



5/29/2024

FAILED INSPECTION NOTICE

Wanhua Li
Charlie Zheng
Po Box 20263
El Sobrante, CA 94820

Property:
2021 GAYNOR AVE
RICHMOND, CA 94801-

PropID:
Client ID: 13417

Dear Owner/Agent,

This letter is to inform you that your property at **2021 GAYNOR AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 05/20/2024.

A re-inspection has been scheduled for 06/27/2024 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. 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 Unit must have one working carbon monoxide detector per level. install upstairs , downstairs inoperable, and install co and smoke in basement	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut and remove overgrown vegetation in yard	O
7.4	Heating and Plumbing/Water Heater 1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside 2. install hot water heater earthquake safety straps upper and lower	O



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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



5/29/2024

FAILED INSPECTION NOTICE

Anthony & Katharine Brakohiapa
126 Santa Fe Ave
Point Richmond, CA 94801

Property:
219 NEVADA AVE
RICHMOND, CA 94801-

PropID:
Client ID: 13252

Dear Owner/Agent,

This letter is to inform you that your property at **219 NEVADA AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 05/20/2024.

A re-inspection has been scheduled for 06/27/2024 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>
8.7	General Health and Safety/Other Interior Hazards 1. install working common area co detectors and smoke detector	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

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5/29/2024

FAILED INSPECTION NOTICE

Harvey E & Ila M Good
1724 Brentz Ln
San Pablo, CA 94806-4100

Property:
2135 GAYNOR AVE Apt 2
RICHMOND, CA 94801-4200-

PropID:
Client ID: 2832

Dear Owner/Agent,

This letter is to inform you that your property at **2135 GAYNOR AVE Apt 2 RICHMOND, CA 94801-4200** **failed** the Housing Quality Standards (HQS) inspection on 05/20/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.4	Building Exterior/Condition of Exterior Surfaces excessive peeling/deteriorating paint on building, repair	O
6.3	Building Exterior/Condition of Roof and Gutters install gutter downspouts	O

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5/29/2024

FAILED INSPECTION NOTICE

Fathalla A & Denise Elias
136 S Arbor Bay
Hercules, CA 94547-2662

Property:
855 PARKSIDE DR
RICHMOND, CA 94803-1237-

PropID:
Client ID: 2096

Dear Owner/Agent,

This letter is to inform you that your property at **855 PARKSIDE DR RICHMOND, CA 94803-1237** **failed** the Housing Quality Standards (HQS) inspection on 05/20/2024.

A re-inspection has been scheduled for 06/27/2024 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sinks rusting in bathrooms, repair/replace sinks , health/safety hazard	O
3.3	Bathroom/Electrical Hazards install Gfi outlets in bathrooms, safety hazard	O
2.10	Kitchen/Stove or Range with Oven 1. right rear burner inop,repair 2. replace deteriorating drip pans	O
8.7	General Health and Safety/Other Interior Hazards install common area co/smoke detectors in downstairs/bottom common area	O
8.10	General Health and Safety/Site and Neighborhood Conditions 1. cut overgrown vegetation/trees growing onto/over house, fire hazard 2. repair/replace deteriorating fence/gate loose,damaged,missing boards	O



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5/29/2024

FAILED INSPECTION NOTICE

Joan B Porter
126 Bolduc Ct
San Pablo, CA 94806-4218

Property:
3433 GRASSWOOD DR
RICHMOND, CA 94803-2013-

PropID:
Client ID: 1779

Dear Owner/Agent,

This letter is to inform you that your property at **3433 GRASSWOOD DR RICHMOND, CA 94803-2013** **failed** the Housing Quality Standards (HQS) inspection on 05/20/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards install Gfi outlets within 6 ft of water source	O
3.3	Bathroom/Electrical Hazards install Gfi outlets in all bathrooms	O
8.7	General Health and Safety/Other Interior Hazards all units must be equipped with both a smoke detector in a common area on all levels of home and in all bedroom. smoke detector missing /inoperable	O



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5/29/2024

FAILED INSPECTION NOTICE

Kap K & Mee J Kim
3071 Waverley St
Palo Alto, CA 94306-2408

Property:
4628 SETTING SUN DR
RICHMOND, CA 94803-2108-

PropID:
Client ID: 7688

Dear Owner/Agent,

This letter is to inform you that your property at **4628 SETTING SUN DR RICHMOND, CA 94803-2108** **failed** the Housing Quality Standards (HQS) inspection on 05/20/2024.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.7	Bathroom/Wall Condition evidence of water damage ,repair between toilet and tub	O
3.12	Bathroom/Tub or Shower recaulk around tub in master bathroom	O
3.8	Bathroom/Floor Condition evidence of water damage,repair	O

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5/29/2024

FAILED INSPECTION NOTICE

Shiori & Yasuko Okamoto
3355 Brentwood Ave
El Sobrante, CA 94803-2512

Property:
2820 SHELDON DR
RICHMOND, CA 94803-2414-

PropID:
Client ID: 9510

Dear Owner/Agent,

This letter is to inform you that your property at **2820 SHELDON DR RICHMOND, CA 94803-2414** **failed** the Housing Quality Standards (HQS) inspection on 05/20/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards install Gfi outlets in kitchen next to sink	O
3.12	Bathroom/Tub or Shower hallway bathroom tub faucet loose, repair/replace	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. 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 carpet is bunching up throughout unit, safety hazard, repair/replace	O



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