOND, CA 94804-1204** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
4.3	Other Rooms/Electrical Hazards
	1. Replace cracked outlet underneath window
	2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5	Kitchen/Window Condition
	Window lock damaged, repair
8.1	General Health and Safety/Access to Unit
	Install deadbolt lock on rear door



3/31/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Oscar A Franco
456 Westlake Ave
Daly City, CA 94014

Property:
463 S 18TH ST
RICHMOND, CA 94804-2629-

PropID:
Client ID: 6069

Dear Owner/Agent,

This letter is to inform you that your property at **463 S 18TH ST RICHMOND, CA 94804-2629** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/06/2026 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>
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter handle not properly secure tub caulking very badly worn/discolored - remove/recaulk
3.6	Bathroom/Ceiling Condition ceiling badly discolored remove/repair/repaint
1.4	Living Room/Security front door security gate handle not working properly - repair/repalce



3/31/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Oscar A Franco
456 Westlake Ave
Daly City, CA 94014

Property:
461 S 18TH ST
RICHMOND, CA 94804-2629-

PropID:
Client ID: 6069

Dear Owner/Agent,

This letter is to inform you that your property at **461 S 18TH ST RICHMOND, CA 94804-2629** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/06/2026 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>
2.1	Kitchen/Kitchen Area Present all burners must self ignite/work - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors as well as dead bolt locks
3.6	Bathroom/Ceiling Condition ceiling has large amount of discoloration - remove- repaint
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop



3/31/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Joel Koosed
1164 Solano Ave #122
Albany, CA 94706-1637

Property:
3031 OHIO AVE
RICHMOND, CA 94804-3030-

PropID:
Client ID: 8748

Dear Owner/Agent,

This letter is to inform you that your property at **3031 OHIO AVE RICHMOND, CA 94804-3030** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
8.1	General Health and Safety/Access to Unit Install door sweep on rear garage door
2.10	Kitchen/Stove or Range with Oven Right side burners not self lighting, repair
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.



3/31/2026

FAILED INSPECTION NOTICE

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



3/31/2026

FAILED INSPECTION NOTICE

Chad Andrews
1021 Trillium Ln
Mill Valley, CA 94941

Property:
136 S 31ST ST
RICHMOND, CA 94804-3039-

PropID:
Client ID: 16267

Dear Owner/Agent,

This letter is to inform you that your property at **136 S 31ST ST RICHMOND, CA 94804-3039** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - upper outlet on left wall
8.7	General Health and Safety/Other Interior Hazards Replace carbon monoxide detector, exceeds 10 years
3.5	Bathroom/Window Condition Window screen damaged, repair
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke detector in garage missing, base present. Replace
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.
2.10	Kitchen/Stove or Range with Oven Replace missing range hood vent screen



3/31/2026

FAILED INSPECTION NOTICE

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



3/31/2026

FAILED INSPECTION NOTICE

Chad Andrews
1021 Trillium Ln
Mill Valley, CA 94941

Property:
150 S 31ST ST
RICHMOND, CA 94804-3039-

PropID:
Client ID: 16267

Dear Owner/Agent,

This letter is to inform you that your property at **150 S 31ST ST RICHMOND, CA 94804-3039** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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.



3/31/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security Install striker plates
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.4	Bathroom/Security Remove keyed entry lock from bathroom door
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Rear facing leaning, brace fencing
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in unit
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard

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



3/31/2026

FAILED INSPECTION NOTICE

Rong Sheng Lin Huang
5806 Ray St
El Cerrito, CA 94530

Property:
130 S 31ST ST Apt D
RICHMOND, CA 94804-3040-

PropID:
Client ID: 8212

Dear Owner/Agent,

This letter is to inform you that your property at **130 S 31ST ST Apt D RICHMOND, CA 94804-3040** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
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. - replace exceeds 10 year life span
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace cracked outlet on left wall
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
2.10	Kitchen/Stove or Range with Oven Front left burner not self lighting, repair
2.3	Kitchen/Electrical Hazards outlet underneath window missing cover plate, install.



3/31/2026

FAILED INSPECTION NOTICE

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



3/31/2026

FAILED INSPECTION NOTICE

Rong Sheng Lin Huang
5806 Ray St
El Cerrito, CA 94530

Property:
130 S 31ST ST Apt C
RICHMOND, CA 94804-3040-

PropID:
Client ID: 8212

Dear Owner/Agent,

This letter is to inform you that your property at **130 S 31ST ST Apt C RICHMOND, CA 94804-3040** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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.



3/31/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Front security gate damaged, repair or remove
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
2.5	Kitchen/Window Condition Window screen damaged, repair
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
8.10	General Health and Safety/Site and Neighborhood Conditions Mailbox door missing for unit C, replace



3/31/2026

FAILED INSPECTION NOTICE

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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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



3/31/2026

FAILED INSPECTION NOTICE

Rong Sheng Lin Huang
5806 Ray St
El Cerrito, CA 94530

Property:
130 S 31ST ST Apt B
RICHMOND, CA 94804-3040-

PropID:
Client ID: 8212

Dear Owner/Agent,

This letter is to inform you that your property at **130 S 31ST ST Apt B RICHMOND, CA 94804-3040** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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.



3/31/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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. - replace exceeds 10 year life span
3.4	Bathroom/Security Remove key lock from door
3.13	Bathroom/Ventilation Clean dust build up on vent fan
3.12	Bathroom/Tub or Shower 1. Shower head leaking in rear, repair 2. Caulk inside of tub
4.8	Other Rooms/Floor Condition Install transition strip
2.10	Kitchen/Stove or Range with Oven Range hood button damaged, repair
6.4	Building Exterior/Condition of Exterior Surfaces Exterior dryer vent cover missing, replace

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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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



3/31/2026

FAILED INSPECTION NOTICE

Rong Sheng Lin Huang
5806 Ray St
El Cerrito, CA 94530

Property:
130 S 31ST ST Apt A
RICHMOND, CA 94804-3040-

PropID:
Client ID: 8212

Dear Owner/Agent,

This letter is to inform you that your property at **130 S 31ST ST Apt A RICHMOND, CA 94804-3040** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
8.7	General Health and Safety/Other Interior Hazards Install common area smoke detector
8.1	General Health and Safety/Access to Unit Install unit number "A" outside of door for identification
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom by sink
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in unit



3/31/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Oscar A Franco
456 Westlake Ave
Daly City, CA 94014

Property:
3200 FLORIDA AVE
RICHMOND, CA 94804-3156-

PropID:
Client ID: 6069

Dear Owner/Agent,

This letter is to inform you that your property at **3200 FLORIDA AVE RICHMOND, CA 94804-3156** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/06/2026 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>
4.10	Other Rooms/Smoke Detectors garage bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven front right burner inop - repair/replace

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



3/31/2026

FAILED INSPECTION NOTICE

Oscar A Franco
456 Westlake Ave
Daly City, CA 94014

Property:
3202 FLORIDA AVE
RICHMOND, CA 94804-3156-

PropID:
Client ID: 6069

Dear Owner/Agent,

This letter is to inform you that your property at **3202 FLORIDA AVE RICHMOND, CA 94804-3156** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/06/2026 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>
4.4	Other Rooms/Security bedroom locked unable to inspect - remove key lock for room to be inspected
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair /replace

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



3/31/2026

FAILED INSPECTION NOTICE

Oscar A Franco
456 Westlake Ave
Daly City, CA 94014

Property:
3204 FLORIDA AVE
RICHMOND, CA 94804-3156-

PropID:
Client ID: 6069

Dear Owner/Agent,

This letter is to inform you that your property at **3204 FLORIDA AVE RICHMOND, CA 94804-3156** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/06/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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



3/31/2026

FAILED INSPECTION NOTICE

Oscar A Franco
456 Westlake Ave
Daly City, CA 94014

Property:
3206 FLORIDA AVE
RICHMOND, CA 94804-3156-

PropID:
Client ID: 6069

Dear Owner/Agent,

This letter is to inform you that your property at **3206 FLORIDA AVE RICHMOND, CA 94804-3156** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/06/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub peeling repair/resurface/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing



3/31/2026

FAILED INSPECTION NOTICE

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



3/31/2026

FAILED INSPECTION NOTICE

Susan A Ortega
BARTELS PROPERTY MANAGEMENT
3211 Florida Ave
Richmond, CA 94804-3170

Property:
3207 FLORIDA AVE
RICHMOND, CA 94804-3170-

PropID:
Client ID: 6009

Dear Owner/Agent,

This letter is to inform you that your property at **3207 FLORIDA AVE RICHMOND, CA 94804-3170** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door. NO ACCESS for inspection, room must be inspected
4.3	Other Rooms/Electrical Hazards 1. Light switch cover plate missing, install. 2. Outlet on right wall has hot/neutral reverse, repair
3.3	Bathroom/Electrical Hazards Install GFCI by sink
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Remove foil from stove, fire hazard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Secure sink to wall.
3.12	Bathroom/Tub or Shower Resurface and recaulk tub



3/31/2026

FAILED INSPECTION NOTICE

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



3/31/2026

FAILED INSPECTION NOTICE

Susan A Ortega
BARTELS PROPERTY MANAGEMENT
3211 Florida Ave
Richmond, CA 94804-3170

Property:
3205 FLORIDA AVE
RICHMOND, CA 94804-3170-

PropID:
Client ID: 6009

Dear Owner/Agent,

This letter is to inform you that your property at **3205 FLORIDA AVE RICHMOND, CA 94804-3170** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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>
4.4	Other Rooms/Security Reverse door knobs on door
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet on right wall
	2. Outlet under window has hot/neutral reverse, repair
3.3	Bathroom/Electrical Hazards Install GFCI by sink
2.10	Kitchen/Stove or Range with Oven Front right burner not self lighting, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



3/31/2026

FAILED INSPECTION NOTICE

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



3/31/2026

FAILED INSPECTION NOTICE

Susan A Ortega
BARTELS PROPERTY MANAGEMENT
3211 Florida Ave
Richmond, CA 94804-3170

Property:
3203 FLORIDA AVE
RICHMOND, CA 94804-3170-

PropID:
Client ID: 6009

Dear Owner/Agent,

This letter is to inform you that your property at **3203 FLORIDA AVE RICHMOND, CA 94804-3170** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 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.



3/31/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.
1.8	Living Room/Floor Condition Carpet torn at entry and in hallway, repair
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7	Living Room/Wall Condition Clean discoloration on walls
1.6	Living Room/Ceiling Condition Clean discoloration on ceiling
3.12	Bathroom/Tub or Shower Hot water knob missing, replace
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
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.
4.5	Other Rooms/Window Condition Window screen damaged repair
4.3	Other Rooms/Electrical Hazards Light fixture damaged, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10	Kitchen/Stove or Range with Oven 1. Range hood inoperable, repair or replace 2. Stove is rusted, repair or replace



3/31/2026

FAILED INSPECTION NOTICE

2.3 Kitchen/Electrical Hazards

Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

- outlet has hot/neutral reverse, repair

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



3/31/2026

FAILED INSPECTION NOTICE

Susan A Ortega
BARTELS PROPERTY MANAGEMENT
3211 Florida Ave
Richmond, CA 94804-3170

Property:
3211 FLORIDA AVE
RICHMOND, CA 94804-3170-

PropID:
Client ID: 6009

Dear Owner/Agent,

This letter is to inform you that your property at **3211 FLORIDA AVE RICHMOND, CA 94804-3170** **failed** the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/05/2026 between 11:00AM and 02:00PM.

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3/31/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards INSTALL GFCI in in law unit
3.7	Bathroom/Wall Condition Clean discoloration on walls (in law unit in rear)
6.4	Building Exterior/Condition of Exterior Surfaces Exterior vent on right side of building damaged, replace
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Replace damaged light switch cover plate
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.4	Bathroom/Security Remove deadbolt lock from bathroom door
1.3	Living Room/Electrical Hazards 1. Upper outlet on wall has no power, repair or remove 2. Hall outlets have open grounds, repair

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



3/31/2026

FAILED INSPECTION NOTICE

Edmond Leung
6 Windsor Pl
San Francisco, CA 94133

Property:
3945 OHIO AVE
RICHMOND, CA 94804-3311-

PropID:
Client ID: 12969

Dear Owner/Agent,

This letter is to inform you that your property at **3945 OHIO AVE RICHMOND, CA 94804-3311** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/04/2026 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.



3/31/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display. Repair
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.
4.5	Other Rooms/Window Condition Window screen damaged, repair
4.7	Other Rooms/Wall Condition Clean discoloration on walls
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sub flooring in cabinet damaged, repair
3.12	Bathroom/Tub or Shower 1. Resurface tub 2. Caulk inside of tub
2.10	Kitchen/Stove or Range with Oven Tenant to clean excessive grease splatter on stove, range hood and surrounding cabinetry. Grease build up is a fire hazard.
2.11	Kitchen/Refrigerator Refrigerator/Freezer does not maintain temperature.
8.4	General Health and Safety/Garbage and Debris Remove excessive clutter throughout unit.

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



3/31/2026

FAILED INSPECTION NOTICE

Edmond Leung
6 Windsor Pl
San Francisco, CA 94133

Property:
3947 OHIO AVE
RICHMOND, CA 94804-3356-

PropID:
Client ID: 12969

Dear Owner/Agent,

This letter is to inform you that your property at **3947 OHIO AVE RICHMOND, CA 94804-3356** failed the Housing Quality Standards (HQS) inspection on 03/23/2026.

A re-inspection has been scheduled for 05/04/2026 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>
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, replace
4.10	Other Rooms/Smoke Detectors Remove old smoke detector base from ceiling
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition 1. Repair as window is hard to open (fire exit) 2. Tenant to clean window/ window seal
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
6.1	Building Exterior/Condition of Foundation Fill large cracks in front of unit, tripping hazard



3/31/2026

FAILED INSPECTION NOTICE

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