



4/20/2024

**FAILED INSPECTION NOTICE**

Junlang Wang  
Charlie Zheng  
Po Box 20263  
El Sobrante, CA 94803

Property:  
137 12TH ST  
RICHMOND, CA 94801-

PropID:  
Client ID: 17706

Dear Owner/Agent,

This letter is to inform you that your property at **137 12TH ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 04/09/2024.

**A re-inspection has been scheduled for 05/17/2024 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.



4/20/2024

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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.	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
3.13	Bathroom/Ventilation ventilation fan inoperable	O
3.6	Bathroom/Ceiling Condition remove excessive black discoloration	O
3.7	Bathroom/Wall Condition remove excessive black discoloration	O
4.6	Other Rooms/Celing Condition remove black discoloration from ceilings in bedrooms	O
8.6	General Health and Safety/Interior Stairs and Common Halls interior hallway flooring deteriorating, replace	O
4.3	Other Rooms/Electrical Hazards 1, outlet inoperable rear left bedroom  2. light flickers, repair	O
8.7	General Health and Safety/Other Interior Hazards clean unit unsanitary conditions	T
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
3.12	Bathroom/Tub or Shower rear bathroom tub faucet broken, replace and tub backingup, not draining as designed	O
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.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1. replace deteriorating vanity in rear bathroom  2. repair plumbing for rear bathroom sink, not connected	O



4/20/2024

## FAILED INSPECTION NOTICE

- |     |  |   |
|-----|--|---|
| 7.4 | Heating and Plumbing/Water Heater  | O |
|     | 1. hot water heater discharge line has to be cooper, can not be pvc, safety hazard |   |
|     | 2. safety straps loose, repair   |   |
| 2.1 | Kitchen/Kitchen Area Present   | T |
|     | no access to kitchen, dog feces on floor, must inspect kitchen at next inspection  |   |

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



4/20/2024

## FAILED INSPECTION NOTICE

George D Tre Oliver  
42 Hickory Rd  
San Rafael, CA 94930

Property:  
228 RIPLEY AVE  
RICHMOND, CA 94801-2640-

PropID:  
Client ID: 18864

Dear Owner/Agent,

This letter is to inform you that your property at **228 RIPLEY AVE RICHMOND, CA 94801-2640** failed the Housing Quality Standards (HQS) inspection on 04/09/2024.

**A re-inspection has been scheduled for 05/17/2024 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 1. install transition strip leading from livingroom to kitchen.  2. repair broken tile at entry to kitchen	O
4.3	Other Rooms/Electrical Hazards light inoperable, repair	O
3.3	Bathroom/Electrical Hazards light fixture inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.	O
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
1.4	Living Room/Security security door screen damaged/deteriorating, replace	O
1.6	Living Room/Ceiling Condition ceiling peeling paint in hallway ,repair	O



4/20/2024

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Sincerely,

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Residential Rental Inspections Program



4/20/2024

**FAILED INSPECTION NOTICE**

Leticia Ledesma  
4015 Rector Comm  
Fremont, CA 94536

Property:  
582 8TH ST  
RICHMOND, CA 94801-2712-

PropID:  
Client ID: 18574

Dear Owner/Agent,

This letter is to inform you that your property at **582 8TH ST RICHMOND, CA 94801-2712** failed the Housing Quality Standards (HQS) inspection on 04/09/2024.

**A re-inspection has been scheduled for 05/17/2024 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>
4.4	Other Rooms/Security no access to bedroom #3 locked door, tenant must provide access	O
4.8	Other Rooms/Floor Condition no access to bedroom number 4, unsanitary conditions	T
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O

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City of Richmond  
Residential Rental Inspections Program



4/20/2024

## FAILED INSPECTION NOTICE

Leticia Ledesma  
4015 Rector Comm  
Fremont, CA 94536

Property:  
584 8TH ST  
RICHMOND, CA 94801-2712-

PropID:  
Client ID: 18574

Dear Owner/Agent,

This letter is to inform you that your property at **584 8TH ST RICHMOND, CA 94801-2712** failed the Housing Quality Standards (HQS) inspection on 04/09/2024.

**A re-inspection has been scheduled for 05/17/2024 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
2.10	Kitchen/Stove or Range with Oven oven door broken, repair/replace	O
4.3	Other Rooms/Electrical Hazards 1. replace loose outlet at entry  2. install light fixture cover	O
3.6	Bathroom/Ceiling Condition remove excessive black discoloration and repair hole	O
3.3	Bathroom/Electrical Hazards install light fixture cover	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O



4/20/2024

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Residential Rental Inspections Program





4/20/2024

## FAILED INSPECTION NOTICE

Jorge A Tre Ortez  
439 F St  
Colma, CA 94014

Property:  
223 18TH ST  
RICHMOND, CA 94801-3218-

PropID:  
Client ID: 16411

Dear Owner/Agent,

This letter is to inform you that your property at **223 18TH ST RICHMOND, CA 94801-3218** failed the Housing Quality Standards (HQS) inspection on 04/09/2024.

**A re-inspection has been scheduled for 05/17/2024 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>
4.4	Other Rooms/Security center rear bedroom door handle loose,repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet clogged/slow drain, repair	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
3.3	Bathroom/Electrical Hazards install Gfi downstairs bathroom	O
8.7	General Health and Safety/Other Interior Hazards 1. Unit must have one carbon monoxide detector per level.  2. unit must have a common smoke detector on each level	O



4/20/2024

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City of Richmond  
Residential Rental Inspections Program



4/20/2024

## FAILED INSPECTION NOTICE

Kerry & Michael Cunningham  
Mark Vasquez  
6 Beach Rd Unit 531  
Belvedere Tiburon, CA 94920

Property:  
6 2ND ST Apt 1  
RICHMOND, CA 94801-3450-

PropID:  
Client ID: 18071

Dear Owner/Agent,

This letter is to inform you that your property at **6 2ND ST Apt 1 RICHMOND, CA 94801-3450** failed the Housing Quality Standards (HQS) inspection on 04/09/2024.

**A re-inspection has been scheduled for 05/16/2024 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
3.6	Bathroom/Ceiling Condition evidence of water damage,repair	O
3.7	Bathroom/Wall Condition evidence of water damage	O
8.7	General Health and Safety/Other Interior Hazards common area co detector and common area smoke detectors inoperable, repair/replace	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O



4/20/2024

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



4/20/2024

**FAILED INSPECTION NOTICE**

Pui Ni Lau  
Msb Property Management  
Po Box 21  
Lafayette, CA 94549

Property:  
122 3RD ST  
RICHMOND, CA 94801-3566-

PropID:  
Client ID: 17301

Dear Owner/Agent,

This letter is to inform you that your property at **122 3RD ST RICHMOND, CA 94801-3566** failed the Housing Quality Standards (HQS) inspection on 04/09/2024.

**A re-inspection has been scheduled for 05/17/2024 between 11:00AM and 02:00PM.**

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**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, repair	O
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.  light inoperable, repair	O
1.3	Living Room/Electrical Hazards hallway light flickers, repair	O
3.3	Bathroom/Electrical Hazards light inoperable, repair	O
3.5	Bathroom/Window Condition remove black discoloration	O
4.3	Other Rooms/Electrical Hazards light inoperable, repair	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
6.2	Building Exterior/Condition of Stairs, Rails, and Porches there is a large gap between rear staircase and building, repair, safety hazard	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation	O
8.7	General Health and Safety/Other Interior Hazards co detector inoperable, repair	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/20/2024

**FAILED INSPECTION NOTICE**

Diva Investments Llc  
KAUSHIK DATTANI  
834 5Th Ave  
San Rafael, CA 94901

Property:  
147 5TH ST  
RICHMOND, CA 94801-3576-

PropID:  
Client ID: 8028

Dear Owner/Agent,

This letter is to inform you that your property at **147 5TH ST RICHMOND, CA 94801-3576** failed the Housing Quality Standards (HQS) inspection on 04/09/2024.

**A re-inspection has been scheduled for 05/16/2024 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>
3.5	Bathroom/Window Condition install missing screen	O

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City of Richmond  
Residential Rental Inspections Program



4/20/2024

**FAILED INSPECTION NOTICE**

Lucy X M & Kat Cheung Au  
1658 39Th Ave  
Richmond, CA 94122

Property:  
164 17TH ST  
RICHMOND, CA 94801-3612-

PropID:  
Client ID: 17819

Dear Owner/Agent,

This letter is to inform you that your property at **164 17TH ST RICHMOND, CA 94801-3612** failed the Housing Quality Standards (HQS) inspection on 04/09/2024.

**A re-inspection has been scheduled for 05/17/2024 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 1. faucet loose, repair  2. vanity door broken, repair	O
2.10	Kitchen/Stove or Range with Oven ventilation fan inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards install dummy spacers in fuse box	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrails for front porch staircase	O





4/20/2024

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/20/2024

**FAILED INSPECTION NOTICE**

Kerry & Michael Cunningham  
Mark Vasquez  
6 Beach Rd Unit 531  
Belvedere Tiburon, CA 94920

Property:  
409 S 25TH ST  
RICHMOND, CA 94804-2849-

PropID:  
Client ID: 18071

Dear Owner/Agent,

This letter is to inform you that your property at **409 S 25TH ST RICHMOND, CA 94804-2849** failed the Housing Quality Standards (HQS) inspection on 04/09/2024.

**A re-inspection has been scheduled for 05/16/2024 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>
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

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



4/20/2024

**FAILED INSPECTION NOTICE**

Diva Investments Llc  
KAUSHIK DATTANI  
834 5Th Ave  
San Rafael, CA 94901

Property:  
2931 FLORIDA AVE  
RICHMOND, CA 94804-3107-

PropID:  
Client ID: 8028

Dear Owner/Agent,

This letter is to inform you that your property at **2931 FLORIDA AVE RICHMOND, CA 94804-3107** **failed** the Housing Quality Standards (HQS) inspection on 04/09/2024.

**A re-inspection has been scheduled for 05/16/2024 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>
8.7	General Health and Safety/Other Interior Hazards	O
	1. electrical breakers are constantly tripping, repair	
	2, common area smoke detector inoperable	
	3. install common area co detector	
	4. install common area co and smoke detector in rear unit	
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit	O
	toilet running constantly, repair	
3.12	Bathroom/Tub or Shower	O
	remove excessive black discoloration	
1.4	Living Room/Security	O
	weatherize rear unit front door gaps around door allowing cold air and moisture in unit	
3.6	Bathroom/Ceiling Condition	O
	remove excessive black discoloration, rear unit	
7.4	Heating and Plumbing/Water Heater	O
	no access to water heater	



4/20/2024

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/20/2024

**FAILED INSPECTION NOTICE**

Ted Lee  
212 Pioneer Court  
El Sobrante, CA 94803

Property:  
5126 MCBRYDE AVE  
RICHMOND, CA 94805-1039-

PropID:  
Client ID: 4813

Dear Owner/Agent,

This letter is to inform you that your property at **5126 MCBRYDE AVE RICHMOND, CA 94805-1039** **failed** the Housing Quality Standards (HQS) inspection on 04/09/2024.

**A re-inspection has been scheduled for 05/17/2024 between 01:00PM and 04:00PM.**

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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 venthood light 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

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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City of Richmond  
Residential Rental Inspections Program



4/20/2024

**FAILED INSPECTION NOTICE**

Ang N & Dali Sherpa  
555 Pierce Street #1306  
Albany, CA 94706

Property:  
336 35TH ST  
RICHMOND, CA 94805-2120-

PropID:  
Client ID: 14494

Dear Owner/Agent,

This letter is to inform you that your property at **336 35TH ST RICHMOND, CA 94805-2120** failed the Housing Quality Standards (HQS) inspection on 04/09/2024.

**A re-inspection has been scheduled for 05/17/2024 between 01:00PM and 04:00PM.**

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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 1. water heater leaking  2. water heater flue not connected	O

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