



5/12/2025

FAILED INSPECTION NOTICE

Patrick P & Nancy A Cheung
5720 Jefferson Ave
Richmond, CA 94804-4865

Property:
3307 HUMPHREY AVE
RICHMOND, CA 94804-1187-

PropID:
Client ID: 10009

Dear Owner/Agent,

This letter is to inform you that your property at **3307 HUMPHREY AVE RICHMOND, CA 94804-1187** **failed** the Housing Quality Standards (HQS) inspection on 05/09/2025.

A re-inspection has been scheduled for 07/17/2025 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>
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. Tenant to clean discoloration on window and window seal	O
6.4	Building Exterior/Condition of Exterior Surfaces Exterior dryer vent missing cover, install	O
5.3	Secondary Rooms/Electrical Hazards Garage GFI has hot/neutral reverse, repair	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.	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



5/12/2025

FAILED INSPECTION NOTICE

Jose Luis Ledesma
420 29Th St
Richmond, CA 94804-1737

Property:
426 29TH ST
RICHMOND, CA 94804-1737-

PropID:
Client ID: 13017

Dear Owner/Agent,

This letter is to inform you that your property at **426 29TH ST RICHMOND, CA 94804-1737** failed the Housing Quality Standards (HQS) inspection on 05/09/2025.

A re-inspection has been scheduled for 07/17/2025 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>
3.12	Bathroom/Tub or Shower Glass shower doors missing safety guides, install Tub spout missing, install Tub knobs stripped, repair	O
2.12	Kitchen/Sink Secure dishwasher to countertop	O



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Sincerely,

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Jose Luis Ledesma
420 29Th St
Richmond, CA 94804-1737

Property:
428 29TH ST
RICHMOND, CA 94804-1737-

PropID:
Client ID: 13017

Dear Owner/Agent,

This letter is to inform you that your property at **428 29TH ST RICHMOND, CA 94804-1737** failed the Housing Quality Standards (HQS) inspection on 05/09/2025.

A re-inspection has been scheduled for 07/17/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Interior common area smoke detector/carbon monoxide detector inoperable, repair or replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
4.3	Other Rooms/Electrical Hazards No access to outlets for testing, excessive amount of items lined up on all walls in room. Tenant to provide access to outlets for testing.	T
4.5	Other Rooms/Window Condition No access to window, tenant to move items blocking window (fire exit)	T
3.3	Bathroom/Electrical Hazards Install GFI outlet above sink	O
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair Install range hood vent screen	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Linda L Daigre
Po Box 70800
Richmond, CA 94804

Property:
311 S 17TH ST
RICHMOND, CA 94804-2605-

PropID:
Client ID: 5627

Dear Owner/Agent,

This letter is to inform you that your property at **311 S 17TH ST RICHMOND, CA 94804-2605** failed the Housing Quality Standards (HQS) inspection on 05/09/2025.

A re-inspection has been scheduled for 07/17/2025 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>
3.7	Bathroom/Wall Condition Repair walls in bathroom, evidence of water damage causing peeling paint and soft spots.	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards Install common area smoke detector in front portion of unit.	O



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Sincerely,

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Robert Vardanega
Po Box 13249
Oakland, CA 94661-0249

Property:
400 S 34TH ST
RICHMOND, CA 94804-3122-

PropID:
Client ID: 7421

Dear Owner/Agent,

This letter is to inform you that your property at **400 S 34TH ST RICHMOND, CA 94804-3122** failed the Housing Quality Standards (HQS) inspection on 05/09/2025.

A re-inspection has been scheduled for 07/17/2025 between 09:00AM and 12:00PM.

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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Remove key entry lock from bedroom door	T
4.5	Other Rooms/Window Condition Clean discoloration in bedroom window and closet window	T
1.4	Living Room/Security Remove keyed entry lock from door that leads to living room	T
1.3	Living Room/Electrical Hazards Receptacle next to heater has open grounds, repair	O
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair	O
TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD		
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.	O
8.10	General Health and Safety/Site and Neighborhood Conditions No access to rear yard, large loose dog in yard. Tenant to secure pets so yard can be inspected	T
8.4	General Health and Safety/Garbage and Debris Declutter yard, excessive clutter and trash in yard	T

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Shujun Lao
1309 Greenway Dr
El Sobrante, CA 94803

Property:
376 BECK ST
RICHMOND, CA 94804-3131-

PropID:
Client ID: 5169

Dear Owner/Agent,

This letter is to inform you that your property at **376 BECK ST RICHMOND, CA 94804-3131** failed the Housing Quality Standards (HQS) inspection on 05/09/2025.

A re-inspection has been scheduled for 07/17/2025 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>
8.4	General Health and Safety/Garbage and Debris Declutter yard, excessive amount of personal belongings in shared common area	T
1.4	Living Room/Security Front door missing striker plate, install	O
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.	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
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.	O
3.5	Bathroom/Window Condition Bathroom screen torn, repair	O
2.10	Kitchen/Stove or Range with Oven Burners are not self lighting, repair	O
5.2	Secondary Rooms/Security Remove keyed deadbolt entry lock on garage entry	T



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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Shujun Lao
1309 Greenway Dr
El Sobrante, CA 94803

Property:
374 BECK ST
RICHMOND, CA 94804-3131-

PropID:
Client ID: 5169

Dear Owner/Agent,

This letter is to inform you that your property at **374 BECK ST RICHMOND, CA 94804-3131** failed the Housing Quality Standards (HQS) inspection on 05/09/2025.

A re-inspection has been scheduled for 07/17/2025 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	T
4.3	Other Rooms/Electrical Hazards Replace damaged receptacle on left wall. Something is broken inside one of the plugs	O
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.	O
3.3	Bathroom/Electrical Hazards REPLACE GFI, inoperable and will not reset	O
2.6	Kitchen/Ceiling Condition Kitchen vent fan makes loud grinding noise while in use, repair	O



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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

James O & Shirley Guinn
119 Pine Valley Ct
Fairfield, CA 94534-7822

Property:
5049 REID CT
RICHMOND, CA 94804-4404-

PropID:
Client ID: 1431

Dear Owner/Agent,

This letter is to inform you that your property at **5049 REID CT RICHMOND, CA 94804-4404** failed the Housing Quality Standards (HQS) inspection on 05/09/2025.

A re-inspection has been scheduled for 07/17/2025 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>
4.10	Other Rooms/Smoke Detectors Smoke detector in master bedroom missing, replace	T
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet missing weatherproof cover, install	O

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Suzanne Hendler
709 Buchanan St
San Francisco, CA 94102

Property:
806 S 47TH ST
RICHMOND, CA 94804-4423-

PropID:
Client ID: 6726

Dear Owner/Agent,

This letter is to inform you that your property at **806 S 47TH ST RICHMOND, CA 94804-4423** failed the Housing Quality Standards (HQS) inspection on 05/09/2025.

A re-inspection has been scheduled for 07/17/2025 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.



5/12/2025

FAILED INSPECTION NOTICE

<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 inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	T
4.5	Other Rooms/Window Condition Clean discoloration in window	T
8.2	General Health and Safety/Exits Tenant to move furniture blocking access to window in right bedroom	T
3.3	Bathroom/Electrical Hazards Install GFI above sink	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink Clogged.	O
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector removed, replace	T
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Door.	O
2.12	Kitchen/Sink Dishwasher has rust/peeling paint. replace, repair or remove	O
8.1	General Health and Safety/Access to Unit Light above rear door inoperable, repair	O
5.2	Secondary Rooms/Security Remove chain lock from garage door on interior side of kitchen	T

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Robert R & Christine Pangelina
1350 Monterey St
Richmond, CA 94804-4943

Property:
1348 MONTEREY ST
RICHMOND, CA 94804-4943-

PropID:
Client ID: 2080

Dear Owner/Agent,

This letter is to inform you that your property at **1348 MONTEREY ST RICHMOND, CA 94804-4943** **failed** the Housing Quality Standards (HQS) inspection on 05/09/2025.

A re-inspection has been scheduled for 07/17/2025 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>
3.3	Bathroom/Electrical Hazards Install GFI protected outlet above sink	O
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector as test button is damaged.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O

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5/12/2025

FAILED INSPECTION NOTICE

Pai-Yau & Hsin-Yi Tsai
2815 Las Gallinas Ave
San Rafael, CA 94903-1428

Property:
1551 MARIPOSA ST
RICHMOND, CA 94804-5015-

PropID:
Client ID: 1146

Dear Owner/Agent,

This letter is to inform you that your property at **1551 MARIPOSA ST RICHMOND, CA 94804-5015** **failed** the Housing Quality Standards (HQS) inspection on 05/09/2025.

A re-inspection has been scheduled for 07/17/2025 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>
3.5	Bathroom/Window Condition Window is missing lock, install locking mechanism on window.	O
2.10	Kitchen/Stove or Range with Oven Rear left burner not self lighting, repair	O

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