



4/14/2025

FAILED INSPECTION NOTICE

Mirna M Lopez
2711 Center Ave
Richmond, CA 94804-3020

Property:
1411 GAYNOR AVE
RICHMOND, CA 94801-2395-

PropID:
Client ID: 10550

Dear Owner/Agent,

This letter is to inform you that your property at **1411 GAYNOR AVE RICHMOND, CA 94801-2395** **failed** the Housing Quality Standards (HQS) inspection on 04/04/2025.

A re-inspection has been scheduled for 05/22/2025 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>
4.4	Other Rooms/Security Remove keyed entry lock from right center bedroom door	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor, toilet currently sways from left to right. repair	O
2.10	Kitchen/Stove or Range with Oven Rear right burner not self lighting, 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



4/14/2025

FAILED INSPECTION NOTICE

Cynthia Campbell Burke
6073 Felix Ave
Richmond, CA 94805-1218

Property:
249 15TH ST
RICHMOND, CA 94801-3212-

PropID:
Client ID: 13194

Dear Owner/Agent,

This letter is to inform you that your property at **249 15TH ST RICHMOND, CA 94801-3212** failed the Housing Quality Standards (HQS) inspection on 04/04/2025.

A re-inspection has been scheduled for 05/22/2025 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>
1.4	Living Room/Security Front door missing striker plate, install	O
	Remove key lock on front room	
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace	O
	front hall light inoperable, repair	
4.10	Other Rooms/Smoke Detectors Smoke detector missing, replace	O
4.4	Other Rooms/Security Remove keyed entry lock	O
8.7	General Health and Safety/Other Interior Hazards Hall windows dont stay open without prop, repair. Windows must stay open without props	O
1.5	Living Room/Window Condition Window screens missing, replace	O
2.10	Kitchen/Stove or Range with Oven Rear right burner knob missing, replace	T
2.13	Kitchen/Space for Storage, Prep and Serving Cabinet doors underneath faucet are heavily deteriorated, repair or replace	O
4.5	Other Rooms/Window Condition Window screens missing, replace	O
5.4	Secondary Rooms/Other Potential Hazardous Features Rear laundry room window missing screen, replace	O
3.13	Bathroom/Ventilation Tenat to clean excessive dust build up on vent fan, owner to address inoperable vent fan	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display. Repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass/weeds in yard	T



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4/14/2025

FAILED INSPECTION NOTICE

Ruth Esqueda
214 Bissell Ave
Richmond, CA 94801

Property:
206 BISSELL AVE
RICHMOND, CA 94801-3462-

PropID:
Client ID: 9837

Dear Owner/Agent,

This letter is to inform you that your property at **206 BISSELL AVE RICHMOND, CA 94801-3462** failed the Housing Quality Standards (HQS) inspection on 04/04/2025.

A re-inspection has been scheduled for 05/20/2025 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>
4.5	Other Rooms/Window Condition Tenat to clean discoloration in window and window seal	T
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door	O
3.7	Bathroom/Wall Condition Clean discoloration on walls behind toilet	T
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	O
1.5	Living Room/Window Condition Window screens torn, repair or replace	O
2.5	Kitchen/Window Condition window screen torn, repair	O



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4/14/2025

FAILED INSPECTION NOTICE

Manuel Ibarra Jauregui
633 Chanslor Ave
Richmond, CA 94801

Property:
633 CHANSLOR AVE
RICHMOND, CA 94801-3583-

PropID:
Client ID: 8988

Dear Owner/Agent,

This letter is to inform you that your property at **633 CHANSLOR AVE RICHMOND, CA 94801-3583** **failed** the Housing Quality Standards (HQS) inspection on 04/04/2025.

A re-inspection has been scheduled for 05/20/2025 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>
4.3	Other Rooms/Electrtical Hazards Front right bedroom outlets have open grounds, repair replace cracked receptacle located left of closet door	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair	O
3.3	Bathroom/Electrical Hazards Bathroom #2 GFI outlet has open grounds, repair	O



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4/14/2025

FAILED INSPECTION NOTICE

William C & Vicki J Elliott
Po Box 70113
Richmond, CA 94807

Property:
744 OCEAN AVE
RICHMOND, CA 94801-3734-

PropID:
Client ID: 10129

Dear Owner/Agent,

This letter is to inform you that your property at **744 OCEAN AVE RICHMOND, CA 94801-3734 failed** the Housing Quality Standards (HQS) inspection on 04/04/2025.

A re-inspection has been scheduled for 05/22/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace Install CO2 detector level 1	O
4.10	Other Rooms/Smoke Detectors Smoke detector inoperable, repair or replace	O

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4/14/2025

FAILED INSPECTION NOTICE

Jonathan & Corinne J Mayer
8252 Terrace Dr
El Cerrito, CA 94530

Property:
66 SCENIC AVE Apt LOWER
RICHMOND, CA 94801-3934-

PropID:
Client ID: 7831

Dear Owner/Agent,

This letter is to inform you that your property at **66 SCENIC AVE Apt LOWER RICHMOND, CA 94801-3934** failed the Housing Quality Standards (HQS) inspection on 04/04/2025.

A re-inspection has been scheduled for 05/20/2025 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>
2.10	Kitchen/Stove or Range with Oven Front left burner inoperable, repair	O
8.1	General Health and Safety/Access to Unit Repair lock on rear door, lock mechanism is loose	O

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FAILED INSPECTION NOTICE

Margaret A Cellucci
1400 Pinnacle Ct #101
Richmond, CA 94801

Property:
1400 PINNACLE CT Apt #104
RICHMOND, CA 94801-4175-

PropID:
Client ID: 2209

Dear Owner/Agent,

This letter is to inform you that your property at **1400 PINNACLE CT Apt #104 RICHMOND, CA 94801-4175 failed** the Housing Quality Standards (HQS) inspection on 04/04/2025.

A re-inspection has been scheduled for 05/20/2025 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>
8.8	General Health and Safety/Elevators Elevator permit expired 10/27/2023. Place new operating permit in elevator	O

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4/14/2025

FAILED INSPECTION NOTICE

Victor & Maria Lourdes Rubio
852 18Th St
Richmond, CA 94801

Property:
1910 VISALIA AVE
RICHMOND, CA 94801-4215-

PropID:
Client ID: 9191

Dear Owner/Agent,

This letter is to inform you that your property at **1910 VISALIA AVE RICHMOND, CA 94801-4215** failed the Housing Quality Standards (HQS) inspection on 04/04/2025.

A re-inspection has been scheduled for 05/22/2025 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 Owner to extend discharge pipe so it meets minimum requirement of being 6" above ground in water heater closet	O

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