



5/27/2025

FAILED INSPECTION NOTICE

Santos & Connie Lam
4851 El Grande Pl
El Sobrante, CA 94803-3265

Property:
983 33RD ST
RICHMOND, CA 94801-1105-

PropID:
Client ID: 10486

Dear Owner/Agent,

This letter is to inform you that your property at **983 33RD ST RICHMOND, CA 94801-1105** failed the Housing Quality Standards (HQS) inspection on 05/12/2025.

A re-inspection has been scheduled for 07/01/2025 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.

<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 Range hood has severe peeling paint/rust. replace	O
	Front left burner inoperable, repair	
4.5	Other Rooms/Window Condition Window pane damaged, replace missing/damaged glass	T
4.4	Other Rooms/Security Remove deadbolt from secondary door	T
8.1	General Health and Safety/Access to Unit Rear exterior light inoperable, repair	O
6.6	Building Exterior/Lead-Based Paint: Exterior Surfaces Rear/right exterior siding is dry rotted, repair or replace	O
3.5	Bathroom/Window Condition Window wont stay open without prop, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
2.12	Kitchen/Sink Dishwasher drains through air gap onto countertop, repair. Drain should go through garbage disposal.	O



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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



5/27/2025

FAILED INSPECTION NOTICE

Gendun Choephel
623 39Th St
Richmond, CA 94805

Property:
4017 CLINTON AVE
RICHMOND, CA 94805-

PropID:
Client ID: 19523

Dear Owner/Agent,

This letter is to inform you that your property at **4017 CLINTON AVE RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 05/12/2025.

A re-inspection has been scheduled for 07/01/2025 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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.3	Building Exterior/Condition of Roof and Gutters Ext. = Gutters Damaged. Front gutter at entry to unit missing portion of downspout, replace	O
2.10	Kitchen/Stove or Range with Oven Left burners not self lighting, repair	O
4.4	Other Rooms/Security Remove sliding latch lock from interior of bedroom door	O
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector level 1	O
3.12	Bathroom/Tub or Shower Tenant to remove personal items from bathroom on lower level, unable to inspect stand up shower unit.	T



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Residential Rental Inspections Program



5/27/2025

FAILED INSPECTION NOTICE

Santos & Connie Lam
4851 El Grande Pl
El Sobrante, CA 94803-3265

Property:
651 34TH ST
RICHMOND, CA 94805-1751-

PropID:
Client ID: 10486

Dear Owner/Agent,

This letter is to inform you that your property at **651 34TH ST RICHMOND, CA 94805-1751** failed the Housing Quality Standards (HQS) inspection on 05/12/2025.

A re-inspection has been scheduled for 07/01/2025 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>
4.5	Other Rooms/Window Condition Patio screen severely torn, repair	T
4.4	Other Rooms/Security Patio screen severely torn, repair	T
3.3	Bathroom/Electrical Hazards Install GFI receptacle above sink	O
2.10	Kitchen/Stove or Range with Oven Front right burner not self lighting/inoperable. Repair	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



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Sincerely,

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Residential Rental Inspections Program



5/27/2025

FAILED INSPECTION NOTICE

Cindy M Buff
5327 Sierra Ave
Richmond, CA 94805

Property:
665 AMADOR ST
RICHMOND, CA 94805-1956-

PropID:
Client ID: 9929

Dear Owner/Agent,

This letter is to inform you that your property at **665 AMADOR ST RICHMOND, CA 94805-1956** failed the Housing Quality Standards (HQS) inspection on 05/12/2025.

A re-inspection has been scheduled for 07/01/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down brush on side of unit by side stairs	O
8.1	General Health and Safety/Access to Unit Remove keyed deadbolt lock from interior on door leading to patio door Remove keyed entry interior deadbolt on rear door leading to exterior	O
3.3	Bathroom/Electrical Hazards Light inoperable, repair	O
3.12	Bathroom/Tub or Shower shower head leaking, repair	O



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Sincerely,

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Residential Rental Inspections Program



5/27/2025

FAILED INSPECTION NOTICE

Manuel B & Gladys A Vera
2872 Howard St
Richmond, CA 94804

Property:
3601 BISSELL AVE
RICHMOND, CA 94805-2159-

PropID:
Client ID: 4507

Dear Owner/Agent,

This letter is to inform you that your property at **3601 BISSELL AVE RICHMOND, CA 94805-2159** **failed** the Housing Quality Standards (HQS) inspection on 05/12/2025.

A re-inspection has been scheduled for 07/01/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.	T

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Sincerely,

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Residential Rental Inspections Program



5/27/2025

FAILED INSPECTION NOTICE

Manuel B & Gladys A Vera
2872 Howard St
Richmond, CA 94804

Property:
3603 BISSELL AVE
RICHMOND, CA 94805-2159-

PropID:
Client ID: 4507

Dear Owner/Agent,

This letter is to inform you that your property at **3603 BISSELL AVE RICHMOND, CA 94805-2159** **failed** the Housing Quality Standards (HQS) inspection on 05/12/2025.

A re-inspection has been scheduled for 07/01/2025 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>
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.	O
4.5	Other Rooms/Window Condition Right window lock mechanism damaged, repair or replace	O
8.1	General Health and Safety/Access to Unit Rear door missing both striker plates on door frame, install	O



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Sincerely,

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5/27/2025

FAILED INSPECTION NOTICE

Manuel B & Gladys A Vera
2872 Howard St
Richmond, CA 94804

Property:
3605 BISSELL AVE
RICHMOND, CA 94805-2159-

PropID:
Client ID: 4507

Dear Owner/Agent,

This letter is to inform you that your property at **3605 BISSELL AVE RICHMOND, CA 94805-2159** **failed** the Housing Quality Standards (HQS) inspection on 05/12/2025.

A re-inspection has been scheduled for 07/01/2025 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>
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.	O
4.3	Other Rooms/Electrical Hazards Cover plate on outlet under window damaged, replace	O
2.10	Kitchen/Stove or Range with Oven Rear left burner inoperable, repair	O
2.5	Kitchen/Window Condition Window lock missing, install	O
5.4	Secondary Rooms/Other Potential Hazardous Features Front left nook from entry Window lock damaged, replace	O



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5/27/2025

FAILED INSPECTION NOTICE

Bailey Property Investments, Inc.
1423 Willow St
Oakland, CA 94607-1523

Property:
354 43RD ST
RICHMOND, CA 94805-2347-

PropID:
Client ID: 8249

Dear Owner/Agent,

This letter is to inform you that your property at **354 43RD ST RICHMOND, CA 94805-2347** failed the Housing Quality Standards (HQS) inspection on 05/12/2025.

A re-inspection has been scheduled for 07/01/2025 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>
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 Window screen torn, repair	T
1.8	Living Room/Floor Condition Carpet bunched up at entry, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/carbon monoxide detector removed. Replace	T
8.2	General Health and Safety/Exits Cut down brush at rear stairs that is preventing clear path exit to side gate.	T



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