



5/12/2025

**FAILED INSPECTION NOTICE**

Eduardo Ciurlizza  
200 Pioneer Ct  
Richmond, CA 94803

Property:  
3306 RHEEM AVE  
RICHMOND, CA 94804-1197-

PropID:  
Client ID: 8542

Dear Owner/Agent,

This letter is to inform you that your property at **3306 RHEEM AVE RICHMOND, CA 94804-1197** failed the Housing Quality Standards (HQS) inspection on 04/24/2025.

**A re-inspection has been scheduled for 06/25/2025 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>
2.12	Kitchen/Sink Water damage under sink.Remove.	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.

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**

Jack & Lily Louie-Der  
456 Haight Ave  
Alameda, CA 94501-3232

Property:  
2616 GARVIN AVE  
RICHMOND, CA 94804-1349-

PropID:  
Client ID: 8419

Dear Owner/Agent,

This letter is to inform you that your property at **2616 GARVIN AVE RICHMOND, CA 94804-1349** failed the Housing Quality Standards (HQS) inspection on 04/24/2025.

**A re-inspection has been scheduled for 06/25/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation in front yard.	O
2.12	Kitchen/Sink Black discoloration around sink. Remove.	O
1.6	Living Room/Ceiling Condition Vent discolored. Repair.	O
4.8	Other Rooms/Floor Condition Raised area by bed. Repair.	O
3.6	Bathroom/Ceiling Condition Discoloration by shower. Remove	O



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Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Chao-Hun & Susan Ho Tang  
Po Box 28152  
Oakland, CA 94604-8152

Property:  
5616 ALAMEDA AVE  
RICHMOND, CA 94804-4879-

PropID:  
Client ID: 7558

Dear Owner/Agent,

This letter is to inform you that your property at **5616 ALAMEDA AVE RICHMOND, CA 94804-4879** **failed** the Housing Quality Standards (HQS) inspection on 04/24/2025.

**A re-inspection has been scheduled for 06/25/2025 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>
2.10	Kitchen/Stove or Range with Oven Hood range light inoperable. 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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Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Chao-Hun & Susan Ho Tang  
Po Box 28152  
Oakland, CA 94604-8152

Property:  
1043 VENTURA ST  
RICHMOND, CA 94805-1026-

PropID:  
Client ID: 7558

Dear Owner/Agent,

This letter is to inform you that your property at **1043 VENTURA ST RICHMOND, CA 94805-1026** **failed** the Housing Quality Standards (HQS) inspection on 04/24/2025.

**A re-inspection has been scheduled for 06/25/2025 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>
2.11	Kitchen/Refrigerator Light inoperable . replace.	O

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Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Frank Kuanchao Hsu  
1209 Portland Ave  
Albany, CA 94706

Property:  
978 KERN ST  
RICHMOND, CA 94805-1121-

PropID:  
Client ID: 9084

Dear Owner/Agent,

This letter is to inform you that your property at **978 KERN ST RICHMOND, CA 94805-1121** failed the Housing Quality Standards (HQS) inspection on 04/24/2025.

**A re-inspection has been scheduled for 06/25/2025 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 Cut overgrown grass in front yard.	O
3.4	Bathroom/Security door miising in rear bathroom . install.	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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Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Linda H Jackson  
717 Devils Drop Ct  
Richmond, CA 94803-2644

Property:  
604 MC LAUGHLIN ST Apt B  
RICHMOND, CA 94805-1949-

PropID:  
Client ID: 8270

Dear Owner/Agent,

This letter is to inform you that your property at **604 MC LAUGHLIN ST Apt B RICHMOND, CA 94805-1949** failed the Housing Quality Standards (HQS) inspection on 04/24/2025.

**A re-inspection has been scheduled for 07/02/2025 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>
2.10	Kitchen/Stove or Range with Oven hood lamp inoperable. 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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Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Zi Hou & Yan Fang Zeng Yu  
701 Falcon Ct  
San Pablo, CA 94806

Property:  
430 44TH ST  
RICHMOND, CA 94805-2330-

PropID:  
Client ID: 9245

Dear Owner/Agent,

This letter is to inform you that your property at **430 44TH ST RICHMOND, CA 94805-2330** failed the Housing Quality Standards (HQS) inspection on 04/24/2025.

**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>
5.2	Secondary Rooms/Security Hole in basement door . replace.	O
5.4	Secondary Rooms/Other Potential Hazardous Features install smoke detector.	O

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Residential Rental Inspections Program





5/12/2025

**FAILED INSPECTION NOTICE**

Behnam Mirabdul  
1164 Solano Ave  
Albany, CA 94706-1639

Property:  
608 THOMAS DR  
RICHMOND, CA 94806-1775-

PropID:  
Client ID: 7152

Dear Owner/Agent,

This letter is to inform you that your property at **608 THOMAS DR RICHMOND, CA 94806-1775** failed the Housing Quality Standards (HQS) inspection on 04/24/2025.

**A re-inspection has been scheduled for 06/25/2025 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 Bricks in front yard broken. remove.	O
1.4	Living Room/Security Doorbell inoperable. Replace.	O
3.5	Bathroom/Window Condition Screen missing. install.	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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