



4/21/2023

FAILED INSPECTION NOTICE

Xue Ping Jiao
1471 39Th Ave
San Francisco, CA 94122

Property:
2846 LINCOLN AVE
RICHMOND, CA 94804-1324-

PropID:
Client ID: 18447

Dear Owner/Agent,

This letter is to inform you that your property at **2846 LINCOLN AVE RICHMOND, CA 94804-1324** **failed** the Housing Quality Standards (HQS) inspection on 04/11/2023.

A re-inspection has been scheduled for 05/25/2023 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>
2.8	Kitchen/Floor Condition tile floor cracked,repair	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Jasminder S & Sonia Sikand
1066 Rock Harbor Pt
Hercules, CA 94547-2619

Property:
567 25TH ST
RICHMOND, CA 94804-1602-

PropID:
Client ID: 1188

Dear Owner/Agent,

This letter is to inform you that your property at **567 25TH ST RICHMOND, CA 94804-1602** failed the Housing Quality Standards (HQS) inspection on 04/11/2023.

A re-inspection has been scheduled for 05/25/2023 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>
8.7	General Health and Safety/Other Interior Hazards install common area co and smoke detectors in laundry/garage area	O
3.3	Bathroom/Electrical Hazards replace burned gfi outlet	O
1.6	Living Room/Ceiling Condition ceiling peeling paint, repair	O

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Sincerely,

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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Mary King
Po Box 624
Clearlake Oaks, CA 95423

Property:
124 MAINE AVE
RICHMOND, CA 94804-2136-

PropID:
Client ID: 18516

Dear Owner/Agent,

This letter is to inform you that your property at **124 MAINE AVE RICHMOND, CA 94804-2136** failed the Housing Quality Standards (HQS) inspection on 04/11/2023.

A re-inspection has been scheduled for 05/25/2023 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>
6.3	Building Exterior/Condition of Roof and Gutters gutters clogged,repair	O
2.12	Kitchen/Sink faucet loose,repair	O
4.3	Other Rooms/Electrical Hazards light master bath inop	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



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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Jiaxin Zhang
662 Douglas Dr
San Leandro, CA 94577

Property:
343 S 17TH ST
RICHMOND, CA 94804-2664-

PropID:
Client ID: 19436

Dear Owner/Agent,

This letter is to inform you that your property at **343 S 17TH ST RICHMOND, CA 94804-2664** failed the Housing Quality Standards (HQS) inspection on 04/11/2023.

A re-inspection has been scheduled for 05/25/2023 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>
8.7	General Health and Safety/Other Interior Hazards install common area co detector	O

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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Pardip & Sukhinder K Saini
1602 San Benito St
Richmond, CA 94804-5327

Property:
403 S 27TH ST
RICHMOND, CA 94804-2907-

PropID:
Client ID: 12989

Dear Owner/Agent,

This letter is to inform you that your property at **403 S 27TH ST RICHMOND, CA 94804-2907** failed the Housing Quality Standards (HQS) inspection on 04/11/2023.

A re-inspection has been scheduled for 05/25/2023 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>
8.7	General Health and Safety/Other Interior Hazards common area smoke/co hanging down, install	O

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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Nga Man Chu
135 Marina Lakes Dr
Richmond, CA 94804

Property:
2924 FLORIDA AVE
RICHMOND, CA 94804-3108-

PropID:
Client ID: 18015

Dear Owner/Agent,

This letter is to inform you that your property at **2924 FLORIDA AVE RICHMOND, CA 94804-3108** **failed** the Housing Quality Standards (HQS) inspection on 04/11/2023.

A re-inspection has been scheduled for 05/25/2023 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>
3.6	Bathroom/Ceiling Condition remove excessive black discoloration	O
3.7	Bathroom/Wall Condition remove excessive black discoloration	O
8.7	General Health and Safety/Other Interior Hazards install common area co detector	O
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 and each bedroom. The smoke detector must be placed according to package instructions.	O
4.3	Other Rooms/Electrical Hazards light inoperable, repair	O
3.3	Bathroom/Electrical Hazards light inoperable, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features install co/smoke detector in garage	O
7.4	Heating and Plumbing/Water Heater The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to approximately 4 - 6 from the floor or run outside	O



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4/21/2023

FAILED INSPECTION NOTICE

Roberto Veneros
166 Walnut Ct
Hercules, CA 94547

Property:
3920 OHIO AVE
RICHMOND, CA 94804-3327-

PropID:
Client ID: 19300

Dear Owner/Agent,

This letter is to inform you that your property at **3920 OHIO AVE RICHMOND, CA 94804-3327** failed the Housing Quality Standards (HQS) inspection on 04/11/2023.

A re-inspection has been scheduled for 05/25/2023 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>
3.6	Bathroom/Ceiling Condition remove excessive black discoloration	O
3.7	Bathroom/Wall Condition remove excessive black discoloration	O
3.5	Bathroom/Window Condition remove excessive black discoloration	O
4.6	Other Rooms/Celing Condition ceiling peeling, repair	O



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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Fong Fong Ga
568 47Th Ave
San Francisco, CA 94121-2425

Property:
252 S 41ST ST
RICHMOND, CA 94804-3336-

PropID:
Client ID: 9664

Dear Owner/Agent,

This letter is to inform you that your property at **252 S 41ST ST RICHMOND, CA 94804-3336** failed the Housing Quality Standards (HQS) inspection on 04/11/2023.

A re-inspection has been scheduled for 05/25/2023 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
3.6	Bathroom/Ceiling Condition remove black discoloration	O
3.5	Bathroom/Window Condition window/sill has excessive black discoloration,repair	O
3.3	Bathroom/Electrical Hazards light fixture rusting/deteriorating. replace	O



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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Tiffany Thomas
92 Rockport Ct
Richmond, CA 94804

Property:
512 S 16TH ST Apt 6
RICHMOND, CA 94804-3761-

PropID:
Client ID: 19233

Dear Owner/Agent,

This letter is to inform you that your property at **512 S 16TH ST Apt 6 RICHMOND, CA 94804-3761** **failed** the Housing Quality Standards (HQS) inspection on 04/11/2023.

A re-inspection has been scheduled for 05/25/2023 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>
8.7	General Health and Safety/Other Interior Hazards common area Co detector inop,repair	O

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Residential Rental Inspections Program



4/21/2023

FAILED INSPECTION NOTICE

Yongchun Zhu
137 Apollo St
San Francisco, CA 94124-2503

Property:
534 S 19TH ST
RICHMOND, CA 94804-3804-

PropID:
Client ID: 12486

Dear Owner/Agent,

This letter is to inform you that your property at **534 S 19TH ST RICHMOND, CA 94804-3804** failed the Housing Quality Standards (HQS) inspection on 04/11/2023.

A re-inspection has been scheduled for 05/25/2023 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>
4.10	Other Rooms/Smoke Detectors smoke detector inop X3 bedrooms,repair	O
8.7	General Health and Safety/Other Interior Hazards co detector is missing/or inoperable. all units must have a working co detector on each level of unit	O

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