



4/30/2026

FAILED INSPECTION NOTICE

Bin Lin
Johnny Fung
1248 W Mc Kinley Ave
Sunnyvale, CA 94086

Property:
2122 GRANT AVE
RICHMOND, CA 94801-3345-

PropID:
Client ID: 11364

Dear Owner/Agent,

This letter is to inform you that your property at **2122 GRANT AVE RICHMOND, CA 94801-3345** failed the Housing Quality Standards (HQS) inspection on 04/21/2026.

A re-inspection has been scheduled for 06/02/2026 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>
8.7	General Health and Safety/Other Interior Hazards living room smoke detector inop hallway Co detector missing
2.10	Kitchen/Stove or Range with Oven remove foil from stove
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower caulking in tub worn/damaged - repair/recaulk/replace



4/30/2026

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



4/30/2026

FAILED INSPECTION NOTICE

Zannis M & Kathy A Vasilas
2552 Beach Head Way
Richmond, CA 94804

Property:
3430 MARICOPA
RICHMOND, CA 94804-1138-

PropID:
Client ID: 2305

Dear Owner/Agent,

This letter is to inform you that your property at **3430 MARICOPA RICHMOND, CA 94804-1138** failed the Housing Quality Standards (HQS) inspection on 04/21/2026.

A re-inspection has been scheduled for 06/02/2026 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>
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door

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



4/30/2026

FAILED INSPECTION NOTICE

Lois A Winder
Po Box 70337
Point Richmond, CA 94807

Property:
3020 MC BRYDE AVE
RICHMOND, CA 94804-1157-

PropID:
Client ID: 6825

Dear Owner/Agent,

This letter is to inform you that your property at **3020 MC BRYDE AVE RICHMOND, CA 94804-1157** **failed** the Housing Quality Standards (HQS) inspection on 04/21/2026.

A re-inspection has been scheduled for 06/02/2026 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.

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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



4/30/2026

FAILED INSPECTION NOTICE

Roosevelt Townhomes Llc
MARK DEJONGHE
Po Box 551
Pacific Grove, CA 93950-0551

Property:
2622 ROOSEVELT AVE
RICHMOND, CA 94804-1623-

PropID:
Client ID: 6645

Dear Owner/Agent,

This letter is to inform you that your property at **2622 ROOSEVELT AVE RICHMOND, CA 94804-1623** **failed** the Housing Quality Standards (HQS) inspection on 04/21/2026.

A re-inspection has been scheduled for 06/03/2026 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>
3.12	Bathroom/Tub or Shower Replace damaged caulking inside of tub
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

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



4/30/2026

FAILED INSPECTION NOTICE

Civic Center Townhouses Llc
MARK DEJONGHE
Po Box 551
Pacific Grove, CA 93950

Property:
402 27TH ST
RICHMOND, CA 94804-1729-

PropID:
Client ID: 8314

Dear Owner/Agent,

This letter is to inform you that your property at **402 27TH ST RICHMOND, CA 94804-1729** failed the Housing Quality Standards (HQS) inspection on 04/21/2026.

A re-inspection has been scheduled for 06/02/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint

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



4/30/2026

FAILED INSPECTION NOTICE

Judith Olund
Lito Calimlim
4219 Mairmont Dr
Pleasanton, CA 94566

Property:
2631 BISSELL AVE
RICHMOND, CA 94804-1903-

PropID:
Client ID: 17041

Dear Owner/Agent,

This letter is to inform you that your property at **2631 BISSELL AVE RICHMOND, CA 94804-1903** **failed** the Housing Quality Standards (HQS) inspection on 04/21/2026.

A re-inspection has been scheduled for 06/03/2026 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>
8.1	General Health and Safety/Access to Unit Install turnstile door knob on front security gate

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



4/30/2026

FAILED INSPECTION NOTICE

T-Homes Llc
Mustafa Turkoz
470 Noor Ave
South San Francisco, CA 94080

Property:
318 S 3RD ST
RICHMOND, CA 94804-2122-

PropID:
Client ID: 19234

Dear Owner/Agent,

This letter is to inform you that your property at **318 S 3RD ST RICHMOND, CA 94804-2122** failed the Housing Quality Standards (HQS) inspection on 04/21/2026.

A re-inspection has been scheduled for 06/03/2026 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>
3.13	Bathroom/Ventilation Secure vent fan cover
3.12	Bathroom/Tub or Shower Resurface tub
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector needed in unit, install

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



4/30/2026

FAILED INSPECTION NOTICE

T-Homes Llc
Mustafa Turkoz
470 Noor Ave
South San Francisco, CA 94080

Property:
322 S 3RD ST
RICHMOND, CA 94804-2122-

PropID:
Client ID: 19234

Dear Owner/Agent,

This letter is to inform you that your property at **322 S 3RD ST RICHMOND, CA 94804-2122** failed the Housing Quality Standards (HQS) inspection on 04/21/2026.

A re-inspection has been scheduled for 06/03/2026 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>
3.12	Bathroom/Tub or Shower Resurface tub

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



4/30/2026

FAILED INSPECTION NOTICE

Elizabeth Anne Breslin
Santiago Tan
333 Gellert Blv Suite 150
Daly City Ca 94015
Daly City, CA 94015

Property:
1730 FLORIDA AVE
RICHMOND, CA 94804-2639-

PropID:
Client ID: 13083

Dear Owner/Agent,

This letter is to inform you that your property at **1730 FLORIDA AVE RICHMOND, CA 94804-2639** **failed** the Housing Quality Standards (HQS) inspection on 04/21/2026.

A re-inspection has been scheduled for 06/02/2026 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>
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke/Co detector missing
6.4	Building Exterior/Condition of Exterior Surfaces paint peeling badly - repair/paint
6.3	Building Exterior/Condition of Roof and Gutters gutters need clearing/cleaning - vegetation growing - repair/replace
2.12	Kitchen/Sink sink leaking - repair/replace water damage underneath sink - repair
4.4	Other Rooms/Security remove key lock from 2nd fl bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole next to light switch - repair



4/30/2026

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



4/30/2026

FAILED INSPECTION NOTICE

Monterey Venture Lp
Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
780 CARLSON BLVD Apt 2
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **780 CARLSON BLVD Apt 2 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 04/21/2026.

A re-inspection has been scheduled for 06/09/2026 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>
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
4.8	Other Rooms/Floor Condition Repair damaged flooring
4.7	Other Rooms/Wall Condition Clean discoloration on walls
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.1	General Health and Safety/Access to Unit Replace missing patio door screen
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.4	General Health and Safety/Garbage and Debris Tenant to address housekeeping in unit
2.	Remove appliances from front shared exterior common walkway



4/30/2026

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



4/30/2026

FAILED INSPECTION NOTICE

Melvia Gray Smith
60 Cakebread Cir
Sacramento, CA 95834

Property:
1316 S 59TH ST
RICHMOND, CA 94804-5004-

PropID:
Client ID: 10984

Dear Owner/Agent,

This letter is to inform you that your property at **1316 S 59TH ST RICHMOND, CA 94804-5004** failed the Housing Quality Standards (HQS) inspection on 04/21/2026.

A re-inspection has been scheduled for 06/03/2026 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.



4/30/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span (2003)
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
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.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.
5.4	Secondary Rooms/Other Potential Hazardous Features 1. Repair ceiling in sun room, evidence of water damage 2. Install window screen in sun room
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit.



4/30/2026

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