



4/30/2026

**FAILED INSPECTION NOTICE**

Cestmir Herstus  
CCH PROPERTY MANAGEMENT  
1556 Fitzgerald Dr  
Pinole, CA 94564

Property:  
3314 CLEARFIELD AVE  
RICHMOND, CA 94803-2533-

PropID:  
Client ID: 7495

Dear Owner/Agent,

This letter is to inform you that your property at **3314 CLEARFIELD AVE RICHMOND, CA 94803-2533** **failed** the Housing Quality Standards (HQS) inspection on 04/28/2026.

**A re-inspection has been scheduled for 06/05/2026 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>
4.5	Other Rooms/Window Condition Move headboard blocking access to window (fire exit)
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. - outlet on left wall
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.
8.2	General Health and Safety/Exits Clear items in garage blocking side exit door (fire exit)



4/30/2026

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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**

John & Norma Depianto  
8527 Terrace Dr  
El Cerrito, CA 94530

Property:  
5719 BAYVIEW AVE  
RICHMOND, CA 94804-4828-

PropID:  
Client ID: 7142

Dear Owner/Agent,

This letter is to inform you that your property at **5719 BAYVIEW AVE RICHMOND, CA 94804-4828** **failed** the Housing Quality Standards (HQS) inspection on 04/28/2026.

**A re-inspection has been scheduled for 06/12/2026 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>
4.3	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.
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal

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,

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Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

John & Norma Depianto  
8527 Terrace Dr  
El Cerrito, CA 94530

Property:  
5721 BAYVIEW AVE  
RICHMOND, CA 94804-4828-

PropID:  
Client ID: 7142

Dear Owner/Agent,

This letter is to inform you that your property at **5721 BAYVIEW AVE RICHMOND, CA 94804-4828** **failed** the Housing Quality Standards (HQS) inspection on 04/28/2026.

**A re-inspection has been scheduled for 06/12/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
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.



4/30/2026

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

John & Norma Depianto  
8527 Terrace Dr  
El Cerrito, CA 94530

Property:  
5723 BAYVIEW AVE  
RICHMOND, CA 94804-4828-

PropID:  
Client ID: 7142

Dear Owner/Agent,

This letter is to inform you that your property at **5723 BAYVIEW AVE RICHMOND, CA 94804-4828** **failed** the Housing Quality Standards (HQS) inspection on 04/28/2026.

**A re-inspection has been scheduled for 06/12/2026 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>
4.3	Other Rooms/Electrical Hazards
	1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
	2. A missing and/or cracked cover plate presents an electrical hazard. - outlet underneath window
4.4	Other Rooms/Security
	Remove keyed lock from interior door.
3.5	Bathroom/Window Condition
	Window screen damaged, repair
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.
2.12	Kitchen/Sink
	Dishwasher inoperable, repair



4/30/2026

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4/30/2026

**FAILED INSPECTION NOTICE**

John & Norma Depianto  
8527 Terrace Dr  
El Cerrito, CA 94530

Property:  
5725 BAYVIEW AVE  
RICHMOND, CA 94804-4828-

PropID:  
Client ID: 7142

Dear Owner/Agent,

This letter is to inform you that your property at **5725 BAYVIEW AVE RICHMOND, CA 94804-4828** **failed** the Housing Quality Standards (HQS) inspection on 04/28/2026.

**A re-inspection has been scheduled for 06/12/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls
	1. Common area smoke detector inoperable, replace
	2. Carbon monoxide detector inoperable, repair or replace
1.3	Living Room/Electrical Hazards
	1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
	2. Replace cracked receptacle located by front door
2.11	Kitchen/Refrigerator
	Light inoperable, repair



4/30/2026

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Jason Tse  
1693 San Benito St  
Richmond, CA 94804

Property:  
1683 SAN BENITO ST  
RICHMOND, CA 94804-5326-

PropID:  
Client ID: 9644

Dear Owner/Agent,

This letter is to inform you that your property at **1683 SAN BENITO ST RICHMOND, CA 94804-5326** **failed** the Housing Quality Standards (HQS) inspection on 04/28/2026.

**A re-inspection has been scheduled for 06/12/2026 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>
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.
2.5	Kitchen/Window Condition 1. 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.  2. Lock inoperable, repair
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.
3.12	Bathroom/Tub or Shower Shower head spraying water in rear, repair



4/30/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

David & Ritchie Blaisdell  
38 La Paloma Ct  
El Sobrante, CA 94803

Property:  
760 AMADOR ST Apt C  
RICHMOND, CA 94805-1562-

PropID:  
Client ID: 3528

Dear Owner/Agent,

This letter is to inform you that your property at **760 AMADOR ST Apt C RICHMOND, CA 94805-1562** **failed** the Housing Quality Standards (HQS) inspection on 04/28/2026.

**A re-inspection has been scheduled for 06/05/2026 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>
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Replace damaged outlet cover plate on outlet by heater in living room.

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



4/30/2026

**FAILED INSPECTION NOTICE**

David & Ritchie Blaisdell  
38 La Paloma Ct  
El Sobrante, CA 94803

Property:  
760 AMADOR ST Apt B  
RICHMOND, CA 94805-1562-

PropID:  
Client ID: 3528

Dear Owner/Agent,

This letter is to inform you that your property at **760 AMADOR ST Apt B RICHMOND, CA 94805-1562** **failed** the Housing Quality Standards (HQS) inspection on 04/28/2026.

**A re-inspection has been scheduled for 06/05/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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.
3.3	Bathroom/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.



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Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Cestmir Herstus  
CCH PROPERTY MANAGEMENT  
1556 Fitzgerald Dr  
Pinole, CA 94564

Property:  
470 42ND ST Apt A  
RICHMOND, CA 94805-2350-

PropID:  
Client ID: 7495

Dear Owner/Agent,

This letter is to inform you that your property at **470 42ND ST Apt A RICHMOND, CA 94805-2350** failed the Housing Quality Standards (HQS) inspection on 04/28/2026.

**A re-inspection has been scheduled for 06/05/2026 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
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Replace rusted drip pans



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Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Cestmir Herstus  
CCH PROPERTY MANAGEMENT  
1556 Fitzgerald Dr  
Pinole, CA 94564

Property:  
470 42ND ST Apt B  
RICHMOND, CA 94805-2350-

PropID:  
Client ID: 7495

Dear Owner/Agent,

This letter is to inform you that your property at **470 42ND ST Apt B RICHMOND, CA 94805-2350** failed the Housing Quality Standards (HQS) inspection on 04/28/2026.

**A re-inspection has been scheduled for 06/05/2026 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
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater inoperable, repair

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



4/30/2026

**FAILED INSPECTION NOTICE**

Cestmir Herstus  
CCH PROPERTY MANAGEMENT  
1556 Fitzgerald Dr  
Pinole, CA 94564

Property:  
470 42ND ST Apt D  
RICHMOND, CA 94805-2350-

PropID:  
Client ID: 7495

Dear Owner/Agent,

This letter is to inform you that your property at **470 42ND ST Apt D RICHMOND, CA 94805-2350 failed** the Housing Quality Standards (HQS) inspection on 04/28/2026.

**A re-inspection has been scheduled for 06/05/2026 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>
2.10	Kitchen/Stove or Range with Oven Replace damaged range hood control knobs
2.12	Kitchen/Sink Garbage disposal inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

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



4/30/2026

**FAILED INSPECTION NOTICE**

Cestmir Herstus  
CCH PROPERTY MANAGEMENT  
1556 Fitzgerald Dr  
Pinole, CA 94564

Property:  
4200 BARRETT AVE  
RICHMOND, CA 94805-2350-

PropID:  
Client ID: 7495

Dear Owner/Agent,

This letter is to inform you that your property at **4200 BARRETT AVE RICHMOND, CA 94805-2350** **failed** the Housing Quality Standards (HQS) inspection on 04/28/2026.

**A re-inspection has been scheduled for 06/05/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris Tenant to declutter unit
8.6	General Health and Safety/Interior Stairs and Common Halls Carpeting throughout unit is soiled, clean carpet throughout unit.
1.7	Living Room/Wall Condition Clean discoloration on wall right side of window
1.5	Living Room/Window Condition Clean and remove cobwebs and discoloration from window and window seal.
4.5	Other Rooms/Window Condition Clean and remove cobwebs and discoloration on window and window seal.
4.7	Other Rooms/Wall Condition Repair damaged wall above window
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair/replace damaged caulking behind bathroom sink
3.12	Bathroom/Tub or Shower Clean discoloration above shower on walls
2.10	Kitchen/Stove or Range with Oven Replace range hood, current one has peeling paint and rust
2.11	Kitchen/Refrigerator Clean excessive grease splatter and clean discoloration inside of refrigerator (TENANT)

Refrigerator Not Functioning Properly. Repair or replace. If tenant decided to only use spare, remove damaged refrigerator from unit.



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