



6/10/2025

FAILED INSPECTION NOTICE

Leon & Carolyne Teasley
2021 Asilomar Dr
Antioch, CA 94509-8930

Property:
605 RIPLEY AVE
RICHMOND, CA 94801-2705-

PropID:
Client ID: 6867

Dear Owner/Agent,

This letter is to inform you that your property at **605 RIPLEY AVE RICHMOND, CA 94801-2705** failed the Housing Quality Standards (HQS) inspection on 05/28/2025.

A re-inspection has been scheduled for 07/25/2025 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>
2.10	Kitchen/Stove or Range with Oven Burners not self igniting – repair/replace	O
8.1	General Health and Safety/Access to Unit No show - 4/22/2025 10:10 green house white trim.	O
2.3	Kitchen/Electrical Hazards GFCI outlet missing – repair/replace	O
4.4	Other Rooms/Security Remove key door, lock from bedroom door	T
4.10	Other Rooms/Smoke Detectors Smoke detector missing	O



6/10/2025

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



6/10/2025

FAILED INSPECTION NOTICE

Lin Yang
713 Arbor Way
Milpitas, CA 94801-3257

Property:
1420 NEVIN PLZ
RICHMOND, CA 94801-3257-

PropID:
Client ID: 2274

Dear Owner/Agent,

This letter is to inform you that your property at **1420 NEVIN PLZ RICHMOND, CA 94801-3257** failed the Housing Quality Standards (HQS) inspection on 05/28/2025.

A re-inspection has been scheduled for 07/25/2025 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>
1.1	Living Room/Living Room Present No-show 5-1-25 10:45 yellow door second to last unit	
2.10	Kitchen/Stove or Range with Oven Knobs missing for stove - repair / replace	O
1.8	Living Room/Floor Condition Living room floor has large dip - repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Master bedroom sink not drawing properly - repair/replace	O



6/10/2025

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Sincerely,

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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

David J & Jennifer L Kanter
Access Property Management
Po Box 70337
Point Richmond, CA 94807

Property:
2920 TULARE AVE
RICHMOND, CA 94804-1150-

PropID:
Client ID: 10438

Dear Owner/Agent,

This letter is to inform you that your property at **2920 TULARE AVE RICHMOND, CA 94804-1150** failed the Housing Quality Standards (HQS) inspection on 05/28/2025.

A re-inspection has been scheduled for 07/24/2025 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>
8.7	General Health and Safety/Other Interior Hazards	O
	Living room smoke detector missing – repair/replace	
	Living room common area CO detector missing – repair/replace	
1.8	Living Room/Floor Condition	O
	Carpeting throughout entire unit bunching /Worn – repair/replace	
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit	O
	Caulking behind sink damaged/Warren – repair/replace	
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit	O
	Toilet base loose – repair/replace	
3.12	Bathroom/Tub or Shower	O
	Interior tub very badly worn – resurface/replace	
	Tiles inside shower wall missing - repair/replace	



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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Lido Cantarutti
Ohanks Management
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
832 31ST ST
RICHMOND, CA 94804-1328-

PropID:
Client ID: 7084

Dear Owner/Agent,

This letter is to inform you that your property at **832 31ST ST RICHMOND, CA 94804-1328** failed the Housing Quality Standards (HQS) inspection on 05/28/2025.

A re-inspection has been scheduled for 07/24/2025 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>
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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Lido Cantarutti
Ohanks Management
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
830 31ST ST
RICHMOND, CA 94804-1328-

PropID:
Client ID: 7084

Dear Owner/Agent,

This letter is to inform you that your property at **830 31ST ST RICHMOND, CA 94804-1328** failed the Housing Quality Standards (HQS) inspection on 05/28/2025.

A re-inspection has been scheduled for 07/24/2025 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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6/10/2025

FAILED INSPECTION NOTICE

David Rowsey
2685 Alhambra Way
Pinole, CA 94564

Property:
452 31ST ST
RICHMOND, CA 94804-1764-

PropID:
Client ID: 15316

Dear Owner/Agent,

This letter is to inform you that your property at **452 31ST ST RICHMOND, CA 94804-1764** failed the Housing Quality Standards (HQS) inspection on 05/28/2025.

A re-inspection has been scheduled for 07/24/2025 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>
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing	O
2.8	Kitchen/Floor Condition Kitchen floor damaged - repair/replace	O
2.10	Kitchen/Stove or Range with Oven All burners must self ignite	O
8.1	General Health and Safety/Access to Unit Remove egress, blocking back door entrance	T



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Sincerely,

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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Samuel E Clement
Po Box 9051
Pittsburg, CA 94565

Property:
30 CUTTING CT
RICHMOND, CA 94804-4217-

PropID:
Client ID: 7602

Dear Owner/Agent,

This letter is to inform you that your property at **30 CUTTING CT RICHMOND, CA 94804-4217** failed the Housing Quality Standards (HQS) inspection on 05/28/2025.

A re-inspection has been scheduled for 07/24/2025 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 First floor In living room area and second Floor hallway smoke detector And CO detector missing	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater control cover missing – repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Master bedroom toilet, not working properly – repair/replace	O
4.4	Other Rooms/Security Remove key door Lock from bedroom door	T
3.12	Bathroom/Tub or Shower Second floor bathroom shower not working properly – repair/replace	O



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Sincerely,

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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Charles E Jackson
1345 Oak St
San Francisco, CA 94117-2116

Property:
1663 MERCED ST
RICHMOND, CA 94804-5034-

PropID:
Client ID: 10395

Dear Owner/Agent,

This letter is to inform you that your property at **1663 MERCED ST RICHMOND, CA 94804-5034** failed the Housing Quality Standards (HQS) inspection on 05/28/2025.

A re-inspection has been scheduled for 07/24/2025 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>
2.12	Kitchen/Sink Garbage disposal not working - repair/replace	O
2.10	Kitchen/Stove or Range with Oven Front right burner not working properly - repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd floor toilet not working properly - repair/replace	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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6/10/2025

FAILED INSPECTION NOTICE

Billy R Phelps
223 Shady Glen Rd
Walnut Creek, CA 94596

Property:
743 BOYD AVE
RICHMOND, CA 94805-1719-

PropID:
Client ID: 7573

Dear Owner/Agent,

This letter is to inform you that your property at **743 BOYD AVE RICHMOND, CA 94805-1719** failed the Housing Quality Standards (HQS) inspection on 05/28/2025.

A re-inspection has been scheduled for 07/25/2025 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	O
4.10	Other Rooms/Smoke Detectors Smoke detector missing	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Samuel Lou
Po Box 320339
San Francisco, CA 94132

Property:
3120 BIRMINGHAM DR
RICHMOND, CA 94806-2635-

PropID:
Client ID: 9780

Dear Owner/Agent,

This letter is to inform you that your property at **3120 BIRMINGHAM DR RICHMOND, CA 94806-2635** failed the Housing Quality Standards (HQS) inspection on 05/28/2025.

A re-inspection has been scheduled for 07/25/2025 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 Patio door not sliding properly & locking properly - repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose - repair/replace	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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