



3/31/2026

FAILED INSPECTION NOTICE

Yongjia Wang
532 Madison Street
Albany, CA 94706

Property:
5823 ALAMEDA AVE Apt A
RICHMOND, CA 94804-4845-

PropID:
Client ID: 19325

Dear Owner/Agent,

This letter is to inform you that your property at **5823 ALAMEDA AVE Apt A RICHMOND, CA 94804-4845** failed the Housing Quality Standards (HQS) inspection on 03/24/2026.

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>
4.5	Other Rooms/Window Condition Clean black discoloration on window and window seals

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

Yongjia Wang
532 Madison Street
Albany, CA 94706

Property:
5823 ALAMEDA AVE Apt C
RICHMOND, CA 94804-4845-

PropID:
Client ID: 19325

Dear Owner/Agent,

This letter is to inform you that your property at **5823 ALAMEDA AVE Apt C RICHMOND, CA 94804-4845** failed the Housing Quality Standards (HQS) inspection on 03/24/2026.

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 keyed lock from interior door.
4.8	Other Rooms/Floor Condition Flooring torn at entry, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
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.
4.3	Other Rooms/Electrical Hazards 1. Light switch cover plate missing, replace 2. Outlet under window missing cover plate, replace
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove



3/31/2026

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Sincerely,

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Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Yongjia Wang
532 Madison Street
Albany, CA 94706

Property:
5823 ALAMEDA AVE Apt D
RICHMOND, CA 94804-4845-

PropID:
Client ID: 19325

Dear Owner/Agent,

This letter is to inform you that your property at **5823 ALAMEDA AVE Apt D RICHMOND, CA 94804-4845** failed the Housing Quality Standards (HQS) inspection on 03/24/2026.

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>
3.3	Bathroom/Electrical Hazards Replace damaged outlet cover plate
3.12	Bathroom/Tub or Shower Resurface tub
2.11	Kitchen/Refrigerator Exterior of refrigerator rusted, repair
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair



3/31/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Yongjia Wang
532 Madison Street
Albany, CA 94706

Property:
5823 ALAMEDA AVE Apt E
RICHMOND, CA 94804-4845-

PropID:
Client ID: 19325

Dear Owner/Agent,

This letter is to inform you that your property at **5823 ALAMEDA AVE Apt E RICHMOND, CA 94804-4845** failed the Housing Quality Standards (HQS) inspection on 03/24/2026.

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 keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Peter Vonchristierson
O'hanks Property Management
1229 29Th St
Port Townsend, WA 98368

Property:
1561 SANTA CLARA ST
RICHMOND, CA 94804-5036-

PropID:
Client ID: 1726

Dear Owner/Agent,

This letter is to inform you that your property at **1561 SANTA CLARA ST RICHMOND, CA 94804-5036** **failed** the Housing Quality Standards (HQS) inspection on 03/24/2026.

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.
2.10	Kitchen/Stove or Range with Oven 1. Left burners not self lighting, repair 2. Range hood fan inoperable, 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Peter Vonchristierson
O'hanks Property Management
1229 29Th St
Port Townsend, WA 98368

Property:
1563 SANTA CLARA ST
RICHMOND, CA 94804-5036-

PropID:
Client ID: 1726

Dear Owner/Agent,

This letter is to inform you that your property at **1563 SANTA CLARA ST RICHMOND, CA 94804-5036** **failed** the Housing Quality Standards (HQS) inspection on 03/24/2026.

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>
2.5	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.
3.4	Bathroom/Security Remove keyed entry lock from bathroom door
3.3	Bathroom/Electrical Hazards Bathroom outlet has no power, 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.
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.



3/31/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Irene Ly
Kim Chow
367 Bartlett St Apt 4
San Francisco, CA 94110

Property:
5955 WENK AVE
RICHMOND, CA 94804-5058-

PropID:
Client ID: 18663

Dear Owner/Agent,

This letter is to inform you that your property at **5955 WENK AVE RICHMOND, CA 94804-5058** failed the Housing Quality Standards (HQS) inspection on 03/24/2026.

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>
4.10	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 Secure window screen
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Unable to test sink, being replaced at time of inspection
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, 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.

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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

Irene Ly
Kim Chow
367 Bartlett St Apt 4
San Francisco, CA 94110

Property:
5959 WENK AVE
RICHMOND, CA 94804-5058-

PropID:
Client ID: 18663

Dear Owner/Agent,

This letter is to inform you that your property at **5959 WENK AVE RICHMOND, CA 94804-5058** failed the Housing Quality Standards (HQS) inspection on 03/24/2026.

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 keyed lock from interior door.
4.6	Other Rooms/Celing Condition Closet light inoperable, bulb removed.
4.5	Other Rooms/Window Condition Clean discoloration on window and window seal
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Seat needs repair/replacement.
2.12	Kitchen/Sink Dishwasher inoperable, repair
2.3	Kitchen/Electrical Hazards Damaged outlet presents an electrical hazard. - replace cracked outlet left of stove



3/31/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Irene Ly
Kim Chow
367 Bartlett St Apt 4
San Francisco, CA 94110

Property:
5967 WENK AVE
RICHMOND, CA 94804-5058-

PropID:
Client ID: 18663

Dear Owner/Agent,

This letter is to inform you that your property at **5967 WENK AVE RICHMOND, CA 94804-5058** failed the Housing Quality Standards (HQS) inspection on 03/24/2026.

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 keyed lock from interior door.
3.3	Bathroom/Electrical Hazards Install GFCI by sink
2.6	Kitchen/Ceiling Condition Remove old smoke detector base on ceiling
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace cracked outlet underneath window



3/31/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Maia K Willcox
1078 Keith Ave
Berkeley, CA 94708-1634

Property:
5817 SACRAMENTO AVE
RICHMOND, CA 94804-5609-

PropID:
Client ID: 12894

Dear Owner/Agent,

This letter is to inform you that your property at **5817 SACRAMENTO AVE RICHMOND, CA 94804-5609** failed the Housing Quality Standards (HQS) inspection on 03/24/2026.

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 Range hood operations button damaged, repair
2.5	Kitchen/Window Condition Windows missing cranks, 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

Paul W & Melva W Hirsh
849 Kensington Rd
El Cerrito, CA 94530-2747

Property:
936 LASSEN ST
RICHMOND, CA 94805-1031-

PropID:
Client ID: 7126

Dear Owner/Agent,

This letter is to inform you that your property at **936 LASSEN ST RICHMOND, CA 94805-1031** failed the Housing Quality Standards (HQS) inspection on 03/24/2026.

A re-inspection has been scheduled for 05/07/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Yi-Xin Wang
PETER PAN
6754 Bernal Avenue Suite 740-250
Pleasanton, CA 94566

Property:
5428 ESMOND
RICHMOND, CA 94805-1109-

PropID:
Client ID: 8443

Dear Owner/Agent,

This letter is to inform you that your property at **5428 ESMOND RICHMOND, CA 94805-1109** failed the Housing Quality Standards (HQS) inspection on 03/24/2026.

A re-inspection has been scheduled for 05/07/2026 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>
3.3	Bathroom/Electrical Hazards light switch cove plate missing
4.10	Other Rooms/Smoke Detectors bedroom next to kitchen missing smoke detector -

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Sincerely,

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Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Yi-Xin Wang
PETER PAN
6754 Bernal Avenue Suite 740-250
Pleasanton, CA 94566

Property:
4109 NEVIN AVE Apt 1
RICHMOND, CA 94805-2339-

PropID:
Client ID: 8443

Dear Owner/Agent,

This letter is to inform you that your property at **4109 NEVIN AVE Apt 1 RICHMOND, CA 94805-2339** **failed** the Housing Quality Standards (HQS) inspection on 03/24/2026.

A re-inspection has been scheduled for 05/07/2026 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 hallway/living room smoke/Co smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven stove burner knob missing - 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

Duyen Phuong Le
3344 Park Ridge Dr
San Pablo, CA 94806

Property:
4023 COLEMAN CIR
RICHMOND, CA 94806-1860-

PropID:
Client ID: 9106

Dear Owner/Agent,

This letter is to inform you that your property at **4023 COLEMAN CIR RICHMOND, CA 94806-1860** **failed** the Housing Quality Standards (HQS) inspection on 03/24/2026.

A re-inspection has been scheduled for 05/07/2026 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 Co detector missing
7.2	Heating and Plumbing/Safety 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Xiaopeng Xu
624 Talbot Ave
Albany, CA 94706-1308

Property:
747 REGENTS CT
RICHMOND, CA 94806-1897-

PropID:
Client ID: 9588

Dear Owner/Agent,

This letter is to inform you that your property at **747 REGENTS CT RICHMOND, CA 94806-1897** failed the Housing Quality Standards (HQS) inspection on 03/24/2026.

A re-inspection has been scheduled for 05/07/2026 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>
3.12	Bathroom/Tub or Shower 1st fl tub diverter inop - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors

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

Hao An Wang
344 42Nd Ave
San Mateo, CA 94403

Property:
2841 CANTERBURY DR
RICHMOND, CA 94806-2602-

PropID:
Client ID: 12341

Dear Owner/Agent,

This letter is to inform you that your property at **2841 CANTERBURY DR RICHMOND, CA 94806-2602** **failed** the Housing Quality Standards (HQS) inspection on 03/24/2026.

A re-inspection has been scheduled for 05/07/2026 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 all burners must self ignite - repair/repalce
4.4	Other Rooms/Security remove key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair/replace tub caulking worn - remov/ recaulk/ repair



3/31/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Danette L Perry
6880 Homing Pigeon Pl
North Las Vegas, NV 89084

Property:
2811 MOYERS RD
RICHMOND, CA 94806-2728-

PropID:
Client ID: 10784

Dear Owner/Agent,

This letter is to inform you that your property at **2811 MOYERS RD RICHMOND, CA 94806-2728** failed the Housing Quality Standards (HQS) inspection on 03/24/2026.

A re-inspection has been scheduled for 05/07/2026 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 bottom fl smoke/Co detector missing

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

Duyen Phuong Le
3344 Park Ridge Dr
San Pablo, CA 94806

Property:
888 MEADOW VIEW DR
RICHMOND, CA 94806-6107-

PropID:
Client ID: 9106

Dear Owner/Agent,

This letter is to inform you that your property at **888 MEADOW VIEW DR RICHMOND, CA 94806-6107** failed the Housing Quality Standards (HQS) inspection on 03/24/2026.

A re-inspection has been scheduled for 05/07/2026 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 all burners must self ignite -repair/replace hood range light inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector 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