



4/16/2024

**FAILED INSPECTION NOTICE**

Isabel & Martin Gonzalez  
1445 San Joaquin St  
Richmond, CA 94804-4946

Property:  
841 7TH ST  
RICHMOND, CA 94801-2218-

PropID:  
Client ID: 13069

Dear Owner/Agent,

This letter is to inform you that your property at **841 7TH ST RICHMOND, CA 94801-2218** failed the Housing Quality Standards (HQS) inspection on 04/12/2024.

**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>
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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



4/16/2024

**FAILED INSPECTION NOTICE**

Gianna M Burns  
2218 Spencer St  
Napa, CA 94559

Property:  
629 13TH ST Apt 1  
RICHMOND, CA 94801-2729-

PropID:  
Client ID: 16791

Dear Owner/Agent,

This letter is to inform you that your property at **629 13TH ST Apt 1 RICHMOND, CA 94801-2729** failed the Housing Quality Standards (HQS) inspection on 04/12/2024.

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4/16/2024

**FAILED INSPECTION NOTICE**

Kirk Schumacher  
ACCESS PROPERTY MANAGEMENT  
1185 Solano Ave  
Albany, CA 94706

Property:  
1934 HILL AVE  
RICHMOND, CA 94801-2867-

PropID:  
Client ID: 4137

Dear Owner/Agent,

This letter is to inform you that your property at **1934 HILL AVE RICHMOND, CA 94801-2867** failed the Housing Quality Standards (HQS) inspection on 04/12/2024.

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**FAILED INSPECTION NOTICE**

Juan Humberto Tre Ayala  
2351 Woodhill Dr  
Pittsburg, CA 94565

Property:  
426 4TH  
RICHMOND, CA 94801-3004-

PropID:  
Client ID: 17823

Dear Owner/Agent,

This letter is to inform you that your property at **426 4TH RICHMOND, CA 94801-3004** failed the Housing Quality Standards (HQS) inspection on 04/12/2024.

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4/16/2024

## FAILED INSPECTION NOTICE

David Sanchez  
82 Dorchester Ave  
San Leandro, CA 94577-1654

Property:  
154 19TH ST Apt F  
RICHMOND, CA 94801-3655-

PropID:  
Client ID: 7057

Dear Owner/Agent,

This letter is to inform you that your property at **154 19TH ST Apt F RICHMOND, CA 94801-3655** failed the Housing Quality Standards (HQS) inspection on 04/12/2024.

**A re-inspection has been scheduled for 05/17/2024 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>
1.8	Living Room/Floor Condition replace worn/deteriorating carpet, health/safety hazard	O
3.7	Bathroom/Wall Condition remove excessive brown discoloration	O
3.8	Bathroom/Floor Condition floor deteriorating, replace	O
2.8	Kitchen/Floor Condition floor deteriorating,replace	O
8.7	General Health and Safety/Other Interior Hazards 1. clean unit, unsanitary conditions	T
	2. all flooring in unit deteriorating/worn replace (owner)	
1.4	Living Room/Security replace broken front door frame, evidence of forced entry	O



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4/16/2024

**FAILED INSPECTION NOTICE**

Gary Lau  
Connie Cheung  
15208 Tradewinds Rd  
San Leandro, CA 94579-2616

Property:  
812 GRIFFIN DR  
RICHMOND, CA 94806-1724-

PropID:  
Client ID: 12051

Dear Owner/Agent,

This letter is to inform you that your property at **812 GRIFFIN DR RICHMOND, CA 94806-1724** failed the Housing Quality Standards (HQS) inspection on 04/12/2024.

**A re-inspection has been scheduled for 05/17/2024 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>	<u>Tenant/Owner</u>
1.5	Living Room/Window Condition window next to patio door will not open as designed, repair	O
3.5	Bathroom/Window Condition Window must be openable and remain open without props.	O
5.2	Secondary Rooms/Security garage door has large gap at bottom, repair not closing as designed	O

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4/16/2024

**FAILED INSPECTION NOTICE**

Xiufen Liu  
548 Richmond St  
El Cerrito, CA 94530

Property:  
4055 COLEMAN CIR  
RICHMOND, CA 94806-1860-

PropID:  
Client ID: 14207

Dear Owner/Agent,

This letter is to inform you that your property at **4055 COLEMAN CIR RICHMOND, CA 94806-1860** **failed** the Housing Quality Standards (HQS) inspection on 04/12/2024.

**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>
2.12	Kitchen/Sink cabinet under sink water damaged, repair	O
2.10	Kitchen/Stove or Range with Oven ventilation fan inoperable, repair	O
2.8	Kitchen/Floor Condition kitchen flooring deteriorating, replace	O
8.10	General Health and Safety/Site and Neighborhood Conditions fence in back/side yard deteriorating, repair/replace	O
2.4	Kitchen/Security patio door missing screen	O
8.7	General Health and Safety/Other Interior Hazards upstairs co detector inoperable, repair/replace	O
3.7	Bathroom/Wall Condition upstairs hallway bathroom wall water damaged, repair	O
3.12	Bathroom/Tub or Shower upstairs hallway bathroom tub, needs to be recaulked	O
3.8	Bathroom/Floor Condition replace deteriorating floor upstairs hallway bathroom	O
5.2	Secondary Rooms/Security large gap at bottom of garage exit door, repair	O





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