



4/14/2025

**FAILED INSPECTION NOTICE**

Basil J R Hobler  
185 Riviera Dr  
San Rafael, CA 94901-1525

Property:  
3436 STEWARTON DR  
RICHMOND, CA 94803-2038-

PropID:  
Client ID: 9450

Dear Owner/Agent,

This letter is to inform you that your property at **3436 STEWARTON DR RICHMOND, CA 94803-2038** **failed** the Housing Quality Standards (HQS) inspection on 04/10/2025.

**A re-inspection has been scheduled for 05/27/2025 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>
2.3	Kitchen/Electrical Hazards install gfi next to sink.	O
2.10	Kitchen/Stove or Range with Oven over stove hood area rusted . replace.	O
2.12	Kitchen/Sink install gfi next to. sink	O
5.2	Secondary Rooms/Security door to closet missing knob. replace.	O
3.3	Bathroom/Electrical Hazards install gfi next ti sink.	O



4/14/2025

**FAILED INSPECTION NOTICE**

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**

Ying Zhou  
115 Foerster St  
San Francisco, CA 94112

Property:  
234 S 42ND ST  
RICHMOND, CA 94804-3402-

PropID:  
Client ID: 9252

Dear Owner/Agent,

This letter is to inform you that your property at **234 S 42ND ST RICHMOND, CA 94804-3402** failed the Housing Quality Standards (HQS) inspection on 04/10/2025.

**A re-inspection has been scheduled for 05/27/2025 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>
1.4	Living Room/Security doorbell inoperable. replace.	O
1.5	Living Room/Window Condition screen damaged replace.	O
2.5	Kitchen/Window Condition missing screen. install	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/14/2025

**FAILED INSPECTION NOTICE**

Kenneth Chi Kin Ng  
727 Riverton Dr  
Millbrae, CA 94030-2141

Property:  
12809 SAN PABLO AVE  
RICHMOND, CA 94805-1304-

PropID:  
Client ID: 9281

Dear Owner/Agent,

This letter is to inform you that your property at **12809 SAN PABLO AVE RICHMOND, CA 94805-1304** **failed** the Housing Quality Standards (HQS) inspection on 04/10/2025.

**A re-inspection has been scheduled for 05/27/2025 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>
1.8	Living Room/Floor Condition carpet torn on stairs. replace.	O
2.13	Kitchen/Space for Storage, Prep and Serving door to closet missing knob . replace.	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/14/2025

**FAILED INSPECTION NOTICE**

Thomas E & Mary Betti  
VAL BETTI PLUMBING I  
3605 Mac Donald Ave  
Richmond, CA 94805-2114

Property:  
3603 MACDONALD AVE Apt D  
RICHMOND, CA 94805-2180-

PropID:  
Client ID: 9259

Dear Owner/Agent,

This letter is to inform you that your property at **3603 MACDONALD AVE Apt D RICHMOND, CA 94805-2180** failed the Housing Quality Standards (HQS) inspection on 04/10/2025.

**A re-inspection has been scheduled for 05/27/2025 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>
2.3	Kitchen/Electrical Hazards intsall gfis next to sink.	O
3.3	Bathroom/Electrical Hazards install gfis next to sink.	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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/14/2025

**FAILED INSPECTION NOTICE**

Thomas E & Mary Betti  
VAL BETTI PLUMBING I  
3605 Mac Donald Ave  
Richmond, CA 94805-2114

Property:  
3603 MACDONALD AVE Apt B  
RICHMOND, CA 94805-2180-

PropID:  
Client ID: 9259

Dear Owner/Agent,

This letter is to inform you that your property at **3603 MACDONALD AVE Apt B RICHMOND, CA 94805-2180** failed the Housing Quality Standards (HQS) inspection on 04/10/2025.

**A re-inspection has been scheduled for 05/27/2025 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>
2.3	Kitchen/Electrical Hazards install gfis next to sink.	O
3.1	Bathroom/Bathroom Present install gfis next to sink.	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



4/14/2025

**FAILED INSPECTION NOTICE**

Ying Zhou  
115 Foerster St  
San Francisco, CA 94112

Property:  
3086 SHANE DR  
RICHMOND, CA 94806-2625-

PropID:  
Client ID: 9252

Dear Owner/Agent,

This letter is to inform you that your property at **3086 SHANE DR RICHMOND, CA 94806-2625** failed the Housing Quality Standards (HQS) inspection on 04/10/2025.

**A re-inspection has been scheduled for 05/27/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions cut over grown vegetation. in back yard.	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/14/2025

**FAILED INSPECTION NOTICE**

Samuel Lou  
Po Box 320339  
San Francisco, CA 94132

Property:  
3116 BIRMINGHAM DR  
RICHMOND, CA 94806-2635-

PropID:  
Client ID: 9780

Dear Owner/Agent,

This letter is to inform you that your property at **3116 BIRMINGHAM DR RICHMOND, CA 94806-2635** failed the Housing Quality Standards (HQS) inspection on 04/10/2025.

**A re-inspection has been scheduled for 05/27/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet inoperable. replace	O
8.7	General Health and Safety/Other Interior Hazards evidence of mold in bedroom, dining room.strong smell.	O
1.4	Living Room/Security gap in window next to front door. repair.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit stopper broken in sink. replace.	O
7.2	Heating and Plumbing/Safety of Heating Equipment water heaters improperly isntalled missing bottom tray . also . unit 3120 heater installed in wrong location. 2. heater inoperable, replace.	O



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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/14/2025

**FAILED INSPECTION NOTICE**

Ying Zhou  
115 Foerster St  
San Francisco, CA 94112

Property:  
2536 DUKE AVE  
RICHMOND, CA 94806-3110-

PropID:  
Client ID: 9252

Dear Owner/Agent,

This letter is to inform you that your property at **2536 DUKE AVE RICHMOND, CA 94806-3110** failed the Housing Quality Standards (HQS) inspection on 04/10/2025.

**A re-inspection has been scheduled for 05/27/2025 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>
2.4	Kitchen/Security patio screen door damaged .replace	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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