



5/18/2026

FAILED INSPECTION NOTICE

Ding Hui Zhong
434 Capitol Ave
San Francisco, CA 94112

Property:
431 22ND ST
RICHMOND, CA 94801-3307-

PropID:
Client ID: 19441

Dear Owner/Agent,

This letter is to inform you that your property at **431 22ND ST RICHMOND, CA 94801-3307** failed the Housing Quality Standards (HQS) inspection on 04/30/2026.

A re-inspection has been scheduled for 06/23/2026 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 oven knob not working - repair/replace all burners must self ignite - repair/replace hood range fan grinding - repair/replace
4.4	Other Rooms/Security remove egress from blocking door from opening fully
4.5	Other Rooms/Window Condition move bed from blocking window egress
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2x both bathroom sink handles not properly secure - repair/replace
1.7	Living Room/Wall Condition living room and hallway bubbling badly - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards remove items in hall and laundry room stacked over 4ft - safety hazard



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Shulym Zeltser
1986 Via Appia
Walnut Creek, CA 94598

Property:
115 7TH ST
RICHMOND, CA 94801-3513-

PropID:
Client ID: 15706

Dear Owner/Agent,

This letter is to inform you that your property at **115 7TH ST RICHMOND, CA 94801-3513** failed the Housing Quality Standards (HQS) inspection on 04/30/2026.

A re-inspection has been scheduled for 06/16/2026 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.



5/18/2026

FAILED INSPECTION NOTICE

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

- 4.3 Other Rooms/Electrical Hazards
Light inoperable, repair
- 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.
- 8.6 General Health and Safety/Interior Stairs and Common Halls
Replace common area smoke detector, exceeds 10 year life span (2009)
- 4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.
- 7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
- 2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
- 7.4 Heating and Plumbing/Water Heater
install discharge pipe, within 6" of floor.
- 5.4 Secondary Rooms/Other Potential Hazardous Features
 - 1. Remove key lock from attic door
 - 2. Replace smoke detector, exceeds 10 year life span (2012)
- 1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.

- Dining room



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
1408 CHANSLOR AVE Apt A
RICHMOND, CA 94801-3638-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1408 CHANSLOR AVE Apt A RICHMOND, CA 94801-3638** failed the Housing Quality Standards (HQS) inspection on 04/30/2026.

A re-inspection has been scheduled for 06/23/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch stairs/railing worn/splintering/growth - remove/repair/replace/repaint
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.2	Other Rooms/Electricity/Illumination back bedroom light inop - repair



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Shulym Zeltser
1986 Via Appia
Walnut Creek, CA 94598

Property:
139 S 3RD ST
RICHMOND, CA 94804-2108-

PropID:
Client ID: 15706

Dear Owner/Agent,

This letter is to inform you that your property at **139 S 3RD ST RICHMOND, CA 94804-2108** failed the Housing Quality Standards (HQS) inspection on 04/30/2026.

A re-inspection has been scheduled for 06/12/2026 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.



5/18/2026

FAILED INSPECTION NOTICE

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

- 1.5 Living Room/Window Condition
Left window pane broken, replace
(tenant caused damage)
- 8.7 General Health and Safety/Other Interior Hazards
Replace carbon monoxide detector, exceeds 10 year life span (2012)
- 4.4 Other Rooms/Security
Remove keyed lock from interior door.
- 4.5 Other Rooms/Window Condition
 - 1. Window must be operable and remain open without props.

 - 2. Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.

 - 3. Bathroom in bedroom lock missing. replace
- 4.6 Other Rooms/Celing Condition
Clean discoloration on bathroom ceiling in bedroom
- 2.10 Kitchen/Stove or Range with Oven
 - 1. Front left burner inoperable, repair

 - 2. Tenant to clean grease splatter on stove
- 2.12 Kitchen/Sink
Dishwasher inoperable, repair/replace or remove
- 7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
- 8.4 General Health and Safety/Garbage and Debris
Remove old appliances from rear deck and rear yard



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Michael Scott Davis
1823 Marion Ave
Novato, CA 94945

Property:
611 COMMODORE DR
RICHMOND, CA 94804-4584-

PropID:
Client ID: 18094

Dear Owner/Agent,

This letter is to inform you that your property at **611 COMMODORE DR RICHMOND, CA 94804-4584** **failed** the Housing Quality Standards (HQS) inspection on 04/30/2026.

A re-inspection has been scheduled for 06/12/2026 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>
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window wont stay open without prop, repair. Install window screen on laundry room window
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked rear entry exterior outlet
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle on left wall
3.12	Bathroom/Tub or Shower Shower head leaking, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Complete repairs to wall leading upstairs, opening from previous repair
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.



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Jacqueline Tre Poggi
Woodminster Real Estate
5021 Woodmister Lane
Oakland, CA 94602

Property:
5841 JEFFERSON AVE
RICHMOND, CA 94804-4883-

PropID:
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5841 JEFFERSON AVE RICHMOND, CA 94804-4883** **failed** the Housing Quality Standards (HQS) inspection on 04/30/2026.

A re-inspection has been scheduled for 06/23/2026 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>
4.10	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.
8.7	General Health and Safety/Other Interior Hazards 1. Install carbon monoxide detector in unit 2. Install smoke detector/ co2 in lower level, gas appliances present
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display
3.6	Bathroom/Ceiling Condition Address discoloration on bathroom ceiling
3.12	Bathroom/Tub or Shower Caulking inside of tub damaged, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
4.4	Other Rooms/Security Install striker plate on door frame
8.2	General Health and Safety/Exits Light above rear door inoperable, repair
1.6	Living Room/Ceiling Condition Repair large crack on ceiling



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Jacqueline Tre Poggi
Woodminster Real Estate
5021 Woodmister Lane
Oakland, CA 94602

Property:
5845 JEFFERSON AVE
RICHMOND, CA 94804-4883-

PropID:
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5845 JEFFERSON AVE RICHMOND, CA 94804-4883** **failed** the Housing Quality Standards (HQS) inspection on 04/30/2026.

A re-inspection has been scheduled for 06/23/2026 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>
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.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
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.
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Jacqueline Tre Poggi
Woodminster Real Estate
5021 Woodmister Lane
Oakland, CA 94602

Property:
5843 JEFFERSON AVE
RICHMOND, CA 94804-4883-

PropID:
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5843 JEFFERSON AVE RICHMOND, CA 94804-4883** **failed** the Housing Quality Standards (HQS) inspection on 04/30/2026.

A re-inspection has been scheduled for 06/23/2026 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>
3.5	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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Right rear burner not self lighting, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Jacqueline Tre Poggi
Woodminster Real Estate
5021 Woodmister Lane
Oakland, CA 94602

Property:
5825 JEFFERSON AVE Apt B
RICHMOND, CA 94804-4894-

PropID:
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5825 JEFFERSON AVE Apt B RICHMOND, CA 94804-4894** failed the Housing Quality Standards (HQS) inspection on 04/30/2026.

A re-inspection has been scheduled for 06/23/2026 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 1. Caulk inside of tub damaged, repair 2. Shower head leaking in rear, repair
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.
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.
2.11	Kitchen/Refrigerator Exterior of refrigerator extremely rusted, repair or replace



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Shulym Zeltser
1986 Via Appia
Walnut Creek, CA 94598

Property:
3615 BISSELL AVE
RICHMOND, CA 94805-2157-

PropID:
Client ID: 15706

Dear Owner/Agent,

This letter is to inform you that your property at **3615 BISSELL AVE RICHMOND, CA 94805-2157** **failed** the Housing Quality Standards (HQS) inspection on 04/30/2026.

A re-inspection has been scheduled for 06/16/2026 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.



5/18/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
3.3	Bathroom/Electrical Hazards GFCI in 1/2 bathroom inoperable, no power.. Replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. -outlet right of window
2.12	Kitchen/Sink Garbage disposal inoperable, repair
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.



5/18/2026

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