



5/30/2024

FAILED INSPECTION NOTICE

Fong Fong Ga
568 47Th Ave
San Francisco, CA 94552-4840

Property:
860 8TH ST
RICHMOND, CA 94801-2225-

PropID:
Client ID: 16680

Dear Owner/Agent,

This letter is to inform you that your property at **860 8TH ST RICHMOND, CA 94801-2225** failed the Housing Quality Standards (HQS) inspection on 05/21/2024.

A re-inspection has been scheduled for 06/27/2024 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> | <u>Tenant/Owner</u> |
|-------------|---|---------------------|
| 7.4 | Heating and Plumbing/Water Heater install proper hot water heater straps upper and lower | O |
| 8.4 | General Health and Safety/Garbage and Debris remove excessive trash and debris from back yard | O |
| 8.10 | General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation | O |
| 2.12 | Kitchen/Sink faucet leaking,repair | O |
| 2.10 | Kitchen/Stove or Range with Oven all burners must self-ignite | O |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment heater inoperable | O |
| 3.12 | Bathroom/Tub or Shower faucet handle pulling off,repair | O |
| 3.5 | Bathroom/Window Condition window cracked,repair | O |
| 4.4 | Other Rooms/Security no accesss, must provide access at next inspection | O |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls install transition strips to bedrooms and bathrooms | O |



5/30/2024

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



5/30/2024

FAILED INSPECTION NOTICE

Wai Si Chong
5723 Agnes Ave
Temple City, CA 91780

Property:
545 19TH ST
RICHMOND, CA 94801-2817-

PropID:
Client ID: 8533

Dear Owner/Agent,

This letter is to inform you that your property at **545 19TH ST RICHMOND, CA 94801-2817** failed the Housing Quality Standards (HQS) inspection on 05/21/2024.

A re-inspection has been scheduled for 06/27/2024 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> | <u>Tenant/Owner</u> |
|-------------|---|---------------------|
| 2.10 | Kitchen/Stove or Range with Oven right rear burner knobs broken | O |
| 8.7 | General Health and Safety/Other Interior Hazards install common area smoke detectors and co detectors up and downstairs. | 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. all bedrooms in unit | O |
| 3.12 | Bathroom/Tub or Shower upstairs bathroom faucet loose | O |



5/30/2024

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



5/30/2024

FAILED INSPECTION NOTICE

Kenneth R & Felicia Lind
6790 Sunriver Ln
Vallejo, CA 94591-6312

Property:
334 1ST ST Apt A
RICHMOND, CA 94801-2901-

PropID:
Client ID: 8129

Dear Owner/Agent,

This letter is to inform you that your property at **334 1ST ST Apt A RICHMOND, CA 94801-2901** failed the Housing Quality Standards (HQS) inspection on 05/21/2024.

A re-inspection has been scheduled for 06/27/2024 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> | <u>Tenant/Owner</u> |
|-------------|---|---------------------|
| 3.12 | Bathroom/Tub or Shower tub rusting, resurface tub and recaulk around tub | 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



5/30/2024

FAILED INSPECTION NOTICE

Nathan & Christine Belete
861 Aileen St
Oakland, CA 94608

Property:
408 19TH ST
RICHMOND, CA 94801-3223-

PropID:
Client ID: 17852

Dear Owner/Agent,

This letter is to inform you that your property at **408 19TH ST RICHMOND, CA 94801-3223** failed the Housing Quality Standards (HQS) inspection on 05/21/2024.

A re-inspection has been scheduled for 06/27/2024 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> | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 3.3 | Bathroom/Electrical Hazards install Gfi outlet | O |
| 3.7 | Bathroom/Wall Condition wall paint cracking, repair | O |
| 3.6 | Bathroom/Ceiling Condition ceiling paint cracking, repair | O |
| 2.7 | Kitchen/Wall Condition clean excessive grease spatter on walls | T |
| 2.3 | Kitchen/Electrical Hazards install Gfi outlets | O |
| 2.13 | Kitchen/Space for Storage, Prep and Serving 1. bottom of cabinet under sink evidence of water damage,repair 2. cabinet drawer fronts missing,install | O |
| 2.10 | Kitchen/Stove or Range with Oven venthood fan and light inoperabl,repair | O |
| 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. | O |
| 6.4 | Building Exterior/Condition of Exterior Surfaces garage door paint excessive peeling,repair | O |



5/30/2024

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



5/30/2024

FAILED INSPECTION NOTICE

Juli Silva
Professional Property Management
223 Almond Ridge Ct
El Dorado Hills, CA 95762-9555

Property:
2515 GARVIN AVE
RICHMOND, CA 94804-1376-

PropID:
Client ID: 8478

Dear Owner/Agent,

This letter is to inform you that your property at **2515 GARVIN AVE RICHMOND, CA 94804-1376** failed the Housing Quality Standards (HQS) inspection on 05/21/2024.

A re-inspection has been scheduled for 07/01/2024 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> |
|-------------|---|---------------------|
|-------------|---|---------------------|

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



5/30/2024

FAILED INSPECTION NOTICE

Ba Van Luong
1072 Victoria Park
Hercules, CA 94804

Property:
3716 WALLER AVE Apt LOWER
RICHMOND, CA 94804-3329-

PropID:
Client ID: 17236

Dear Owner/Agent,

This letter is to inform you that your property at **3716 WALLER AVE Apt LOWER RICHMOND, CA 94804-3329** failed the Housing Quality Standards (HQS) inspection on 05/21/2024.

A re-inspection has been scheduled for 07/01/2024 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> |
|-------------|--|---------------------|
| 8.4 | General Health and Safety/Garbage and Debris clean front of unit ,excessive trash | 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



5/30/2024

FAILED INSPECTION NOTICE

Ba Van Luong
1072 Victoria Park
Hercules, CA 94804

Property:
3716 WALLER AVE Apt UPPER
RICHMOND, CA 94804-3329-

PropID:
Client ID: 17236

Dear Owner/Agent,

This letter is to inform you that your property at **3716 WALLER AVE Apt UPPER RICHMOND, CA 94804-3329** failed the Housing Quality Standards (HQS) inspection on 05/21/2024.

A re-inspection has been scheduled for 07/01/2024 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> |
|-------------|---|---------------------|
| 2.13 | Kitchen/Space for Storage, Prep and Serving lazy suzy cabinet door off | O |
| 2.11 | Kitchen/Refrigerator door handle loose/not attached as designed,repair | O |
| 3.12 | Bathroom/Tub or Shower tub surface peeling/deteriorating ,resurface/repair tub | O |
| 8.7 | General Health and Safety/Other Interior Hazards install common area co/smoke detectors | 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 |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment front bedroom heater inoperable | O |
| 2.10 | Kitchen/Stove or Range with Oven microwave inoperable,repair/replace | O |



5/30/2024

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



5/30/2024

FAILED INSPECTION NOTICE

Peng Xu
29 Via Barcelona
Moraga, CA 94556

Property:
886 CARLSON BLVD
RICHMOND, CA 94804-4643-

PropID:
Client ID: 13593

Dear Owner/Agent,

This letter is to inform you that your property at **886 CARLSON BLVD RICHMOND, CA 94804-4643** **failed** the Housing Quality Standards (HQS) inspection on 05/21/2024.

A re-inspection has been scheduled for 07/01/2024 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> |
|-------------|---|---------------------|
|-------------|---|---------------------|

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