



5/16/2023

**FAILED INSPECTION NOTICE**

Endale Tre Worku  
444 50Th St  
Oakland, CA 94609

Property:  
4031 COLEMAN CIR  
RICHMOND, CA 94806-

PropID:  
Client ID: 17717

Dear Owner/Agent,

This letter is to inform you that your property at **4031 COLEMAN CIR RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 05/01/2023.

**A re-inspection has been scheduled for 06/15/2023 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 cut/remove overgrown vegetation	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector	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



5/16/2023

**FAILED INSPECTION NOTICE**

Javier Solis  
2615 19Th St  
San Pablo, CA 94806

Property:  
4204 MC GLOTHEN WAY  
RICHMOND, CA 94806-1810-

PropID:  
Client ID: 10989

Dear Owner/Agent,

This letter is to inform you that your property at **4204 MC GLOTHEN WAY RICHMOND, CA 94806-1810** failed the Housing Quality Standards (HQS) inspection on 05/01/2023.

**A re-inspection has been scheduled for 06/15/2023 between 09:00AM and 12:00PM.**

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<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 common area smoke detector is missing/inoperable. repair/replace	O
4.5	Other Rooms/Window Condition security bars will not open, safty haz, repair	O
1.3	Living Room/Electrical Hazards light in hallway inoperable, repair	O
3.12	Bathroom/Tub or Shower overflow valve cover missing, install	O



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5/16/2023

**FAILED INSPECTION NOTICE**

Keith Slipper  
Po Box 60352  
Palo Alto, CA 94306-0352

Property:  
4212 MCGLOTHEN WAY  
RICHMOND, CA 94806-1810-

PropID:  
Client ID: 8586

Dear Owner/Agent,

This letter is to inform you that your property at **4212 MCGLOTHEN WAY RICHMOND, CA 94806-1810** failed the Housing Quality Standards (HQS) inspection on 05/01/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.3	Living Room/Electrical Hazards 1.Light inoperable, repair 2. replace burned outlet next to fireplace	O
2.12	Kitchen/Sink Faucet damaged/leakage. loose	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
2.3	Kitchen/Electrical Hazards light over sink inoperable,repair	O
3.8	Bathroom/Floor Condition replace damaged/deteriorating floor in rear bathroom	O
5.3	Secondary Rooms/Electrical Hazards rear family room  1. light in rear family room inoperable,repair 2. outlet cover missing. 3. install co/smoke in rear family room	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.	O
4.8	Other Rooms/Floor Condition The floor has a defect which exposes the tenant to a hazard. hole in floor	O
8.6	General Health and Safety/Interior Stairs and Common Halls replace deteriorating floor, hallway	O
3.12	Bathroom/Tub or Shower shower inop hallway bathroom	O
4.5	Other Rooms/Window Condition all window sills in house has excessive black discoloration,remove X3 bedrooms	O
4.7	Other Rooms/Wall Condition Repair wall hole.	O
4.4	Other Rooms/Security install missing door knob	O
1.7	Living Room/Wall Condition replace deteriorating floor	O
7.2	Heating and Plumbing/Safety of Heating Equipment heater inoperable, repair	O



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Residential Rental Inspections Program



5/16/2023

**FAILED INSPECTION NOTICE**

Duffy Wang  
6407 Gwin Ct  
Oakland, CA 94611-1254

Property:  
3982 SELMI GRV  
RICHMOND, CA 94806-1862-

PropID:  
Client ID: 8865

Dear Owner/Agent,

This letter is to inform you that your property at **3982 SELMI GRV RICHMOND, CA 94806-1862** failed the Housing Quality Standards (HQS) inspection on 05/01/2023.

**A re-inspection has been scheduled for 06/15/2023 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
5.2	Secondary Rooms/Security garage exit/entry door has gaps and missing trim, repair	O
7.4	Heating and Plumbing/Water Heater HWH closet walls evidence of previous unfinished water damage repair. finish repair	O

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5/16/2023

**FAILED INSPECTION NOTICE**

Kenny Cam Tre Yeung  
1810 Ellis St  
San Francisco, CA 94115

Property:  
715 LEGENDS PL  
RICHMOND, CA 94806-1899-

PropID:  
Client ID: 19412

Dear Owner/Agent,

This letter is to inform you that your property at **715 LEGENDS PL RICHMOND, CA 94806-1899** failed the Housing Quality Standards (HQS) inspection on 05/01/2023.

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8.10	General Health and Safety/Site and Neighborhood Conditions cut/remove overgrown vegetation	O

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5/16/2023

**FAILED INSPECTION NOTICE**

Vivian Gong  
1850 Wycliffe Ln  
San Ramon, CA 94806

Property:  
1210 SUMMER LN  
RICHMOND, CA 94806-2090-

PropID:  
Client ID: 1694

Dear Owner/Agent,

This letter is to inform you that your property at **1210 SUMMER LN RICHMOND, CA 94806-2090** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower tub diverter not working as designed, repair	O

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Residential Rental Inspections Program



5/16/2023

**FAILED INSPECTION NOTICE**

Deedar Bhachu  
109 Ash Ct  
Hercules, CA 94547

Property:  
2995 MC KENZIE DR  
RICHMOND, CA 94806-2612-

PropID:  
Client ID: 17863

Dear Owner/Agent,

This letter is to inform you that your property at **2995 MC KENZIE DR RICHMOND, CA 94806-2612** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2023.

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2.8	Kitchen/Floor Condition floor deteriorating, replace	O
2.10	Kitchen/Stove or Range with Oven ventilation fan light inoperable, repair	O
3.7	Bathroom/Wall Condition remove excessive black discoloration and peeling paint	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector inop, repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut/remove overgrown vegetaion	O



5/16/2023

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5/16/2023

**FAILED INSPECTION NOTICE**

Samuel Fouchan & Laicho Choa  
490 Mizner Ct  
Benicia, CA 94510-3904

Property:  
2740 GROOM DR  
RICHMOND, CA 94806-2641-

PropID:  
Client ID: 5878

Dear Owner/Agent,

This letter is to inform you that your property at **2740 GROOM DR RICHMOND, CA 94806-2641** failed the Housing Quality Standards (HQS) inspection on 05/01/2023.

**A re-inspection has been scheduled for 06/15/2023 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit replace deteriorating sink, rusting/hole. hallway bath	O
3.12	Bathroom/Tub or Shower shower enclosure deteriorating, replace	O

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Residential Rental Inspections Program



5/16/2023

**FAILED INSPECTION NOTICE**

Xiaorong Tre Wei  
667 Head St  
San Francisco, CA 94132

Property:  
3074 JOANN DR  
RICHMOND, CA 94806-2721-

PropID:  
Client ID: 19337

Dear Owner/Agent,

This letter is to inform you that your property at **3074 JOANN DR RICHMOND, CA 94806-2721** failed the Housing Quality Standards (HQS) inspection on 05/01/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.6	Bathroom/Ceiling Condition remove excessive black discoloration	O

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5/16/2023

**FAILED INSPECTION NOTICE**

Rafael & Margo Rodriguez  
327 Bentley Ct  
Pacheco, CA 94553-5569

Property:  
1542 27TH ST  
RICHMOND, CA 94806-4526-

PropID:  
Client ID: 4699

Dear Owner/Agent,

This letter is to inform you that your property at **1542 27TH ST RICHMOND, CA 94806-4526** failed the Housing Quality Standards (HQS) inspection on 05/01/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.6	Other Rooms/Celing Condition evidence of water damage, repair	O
4.5	Other Rooms/Window Condition rear bedroom windows have excessive black discoloration, remove/repair	O
4.7	Other Rooms/Wall Condition rear bedroom walls have excessive black discoloration, remove/repair	O
3.12	Bathroom/Tub or Shower 1. shower enclosure has excessive black discoloration, remove/repair  2. recaulk around tub	O
3.8	Bathroom/Floor Condition floor has evidence of water damage,sinking down, replace floor	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit recaulk around sink	O
2.4	Kitchen/Security 1. install striker plate on kitchen deadbolt lock  2. replace deteriorating door	O
6.4	Building Exterior/Condition of Exterior Surfaces unit has excessive peeling paint on exterior of building, window frames,trim and doors, repair/remove, paint	O
1.8	Living Room/Floor Condition carpet deteriorating, repalce	O

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5/16/2023

**FAILED INSPECTION NOTICE**

William Wei-Qiang Liang  
21 Clearfield Dr  
San Francisco, CA 94132-1201

Property:  
1075 NEWCASTLE CT  
RICHMOND, CA 94806-5836-

PropID:  
Client ID: 10534

Dear Owner/Agent,

This letter is to inform you that your property at **1075 NEWCASTLE CT RICHMOND, CA 94806-5836** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2023.

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<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 co detector downstairs inop, repair	O

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Residential Rental Inspections Program





5/16/2023

**FAILED INSPECTION NOTICE**

Duyen Phuong Le  
3344 Park Ridge Dr  
San Pablo, CA 94806

Property:  
888 MEADOW VIEW DR  
RICHMOND, CA 94806-6107-

PropID:  
Client ID: 9106

Dear Owner/Agent,

This letter is to inform you that your property at **888 MEADOW VIEW DR RICHMOND, CA 94806-6107** failed the Housing Quality Standards (HQS) inspection on 05/01/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.7	General Health and Safety/Other Interior Hazards 1. comon area downstairs co detector inop, repair  2. common area upstairs smoke detector hanging down, repair	O



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