



5/12/2025

FAILED INSPECTION NOTICE

Jose Alexis Ramirez Jimenez
4 N Rancho Ct
El Sobrante, CA 94803

Property:
529 4TH ST
RICHMOND, CA 94801-2611-

PropID:
Client ID: 9720

Dear Owner/Agent,

This letter is to inform you that your property at **529 4TH ST RICHMOND, CA 94801-2611** failed the Housing Quality Standards (HQS) inspection on 04/25/2025.

A re-inspection has been scheduled for 07/02/2025 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.



5/12/2025

FAILED INSPECTION NOTICE

<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 Bath Toilet not secured properly to floor.	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. Repair torn screen window lock inoperable, repair or replace	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing coverplate, replace	O
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
TENANT TO MOVE FURNITURE BLOCKING WINDOW		
5.2	Secondary Rooms/Security Install striker plate on garage door frame	O
5.4	Secondary Rooms/Other Potential Hazardous Features Install smoke detector inside of garage	O
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.	O



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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

Richard Stein
307 Seacliff Way
Richmond, CA 94801

Property:
740 31ST ST
RICHMOND, CA 94804-1408-

PropID:
Client ID: 14537

Dear Owner/Agent,

This letter is to inform you that your property at **740 31ST ST RICHMOND, CA 94804-1408** failed the Housing Quality Standards (HQS) inspection on 04/25/2025.

A re-inspection has been scheduled for 07/02/2025 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.



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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.6	Living Room/Ceiling Condition Excessive amount of peeling paint ceiling, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area some detector Replace missing carbon monoxide detector Remove old smoke detector bases in unit	O
2.12	Kitchen/Sink Repair rust in sink around drain	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Remove old smoke detector bases in bedroom	O
4.7	Other Rooms/Wall Condition Excessive peeling paint on walls, repair	O
4.6	Other Rooms/Celing Condition Excessive discoloration on ceiling, address and repair	O
4.5	Other Rooms/Window Condition Clean discoloration on window and window seal 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. Tenant to clean discoloration on window and window seal	O
3.7	Bathroom/Wall Condition Excessive discoloration on walls, address and repair	O
3.6	Bathroom/Ceiling Condition Excessive discoloration on ceiling, address and repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Bath Sink Faucet Leakage Present.	O
3.12	Bathroom/Tub or Shower Tub diverter knob damaged, replace	O
6.3	Building Exterior/Condition of Roof and Gutters Ext. = Gutters Damaged. Front downspout damaged/missing	O



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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Richard Stein
307 Seacliff Way
Richmond, CA 94801

Property:
746 31ST ST
RICHMOND, CA 94804-1408-

PropID:
Client ID: 14537

Dear Owner/Agent,

This letter is to inform you that your property at **746 31ST ST RICHMOND, CA 94804-1408** failed the Housing Quality Standards (HQS) inspection on 04/25/2025.

A re-inspection has been scheduled for 07/02/2025 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 Bedroom smoke detector/ carbon monoxide detector inoperable, repair or replace	O

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Fritzi J Magana
Sidney Magana
3710 Sw Troy St
Portland, OR 97129

Property:
2500 DOWNER AVE
RICHMOND, CA 94804-1438-

PropID:
Client ID: 18671

Dear Owner/Agent,

This letter is to inform you that your property at **2500 DOWNER AVE RICHMOND, CA 94804-1438** **failed** the Housing Quality Standards (HQS) inspection on 04/25/2025.

A re-inspection has been scheduled for 07/02/2025 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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, repair or replace with a two-prong outlet	O
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detectors (2)	T
8.7	General Health and Safety/Other Interior Hazards Install common area smoke detector in front portion of home Install carbon monoxide detector in unit, gas appliances present	O
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.	T
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



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Sincerely,

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Edgar Soto
729 31st St
Richmond, CA 94804

Property:
414 S 23RD ST
RICHMOND, CA 94804-2810-

PropID:
Client ID: 8843

Dear Owner/Agent,

This letter is to inform you that your property at **414 S 23RD ST RICHMOND, CA 94804-2810** failed the Housing Quality Standards (HQS) inspection on 04/25/2025.

A re-inspection has been scheduled for 07/02/2025 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>
8.1	General Health and Safety/Access to Unit Light above rear door inoperable, repair	O
4.5	Other Rooms/Window Condition Window lock inoperable, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. Owner must install permanent heat source that is adequate for lower level unit. Unit has no heater at all for family living in lower unit	O
4.4	Other Rooms/Security Door lock must be present and securely fastened to door. Install striker plate on door and frame	O
2.10	Kitchen/Stove or Range with Oven Install range hood vent screen on lower level stove	O



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Sincerely,

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Susan M Purbaugh
724 Masonic Ave
Albany, CA 94706

Property:
6130 SUTTER AVE Apt 2
RICHMOND, CA 94804-5350-

PropID:
Client ID: 6827

Dear Owner/Agent,

This letter is to inform you that your property at **6130 SUTTER AVE Apt 2 RICHMOND, CA 94804-5350** **failed** the Housing Quality Standards (HQS) inspection on 04/25/2025.

A re-inspection has been scheduled for 07/02/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Replace missing fence panels on fencing leading to unit	O
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector	O
3.12	Bathroom/Tub or Shower Leak behind all 3 control knobs while shower is in use, repair	O
2.5	Kitchen/Window Condition Window must be openable and remain open without props.	O
2.11	Kitchen/Refrigerator Light inoperable, repair	O
8.2	General Health and Safety/Exits Tenant to clear items blocking exit in bedroom 2	T
4.6	Other Rooms/Celing Condition Repair crack on ceiling in rear bedroom	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Helen J Byrne
5706 Columbia Ave
Richmond, CA 94804-5632

Property:
6116 HUNTINGTON AVE
RICHMOND, CA 94804-5720-

PropID:
Client ID: 6319

Dear Owner/Agent,

This letter is to inform you that your property at **6116 HUNTINGTON AVE RICHMOND, CA 94804-5720** failed the Housing Quality Standards (HQS) inspection on 04/25/2025.

A re-inspection has been scheduled for 07/02/2025 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>
3.3	Bathroom/Electrical Hazards Install GFI outlet above sink	O
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Replace missing coverplate on left wall	O
2.3	Kitchen/Electrical Hazards Install GFI outlet above sink	O
8.1	General Health and Safety/Access to Unit Install turnstile deadbolt lock on rear door and remove keyed interior deadbolt lock on door	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Helen J Byrne
5706 Columbia Ave
Richmond, CA 94804-5632

Property:
6114 HUNTINGTON AVE
RICHMOND, CA 94804-5720-

PropID:
Client ID: 6319

Dear Owner/Agent,

This letter is to inform you that your property at **6114 HUNTINGTON AVE RICHMOND, CA 94804-5720** failed the Housing Quality Standards (HQS) inspection on 04/25/2025.

A re-inspection has been scheduled for 07/02/2025 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>
3.3	Bathroom/Electrical Hazards Install GFI outlet above sink	O
5.3	Secondary Rooms/Electrical Hazards Outlet underneath dining room window has open grounds, repair	O

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Shamitha Kusum Perera
615 Stannage Ave
Albany, CA 94706-1267

Property:
6200 COLUMBIA AVE
RICHMOND, CA 94804-5749-

PropID:
Client ID: 6531

Dear Owner/Agent,

This letter is to inform you that your property at **6200 COLUMBIA AVE RICHMOND, CA 94804-5749** **failed** the Housing Quality Standards (HQS) inspection on 04/25/2025.

A re-inspection has been scheduled for 07/02/2025 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>
7.5	Heating and Plumbing/Water Supply Unit = Water Pressure Low. Low hot water pressure in kitchen	O
8.1	General Health and Safety/Access to Unit Install turnstyle deadbolt on rear door and remove keyed deadbolt lock	O
5.2	Secondary Rooms/Security Remove keyed entry lock from garage door	O
5.4	Secondary Rooms/Other Potential Hazardous Features Replace missing smoke detector in garage	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Replace/missing receptacle on right wall behind bed	O
1.3	Living Room/Electrical Hazards Outlet across from front entry has open ground, repair	O



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Sincerely,

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Gregg L & Marsha M Thrall
1726 Stanley Dollar Dr #Apt 1
Walnut Creek, CA 94595-2864

Property:
2918 SAN LUIS ST Apt 2
RICHMOND, CA 94804-5923-

PropID:
Client ID: 3328

Dear Owner/Agent,

This letter is to inform you that your property at **2918 SAN LUIS ST Apt 2 RICHMOND, CA 94804-5923** **failed** the Housing Quality Standards (HQS) inspection on 04/25/2025.

A re-inspection has been scheduled for 07/02/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O

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5/12/2025

FAILED INSPECTION NOTICE

Gregg L & Marsha M Thrall
1726 Stanley Dollar Dr #Apt 1
Walnut Creek, CA 94595-2864

Property:
2918 SAN LUIS ST Apt 1
RICHMOND, CA 94804-5923-

PropID:
Client ID: 3328

Dear Owner/Agent,

This letter is to inform you that your property at **2918 SAN LUIS ST Apt 1 RICHMOND, CA 94804-5923** **failed** the Housing Quality Standards (HQS) inspection on 04/25/2025.

A re-inspection has been scheduled for 07/02/2025 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>
1.6	Living Room/Ceiling Condition Repair LARGE CRACK ON LIVING ROOM CEILING	O
1.3	Living Room/Electrical Hazards No access to outlets directly as tenant has excessive amount of items in room and numerous things plugged into extension chords. Tenant to remove excessive clutter in room to allow direct access to outlets	T
3.12	Bathroom/Tub or Shower Clean discoloration in tub	T
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Clean discoloration in sink	T
4.3	Other Rooms/Electrical Hazards Tenant has excessive amount of items in room not allowing direct access to outlets, tenant to clear path to outlets	T
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present	O
2.12	Kitchen/Sink Clean discoloration in sink	T
8.4	General Health and Safety/Garbage and Debris Tenant to declutter unit, excessive clutter throughout unit	T



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