



4/21/2023

FAILED INSPECTION NOTICE

Winston Kang & Judy Yuhjuy Liao
3248 Bear Ridge Way
Antioch, CA 94509

Property:
2213 MACDONALD AVE
RICHMOND, CA 94801-

PropID:
Client ID: 4673

Dear Owner/Agent,

This letter is to inform you that your property at **2213 MACDONALD AVE RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 04/06/2023.

A re-inspection has been scheduled for 05/23/2023 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit no hot water for faucet	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment inop,repair	O
3.3	Bathroom/Electrical Hazards light inop,repair	O



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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



4/21/2023

FAILED INSPECTION NOTICE

Paula Tre Yu
901 Huron Ave
San Francisco, CA 94124

Property:
210 WILLARD AVE
RICHMOND, CA 94801-1827-

PropID:
Client ID: 17240

Dear Owner/Agent,

This letter is to inform you that your property at **210 WILLARD AVE RICHMOND, CA 94801-1827** **failed** the Housing Quality Standards (HQS) inspection on 04/06/2023.

A re-inspection has been scheduled for 05/23/2023 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>	<u>Tenant/Owner</u>
8.1	General Health and Safety/Access to Unit unit is uninhabitable, unit is only studs inside	O

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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Vincent Tre Chu
Dewolf Realty Co
Po Box 591540
San Francisco, CA 94159

Property:
429 DUBOCE AVE
RICHMOND, CA 94801-1938-

PropID:
Client ID: 15862

Dear Owner/Agent,

This letter is to inform you that your property at **429 DUBOCE AVE RICHMOND, CA 94801-1938** failed the Housing Quality Standards (HQS) inspection on 04/06/2023.

A re-inspection has been scheduled for 05/23/2023 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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	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
1.4	Living Room/Security entry glass cracked, repair	O



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4/21/2023

FAILED INSPECTION NOTICE

Yung Jya Tre Liu
17051 Celtic St
Granada Hills, CA 91344

Property:
1333 GARVIN AVE
RICHMOND, CA 94801-2354-

PropID:
Client ID: 18629

Dear Owner/Agent,

This letter is to inform you that your property at **1333 GARVIN AVE RICHMOND, CA 94801-2354** failed the Housing Quality Standards (HQS) inspection on 04/06/2023.

A re-inspection has been scheduled for 05/23/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven ventilation hood fan is deteriorating, peeling and missing grease screen, repair/replace	O
4.10	Other Rooms/Smoke Detectors Smoke detector is hanging down by wires, repair	O
4.7	Other Rooms/Wall Condition wall has evidence of water damage, repair	O
3.6	Bathroom/Ceiling Condition ceiling has evidence of water damage, repair	O



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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Marla Carrie Tre Dymesich
6505 Morris Ave
El Cerrito, CA 94530

Property:
1769 RHEEM AVE
RICHMOND, CA 94801-2450-

PropID:
Client ID: 18146

Dear Owner/Agent,

This letter is to inform you that your property at **1769 RHEEM AVE RICHMOND, CA 94801-2450** failed the Housing Quality Standards (HQS) inspection on 04/06/2023.

A re-inspection has been scheduled for 05/23/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop,repair	O

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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Long Sheng Yu
2983 Wichita Ct
Grand Junction, CO 01560-1220

Property:
2037 GARVIN AVE
RICHMOND, CA 94801-2564-

PropID:
Client ID: 10072

Dear Owner/Agent,

This letter is to inform you that your property at **2037 GARVIN AVE RICHMOND, CA 94801-2564** failed the Housing Quality Standards (HQS) inspection on 04/06/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.8	Kitchen/Floor Condition hole in floor , repair	O
2.5	Kitchen/Window Condition 1.Window is severely cracked or broken which presents a cutting or air access hazard. Replace.	O
	2. windows will not open as designed	
2.10	Kitchen/Stove or Range with Oven ventilation fan light inop, repair	O
4.5	Other Rooms/Window Condition window does not lock, repair (front bedroom)	O
4.4	Other Rooms/Security no access, door locked, remove keyed door lock	O
1.4	Living Room/Security entryway threshold loose, repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop, repair	O



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4/21/2023

FAILED INSPECTION NOTICE

Xia Yi Jack Liu
2470 27Th Ave
San Francisco, CA 94116

Property:
1936 ESMOND AVE
RICHMOND, CA 94801-2595-

PropID:
Client ID: 18627

Dear Owner/Agent,

This letter is to inform you that your property at **1936 ESMOND AVE RICHMOND, CA 94801-2595** **failed** the Housing Quality Standards (HQS) inspection on 04/06/2023.

A re-inspection has been scheduled for 05/23/2023 between 09:00AM and 12:00PM.

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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 install new prvp	O
5.3	Secondary Rooms/Electrical Hazards install light switch cover in garage	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.	O

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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Isabel Cristina Gutierrez
2301 Greenwich Rd
San Pablo, CA 94806

Property:
433 BARRETT AVE
RICHMOND, CA 94801-2628-

PropID:
Client ID: 18330

Dear Owner/Agent,

This letter is to inform you that your property at **433 BARRETT AVE RICHMOND, CA 94801-2628** **failed** the Housing Quality Standards (HQS) inspection on 04/06/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
2.4	Kitchen/Security rear security gate screen deteriorating, replace, cut haz	O
8.4	General Health and Safety/Garbage and Debris remove all garabage and debris	T
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.	O
2.6	Kitchen/Ceiling Condition evidence of water damage, repair	O
3.3	Bathroom/Electrical Hazards GFI will not test/reset	O
8.7	General Health and Safety/Other Interior Hazards install common area co detector on all levels of unit	O
7.2	Heating and Plumbing/Safety of Heating Equipment heater inop, repair	O



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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Saleh A Aldalali
5313 Mission St
San Francisco, CA 94112-3737

Property:
259 4TH ST Apt 1
RICHMOND, CA 94801-3007-

PropID:
Client ID: 13078

Dear Owner/Agent,

This letter is to inform you that your property at **259 4TH ST Apt 1 RICHMOND, CA 94801-3007** failed the Housing Quality Standards (HQS) inspection on 04/06/2023.

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4/21/2023

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite, safety hazard	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.	O
2.3	Kitchen/Electrical Hazards Gfi left of sink will not test/reset. repair	O
2.4	Kitchen/Security rear door has gaps allowing cold air and moisture inside weatherize door	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches 1. rear porch light inoperable, repair 2.rear porch staircase/railings loose, repair. safty haz	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
1.3	Living Room/Electrical Hazards front hallway light inop, repair	O
3.6	Bathroom/Ceiling Condition ceiling has excessive black discoloration, repair	O
3.12	Bathroom/Tub or Shower resurface tub	O
3.7	Bathroom/Wall Condition wall has peeling paint and black discoloration, repair	O

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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Abebe Revocable Liv Trust Bezy
Bezvwork A Woldemeskel
1515 Nevin Plz
Richmond, CA 94801

Property:
424 MARINA WAY
RICHMOND, CA 94801-3207-

PropID:
Client ID: 17862

Dear Owner/Agent,

This letter is to inform you that your property at **424 MARINA WAY RICHMOND, CA 94801-3207** failed the Housing Quality Standards (HQS) inspection on 04/06/2023.

A re-inspection has been scheduled for 05/23/2023 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.8	Bathroom/Floor Condition floor buckled,pulling up/deteriorating, replace	O

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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Blanca Gomez
2129 Gaynor Ave
Richmond, CA 94801

Property:
1605 LIVINGSTON LN
RICHMOND, CA 94801-3270-

PropID:
Client ID: 2639

Dear Owner/Agent,

This letter is to inform you that your property at **1605 LIVINGSTON LN RICHMOND, CA 94801-3270** **failed** the Housing Quality Standards (HQS) inspection on 04/06/2023.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards common area smoke detector inop, upstairs and downstairs	O
4.4	Other Rooms/Security no access, door locked, remove keyed door lock(upstairs)	O
8.1	General Health and Safety/Access to Unit no access to backyard, must provide access to backyard	O
4.8	Other Rooms/Floor Condition carpet deteriorating/ripped, replace safty haz	O



4/21/2023

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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Ding Hui Zhong
434 Capitol Ave
San Francisco, CA 94112

Property:
431 22ND ST
RICHMOND, CA 94801-3307-

PropID:
Client ID: 19441

Dear Owner/Agent,

This letter is to inform you that your property at **431 22ND ST RICHMOND, CA 94801-3307** failed the Housing Quality Standards (HQS) inspection on 04/06/2023.

A re-inspection has been scheduled for 05/23/2023 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower shower knob pulling off, repair	O
7.4	Heating and Plumbing/Water Heater install PRVP	O
4.4	Other Rooms/Security remove all keyed interior door locks	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice. in water heater closet	O



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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Jesus Santos & Lucy Alfaro
2759 Rollingwood Dr
San Pablo, CA 94806

Property:
17 13TH ST
RICHMOND, CA 94801-3529-

PropID:
Client ID: 8389

Dear Owner/Agent,

This letter is to inform you that your property at **17 13TH ST RICHMOND, CA 94801-3529** failed the Housing Quality Standards (HQS) inspection on 04/06/2023.

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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 handrails on front staircase	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit replace broken toilet seat	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet loose, repair	O
3.12	Bathroom/Tub or Shower tub diverter inop,repair	O
2.10	Kitchen/Stove or Range with Oven all burners must self -ignite	O
5.4	Secondary Rooms/Other Potential Hazardous Features basement flooded, repair	O



4/21/2023

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Gurdev & Rajinder Sikand
Po Box 5506
Hercules, CA 94547-5506

Property:
713 BRADFORD DR
RICHMOND, CA 94806-1716-

PropID:
Client ID: 7669

Dear Owner/Agent,

This letter is to inform you that your property at **713 BRADFORD DR RICHMOND, CA 94806-1716** **failed** the Housing Quality Standards (HQS) inspection on 04/06/2023.

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3.3	Bathroom/Electrical Hazards light fixture deteriorating/rusting. repalce	O
3.12	Bathroom/Tub or Shower shower enclosure has excessive black discoloration. repair	O
4.10	Other Rooms/Smoke Detectors some detector inop, right rear bedroom	O
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop, repair	O



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