



5/12/2025

**FAILED INSPECTION NOTICE**

Alberto & Susana Garcia  
3410 Grasswood Dr  
Richmond, CA 94803-2014

Property:  
1615 GAYNOR AVE  
RICHMOND, CA 94801-2467-

PropID:  
Client ID: 10205

Dear Owner/Agent,

This letter is to inform you that your property at **1615 GAYNOR AVE RICHMOND, CA 94801-2467** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2025.

**A re-inspection has been scheduled for 07/09/2025 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>
2.10	Kitchen/Stove or Range with Oven Rear right burner that self-igniting repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly repair/replace Heater thermostat cover missing repair/replace	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



5/12/2025

**FAILED INSPECTION NOTICE**

Warlito T & Claire G Bacat  
5008 Camerena Ln  
El Sobrante, CA 94803-2034

Property:  
545 17TH ST  
RICHMOND, CA 94801-2803-

PropID:  
Client ID: 9841

Dear Owner/Agent,

This letter is to inform you that your property at **545 17TH ST RICHMOND, CA 94801-2803** failed the Housing Quality Standards (HQS) inspection on 05/01/2025.

**A re-inspection has been scheduled for 07/09/2025 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>
2.10	Kitchen/Stove or Range with Oven Stove hood range light not working properly repair/replace	O
2.8	Kitchen/Floor Condition Kitchen floor tile damage/loose repair/replace	O
3.3	Bathroom/Electrical Hazards GFCI outlet missing repair/replace	O
3.12	Bathroom/Tub or Shower Caulking inside shower very badly discolored/worn repair/replace/recaulk	O
3.13	Bathroom/Ventilation Vent over shower damaged – repair/replace	O



5/12/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Francisco Guerrero  
139 Nautical Cove  
Hercules, CA 94547

Property:  
2100 BURBECK AVE  
RICHMOND, CA 94801-3339-

PropID:  
Client ID: 10272

Dear Owner/Agent,

This letter is to inform you that your property at **2100 BURBECK AVE RICHMOND, CA 94801-3339** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2025.

**A re-inspection has been scheduled for 07/09/2025 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>
2.7	Kitchen/Wall Condition Very large cracks in kitchen wall - repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Second-floor hallway, smoke detector, CO detector, missing repair, replace	O

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Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Francisco Guerrero  
139 Nautical Cove  
Hercules, CA 94547

Property:  
659 21ST ST  
RICHMOND, CA 94801-3369-

PropID:  
Client ID: 10272

Dear Owner/Agent,

This letter is to inform you that your property at **659 21ST ST RICHMOND, CA 94801-3369** failed the Housing Quality Standards (HQS) inspection on 05/01/2025.

**A re-inspection has been scheduled for 07/09/2025 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>
1.4	Living Room/Security Remove egress from behind front door, not opening all the way safety hazard	T
2.3	Kitchen/Electrical Hazards Kitchen missing a GFCI outlet - install	O
4.4	Other Rooms/Security Remove key door locks for All bedroom doors, safety hazard	T



5/12/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Sean Jiam  
347 Alberta Way  
Hillsborough, CA 94539-3747

Property:  
709 21ST ST  
RICHMOND, CA 94801-3369-

PropID:  
Client ID: 8364

Dear Owner/Agent,

This letter is to inform you that your property at **709 21ST ST RICHMOND, CA 94801-3369** failed the Housing Quality Standards (HQS) inspection on 05/01/2025.

**A re-inspection has been scheduled for 07/09/2025 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>
2.10	Kitchen/Stove or Range with Oven All burners must self-ignite repair/replace	O
2.3	Kitchen/Electrical Hazards GFCI outlet missing repair/replace	O
3.3	Bathroom/Electrical Hazards GFCI outlet missing repair/replace	O
4.4	Other Rooms/Security Remove key door lock from door	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly repair/replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway, smoke detector, missing repair/replace	O



5/12/2025

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Sincerely,

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Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Iskender & Nurisa Cingoz  
704 Seaview Dr  
El Cerrito, CA 94530-3300

Property:  
1029 CHANSLOR AVE Apt A  
RICHMOND, CA 94801-3598-

PropID:  
Client ID: 6768

Dear Owner/Agent,

This letter is to inform you that your property at **1029 CHANSLOR AVE Apt A RICHMOND, CA 94801-3598** failed the Housing Quality Standards (HQS) inspection on 05/01/2025.

**A re-inspection has been scheduled for 07/09/2025 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>
2.3	Kitchen/Electrical Hazards Kitchen light cover, missing repair/replace	O
3.12	Bathroom/Tub or Shower Hallway, bathroom, shower head, missing, as well as tub, diverter not working properly	O
	Bedroom bathroom very discolored above shower remove/repair	
4.3	Other Rooms/Electrical Hazards Bedroom light fixture cover, missing repair/replace	O
4.4	Other Rooms/Security Remove key lock From bedroom door	T
4.5	Other Rooms/Window Condition Bedroom very discolored around window remove/repair	O
4.7	Other Rooms/Wall Condition Wall above master bedroom bed damaged signs of water damage repair	O
1.6	Living Room/Ceiling Condition Large cracks in hallway ceiling repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Here is not working properly repair/replace	O



5/12/2025

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Sincerely,

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Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Iskender & Nurisa Cingoz  
704 Seaview Dr  
El Cerrito, CA 94530-3300

Property:  
1029 CHANSLOR AVE Apt B  
RICHMOND, CA 94801-3598-

PropID:  
Client ID: 6768

Dear Owner/Agent,

This letter is to inform you that your property at **1029 CHANSLOR AVE Apt B RICHMOND, CA 94801-3598** failed the Housing Quality Standards (HQS) inspection on 05/01/2025.

**A re-inspection has been scheduled for 07/09/2025 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 Living room smoke detector missing repair/replace	O
2.3	Kitchen/Electrical Hazards Kitchen is missing GFCI outlet repair	O
2.10	Kitchen/Stove or Range with Oven Stove hood, range, fan and light not working properly repair/replace	O
3.3	Bathroom/Electrical Hazards GFCI outlet missing in bathroom repair	O
3.12	Bathroom/Tub or Shower Caulking above shower very badly discolored remove recaulked	O
4.3	Other Rooms/Electrical Hazards Bedroom light Fixture cover missing repair/replace	O
8.10	General Health and Safety/Site and Neighborhood Conditions Property has large amount of overgrowth and debris cut/remove/clear	O



5/12/2025

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Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Iskender & Nurisa Cingoz  
704 Seaview Dr  
El Cerrito, CA 94530-3300

Property:  
1029 CHANSLOR AVE Apt D  
RICHMOND, CA 94801-3598-

PropID:  
Client ID: 6768

Dear Owner/Agent,

This letter is to inform you that your property at **1029 CHANSLOR AVE Apt D RICHMOND, CA 94801-3598** failed the Housing Quality Standards (HQS) inspection on 05/01/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.6	Living Room/Ceiling Condition Ceiling paint chipping, very badly repair/repaint	O
2.7	Kitchen/Wall Condition Wall damaged repair/repaint	O
2.12	Kitchen/Sink Dishwasher not working properly repair/replace	O
1.4	Living Room/Security Front door, weatherstripping, damaged repair/replace	O
3.6	Bathroom/Ceiling Condition Ceiling very badly, discolored remove	O
4.4	Other Rooms/Security Bedroom door damage repair/replace	O
3.13	Bathroom/Ventilation Ceiling fan very badly discolored repair/replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway, smoke detector, missing Repair/replace Hallway, closet, door knob, missing repair/replace	O



5/12/2025

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Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Iskender & Nurisa Cingoz  
704 Seaview Dr  
El Cerrito, CA 94530-3300

Property:  
1029 CHANSLOR AVE Apt C  
RICHMOND, CA 94801-3598-

PropID:  
Client ID: 6768

Dear Owner/Agent,

This letter is to inform you that your property at **1029 CHANSLOR AVE Apt C RICHMOND, CA 94801-3598** failed the Housing Quality Standards (HQS) inspection on 05/01/2025.

**A re-inspection has been scheduled for 07/09/2025 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>
2.12	Kitchen/Sink Kitchen faucet base/sink damaged Repair/replace Dishwasher not working properly repair/replace	O
2.10	Kitchen/Stove or Range with Oven All burners must work properly repair/replace Hood range fan not working properly repair/replace	O
2.3	Kitchen/Electrical Hazards GFCI outlet missing repair/replace	O
2.2	Kitchen/Electricity Light in kitchen dining area not working properly repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Cabinet door damage/missing repair/replace	O
3.13	Bathroom/Ventilation Ventilation fan very loud repair/replace	O
3.7	Bathroom/Wall Condition Toilet roll holder, damaged repair/replace	O
4.2	Other Rooms/Electricity/Illumination Bedroom light not working properly repair/replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway, smoke detector, missing repair/replace Hallway, light Fixture cover, missing Repair/replace	O



5/12/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Linda Newton  
214 Washington Ave  
Richmond, CA 94801-3902

Property:  
216 WASHINGTON AVE  
RICHMOND, CA 94801-3902-

PropID:  
Client ID: 3346

Dear Owner/Agent,

This letter is to inform you that your property at **216 WASHINGTON AVE RICHMOND, CA 94801-3902** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2025.

**A re-inspection has been scheduled for 07/09/2025 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>
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Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Tse Goon Louie  
2755 39Th Ave  
San Francisco, CA 94116-2756

Property:  
2880 ESMOND AVE  
RICHMOND, CA 94804-1314-

PropID:  
Client ID: 8775

Dear Owner/Agent,

This letter is to inform you that your property at **2880 ESMOND AVE RICHMOND, CA 94804-1314** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2025.

**A re-inspection has been scheduled for 07/09/2025 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 Living room smoke detector missing Repair/replace	O
2.10	Kitchen/Stove or Range with Oven Hood range light I'm not working properly repair/replace	O
2.12	Kitchen/Sink Faucet has a constant drip repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose repair/replace	O
3.12	Bathroom/Tub or Shower Faucet in tub dripping repair/replace	O
3.7	Bathroom/Wall Condition Discoloration on wall behind toilet Remove/repair	O
4.4	Other Rooms/Security Remove key lock From bedroom door	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly repair/replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Clear Hallway egress	T



5/12/2025

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Sincerely,

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Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Howard V Cook  
3088 Pinole Valley Rd Suite B  
Pinole, CA 94564

Property:  
2646 CLINTON AVE  
RICHMOND, CA 94804-1432-

PropID:  
Client ID: 10048

Dear Owner/Agent,

This letter is to inform you that your property at **2646 CLINTON AVE RICHMOND, CA 94804-1432** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.4	Living Room/Security Remove egress blocking window	T
2.3	Kitchen/Electrical Hazards GFCI Outlet missing repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly repair/replace	O
8.1	General Health and Safety/Access to Unit Clear egress from blocking access to back door.	T



5/12/2025

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City of Richmond  
Residential Rental Inspections Program



5/12/2025

**FAILED INSPECTION NOTICE**

Thong Thathaty  
4046 Sea Forest Way  
Sacramento, CA 95823-6338

Property:  
3919 OHIO AVE  
RICHMOND, CA 94804-3311-

PropID:  
Client ID: 9013

Dear Owner/Agent,

This letter is to inform you that your property at **3919 OHIO AVE RICHMOND, CA 94804-3311** failed the Housing Quality Standards (HQS) inspection on 05/01/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Remove key door lock from bedroom door	T

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