



5/12/2025

FAILED INSPECTION NOTICE

Annie Davis
Lisa Davis-Lee
627 S 19Th St
Richmond, CA 94804-3805

Property:
619 S 19TH ST
RICHMOND, CA 94804-3805-

PropID:
Client ID: 6590

Dear Owner/Agent,

This letter is to inform you that your property at **619 S 19TH ST RICHMOND, CA 94804-3805** failed the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/18/2025 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>
4.10	Other Rooms/Smoke Detectors SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE	O
1.3	Living Room/Electrical Hazards OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES	O
8.6	General Health and Safety/Interior Stairs and Common Halls COMMON AREA SMOKE DETECTOR INOPERABLE, REPAIR OR REPLACE	O
4.3	Other Rooms/Electrical Hazards OUTLETS HAVE OPEN GROUNDS, REPAIR OR CONVERT TO 2 PRONG RECEPTACLES A missing and/or cracked coverplate presents an electrical hazard. Three prong outlet not testing as designed, must be grounded or replaced with 2 prong	O



5/12/2025

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



5/12/2025

FAILED INSPECTION NOTICE

Annie Davis
Lisa Davis-Lee
627 S 19Th St
Richmond, CA 94804-3805

Property:
618 S 19TH ST
RICHMOND, CA 94804-3806-

PropID:
Client ID: 6590

Dear Owner/Agent,

This letter is to inform you that your property at **618 S 19TH ST RICHMOND, CA 94804-3806** failed the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/18/2025 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>
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. Outlet on left wall.	O
8.6	General Health and Safety/Interior Stairs and Common Halls Dining room light inoperable, repair	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
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
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.	O
2.10	Kitchen/Stove or Range with Oven Knobs missing, replace so stove can be inspected	T



5/12/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Aires Didomenico
5715 Sutter Ave
Richmond, CA 94804

Property:
1353 CARLSON BLVD
RICHMOND, CA 94804-4927-

PropID:
Client ID: 9609

Dear Owner/Agent,

This letter is to inform you that your property at **1353 CARLSON BLVD RICHMOND, CA 94804-4927** **failed** the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/18/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Remove old smoke detector bases	O
3.12	Bathroom/Tub or Shower Tub/Shower Faucet Knob(s) Damaged / Missing. Repair or replace damaged cold water knob	O
2.10	Kitchen/Stove or Range with Oven Replace missing rear left burner knob	O



5/12/2025

FAILED INSPECTION NOTICE

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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



5/12/2025

FAILED INSPECTION NOTICE

Aires Didomenico
5715 Sutter Ave
Richmond, CA 94804

Property:
1355 CARLSON BLVD
RICHMOND, CA 94804-4927-

PropID:
Client ID: 9609

Dear Owner/Agent,

This letter is to inform you that your property at **1355 CARLSON BLVD RICHMOND, CA 94804-4927** **failed** the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/18/2025 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 lock from interior door.	O
4.5	Other Rooms/Window Condition Replace missing window lock mechanism	O
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. Left wall	O
2.10	Kitchen/Stove or Range with Oven Replace rusted range hood, hood has peeling paint and rust	O
3.12	Bathroom/Tub or Shower Resurface tub, rust present and peeling paint	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Masakane & Mami Kawai
2006 Bush St
San Francisco, CA 94115-3207

Property:
1314 SANTA CLARA ST Apt UPPER
RICHMOND, CA 94804-4951-

PropID:
Client ID: 3130

Dear Owner/Agent,

This letter is to inform you that your property at **1314 SANTA CLARA ST Apt UPPER RICHMOND, CA 94804-4951** failed the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/25/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Backyard = overgrown grass/weeds.	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure rear stairs/handrail	O
4.3	Other Rooms/Electrical Hazards Outlet by rear by door has hot/neutral reverse. Repair	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



5/12/2025

FAILED INSPECTION NOTICE

Nathan E & Ilona N Clark
2814 Loyola Ave
Richmond, CA 94401-4178

Property:
1511 SANTA CLARA ST
RICHMOND, CA 94804-5036-

PropID:
Client ID: 7485

Dear Owner/Agent,

This letter is to inform you that your property at **1511 SANTA CLARA ST RICHMOND, CA 94804-5036** **failed** the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/18/2025 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>
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Outlet left of window	O
8.10	General Health and Safety/Site and Neighborhood Conditions Ext. = Overgrown Grass/Weeds.	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



5/12/2025

FAILED INSPECTION NOTICE

Nathan E & Ilona N Clark
2814 Loyola Ave
Richmond, CA 94401-4178

Property:
1513 SANTA CLARA ST
RICHMOND, CA 94804-5036-

PropID:
Client ID: 7485

Dear Owner/Agent,

This letter is to inform you that your property at **1513 SANTA CLARA ST RICHMOND, CA 94804-5036** **failed** the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/18/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Backyard = overgrown grass/weeds. Ext. = Overgrown Grass/Weeds.	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T

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



5/12/2025

FAILED INSPECTION NOTICE

Jianqiao Wei
5212 Burlingame Ave
Richmond, CA 94804

Property:
5210 BURLINGAME AVE
RICHMOND, CA 94804-5144-

PropID:
Client ID: 15725

Dear Owner/Agent,

This letter is to inform you that your property at **5210 BURLINGAME AVE RICHMOND, CA 94804-5144** failed the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/25/2025 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>
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Front heater inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven Clean excessive grease splatter on range hood vent screens	T

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



5/12/2025

FAILED INSPECTION NOTICE

James E & Hao C Quinn
716 Santa Fe Ave
Albany, CA 94706-1806

Property:
1916 CARLSON BLVD
RICHMOND, CA 94804-5224-

PropID:
Client ID: 11317

Dear Owner/Agent,

This letter is to inform you that your property at **1916 CARLSON BLVD RICHMOND, CA 94804-5224** **failed** the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/25/2025 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>
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
1.5	Living Room/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



5/12/2025

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Janice Yan
5530 Modoc Ave #5
Richmond, CA 94804

Property:
5532 MODOC AVE
RICHMOND, CA 94804-5240-

PropID:
Client ID: 6251

Dear Owner/Agent,

This letter is to inform you that your property at **5532 MODOC AVE RICHMOND, CA 94804-5240** failed the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/25/2025 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>
2.5	Kitchen/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
4.3	Other Rooms/Electrical Hazards receptacle has open grounds, repair or convert to 2 prong	O
2.10	Kitchen/Stove or Range with Oven Replace rusted range hood	O
2.3	Kitchen/Electrical Hazards Kitchen GFI outlet has hot/neutral reverse. repair	O



5/12/2025

FAILED INSPECTION NOTICE

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

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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



5/12/2025

FAILED INSPECTION NOTICE

Joanne M Villani
5705 Santa Cruz Ave
Richmond, CA 94804

Property:
5911 PANAMA AVE
RICHMOND, CA 94804-5523-

PropID:
Client ID: 7439

Dear Owner/Agent,

This letter is to inform you that your property at **5911 PANAMA AVE RICHMOND, CA 94804-5523** **failed** the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/25/2025 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>
2.10	Kitchen/Stove or Range with Oven Replace range hood, peeling paint and rusted	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

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



5/12/2025

FAILED INSPECTION NOTICE

Warren Jian Hua Li
33 Dunsmuir Street
San Francisco, CA 94134

Property:
2410 SAN MATEO ST Apt 4
RICHMOND, CA 94804-5649-

PropID:
Client ID: 19512

Dear Owner/Agent,

This letter is to inform you that your property at **2410 SAN MATEO ST Apt 4 RICHMOND, CA 94804-5649** failed the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/25/2025 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>
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground.	O
	Earthquake straps needed on top and bottom.	
2.10	Kitchen/Stove or Range with Oven Range hood inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards Install smoke detector and carbon monoxide detector in shared laundry room	O



5/12/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Warren Jian Hua Li
33 Dunsmuir Street
San Francisco, CA 94134

Property:
2410 SAN MATEO ST Apt 8
RICHMOND, CA 94804-5649-

PropID:
Client ID: 19512

Dear Owner/Agent,

This letter is to inform you that your property at **2410 SAN MATEO ST Apt 8 RICHMOND, CA 94804-5649** failed the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/25/2025 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>
8.7	General Health and Safety/Other Interior Hazards Install smoke detector and carbon monoxide detector in shared laundry room	O
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom. Discharge pipe not long enough - must reach within 6" of ground.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.	O



5/12/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Warren Jian Hua Li
33 Dunsmuir Street
San Francisco, CA 94134

Property:
2410 SAN MATEO ST Apt 13
RICHMOND, CA 94804-5649-

PropID:
Client ID: 19512

Dear Owner/Agent,

This letter is to inform you that your property at **2410 SAN MATEO ST Apt 13 RICHMOND, CA 94804-5649** failed the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/25/2025 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>
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.	O

Discharge pipe not long enough - must reach within 6" of ground.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Warren Jian Hua Li
33 Dunsmuir Street
San Francisco, CA 94134

Property:
2410 SAN MATEO ST Apt 16
RICHMOND, CA 94804-5649-

PropID:
Client ID: 19512

Dear Owner/Agent,

This letter is to inform you that your property at **2410 SAN MATEO ST Apt 16 RICHMOND, CA 94804-5649** failed the Housing Quality Standards (HQS) inspection on 04/21/2025.

A re-inspection has been scheduled for 06/25/2025 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>
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.	O
	Discharge pipe not long enough - must reach within 6" of ground.	
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	O
2.3	Kitchen/Electrical Hazards Outlet has open grounds, repair	O



5/12/2025

FAILED INSPECTION NOTICE

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