



6/10/2025

FAILED INSPECTION NOTICE

Darrell E Taylor
1414 Navellier St
El Cerrito, CA 94530-2255

Property:
829 41ST ST
RICHMOND, CA 94804-

PropID:
Client ID: 2254

Dear Owner/Agent,

This letter is to inform you that your property at **829 41ST ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 05/29/2025.

A re-inspection has been scheduled for 07/24/2025 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>
8.1	General Health and Safety/Access to Unit bad address- could find 829 41 st.	O
8.7	General Health and Safety/Other Interior Hazards Living room, smoke detector, and CO detector missing	O
2.10	Kitchen/Stove or Range with Oven All burners Must self ignite– repair/replace	O
4.4	Other Rooms/Security Remove key door lock my bedroom door - repair/replace	T
4.10	Other Rooms/Smoke Detectors Smoke detector missing – repair/replace	O
3.13	Bathroom/Ventilation Vent cover very badly corroded/worn - repair/replace	O
1.4	Living Room/Security Remove egress, blocking living room window	T



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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



6/10/2025

FAILED INSPECTION NOTICE

Martha Jane Warren
831 Miramar Ave
Berkeley, CA 94707-1812

Property:
102 MARINA LAKES DR
RICHMOND, CA 94804-

PropID:
Client ID: 2953

Dear Owner/Agent,

This letter is to inform you that your property at **102 MARINA LAKES DR RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 05/29/2025.

A re-inspection has been scheduled for 07/24/2025 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>
8.7	General Health and Safety/Other Interior Hazards Living room, smoke detector, and CO detector missing	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.

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Sincerely,

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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Steven L & Ann T Tappan
5021 Woodminster Lane
Oakland, CA 94602

Property:
2704 GRANT AVE
RICHMOND, CA 94804-1554-

PropID:
Client ID: 3357

Dear Owner/Agent,

This letter is to inform you that your property at **2704 GRANT AVE RICHMOND, CA 94804-1554** failed the Housing Quality Standards (HQS) inspection on 05/29/2025.

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 First floor, smoke detector, and CO detector missing	O
8.6	General Health and Safety/Interior Stairs and Common Halls Second floor, Co, detector missing	O
4.10	Other Rooms/Smoke Detectors Bedroom 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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Sincerely,

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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Thomas Residual Trust
1669 Partridge Dr
Hercules, CA 94547

Property:
2016 OHIO AVE
RICHMOND, CA 94804-2702-

PropID:
Client ID: 5622

Dear Owner/Agent,

This letter is to inform you that your property at **2016 OHIO AVE RICHMOND, CA 94804-2702** failed the Housing Quality Standards (HQS) inspection on 05/29/2025.

A re-inspection has been scheduled for 07/24/2025 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>
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 – repair/replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Stairs damaged - repair/replace	O



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Sincerely,

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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Wayman L Bradley
1429 Santa Clara St
Richmond, CA 94804-4952

Property:
144 S 33RD ST Apt RIGHT
RICHMOND, CA 94804-3137-

PropID:
Client ID: 2293

Dear Owner/Agent,

This letter is to inform you that your property at **144 S 33RD ST Apt RIGHT RICHMOND, CA 94804-3137** failed the Housing Quality Standards (HQS) inspection on 05/29/2025.

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>
8.1	General Health and Safety/Access to Unit Clear egress window blocking back door entrance	T
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing	O
2.12	Kitchen/Sink Kitchen sink faucet handle missing – repair/replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Second floor, smoke detector, and CO detector Not working properly – repair/replace	O
4.4	Other Rooms/Security Remove key lock from bedroom door - repair/replace	T
4.10	Other Rooms/Smoke Detectors Smoke detector missing – repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose – repair/replace	O



6/10/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Mohamed A Shariff
ACCESS PROPERTY MANAGEMENT
Po Box 70337
Point Richmond, CA 94807

Property:
4453 OVEREND AVE
RICHMOND, CA 94804-3307-

PropID:
Client ID: 2870

Dear Owner/Agent,

This letter is to inform you that your property at **4453 OVEREND AVE RICHMOND, CA 94804-3307** **failed** the Housing Quality Standards (HQS) inspection on 05/29/2025.

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 First floor, seal detector, not working properly – repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit First floor, toilet base loose – repair/replace	O
2.12	Kitchen/Sink Garbage disposal not working properly – repair/replace	O
8.10	General Health and Safety/Site and Neighborhood Conditions Backyard has large amount of overgrowth – cut/remove	O
8.6	General Health and Safety/Interior Stairs and Common Halls Second floor, CO detector missing	O
4.4	Other Rooms/Security Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace	T
4.10	Other Rooms/Smoke Detectors Bedroom smoke detector missing	O



6/10/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Darrell E Taylor
1414 Navellier St
El Cerrito, CA 94530-2255

Property:
4130 POTRERO AVE
RICHMOND, CA 94804-4321-

PropID:
Client ID: 2254

Dear Owner/Agent,

This letter is to inform you that your property at **4130 POTRERO AVE RICHMOND, CA 94804-4321** **failed** the Housing Quality Standards (HQS) inspection on 05/29/2025.

A re-inspection has been scheduled for 07/24/2025 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>
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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Mohamed A Shariff
ACCESS PROPERTY MANAGEMENT
Po Box 70337
Point Richmond, CA 94807

Property:
878 S 46TH ST
RICHMOND, CA 94804-4417-

PropID:
Client ID: 2870

Dear Owner/Agent,

This letter is to inform you that your property at **878 S 46TH ST RICHMOND, CA 94804-4417** failed the Housing Quality Standards (HQS) inspection on 05/29/2025.

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>
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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Matthew W & Sandy Y Wong
Po Box 30953
Oakland, CA 94604

Property:
2833 SAN LUIS ST
RICHMOND, CA 94804-5920-

PropID:
Client ID: 7586

Dear Owner/Agent,

This letter is to inform you that your property at **2833 SAN LUIS ST RICHMOND, CA 94804-5920** failed the Housing Quality Standards (HQS) inspection on 05/29/2025.

A re-inspection has been scheduled for 07/28/2025 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>
1.6	Living Room/Ceiling Condition Very large cracks throughout entire unit – repair/replace – repaint	O
8.7	General Health and Safety/Other Interior Hazards Living room, smoke detector, and CO detector missing	O
2.12	Kitchen/Sink Dishwasher not working properly – repair/replace Faucet, Base loose – repair/replace	O
2.3	Kitchen/Electrical Hazards GFCI outlet missing – repair/replace	O
2.10	Kitchen/Stove or Range with Oven Hood range light not working properly – repair/replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway light, not working properly – repair/replace	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Matthew W & Sandy Y Wong
Po Box 30953
Oakland, CA 94604

Property:
2827 SAN LUIS ST
RICHMOND, CA 94804-5920-

PropID:
Client ID: 7586

Dear Owner/Agent,

This letter is to inform you that your property at **2827 SAN LUIS ST RICHMOND, CA 94804-5920** failed the Housing Quality Standards (HQS) inspection on 05/29/2025.

A re-inspection has been scheduled for 07/28/2025 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>
1.6	Living Room/Ceiling Condition Very large cracks throughout entire unit – repair/Replace/repaint	O
4.10	Other Rooms/Smoke Detectors Bedroom smoke detector missing	O
8.7	General Health and Safety/Other Interior Hazards Living room 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Chamnan Lim
1366 E McClellan Blvd
Phoenix, AZ 85014

Property:
134 MARINA LAKES DR
RICHMOND, CA 94804-7452-

PropID:
Client ID: 2056

Dear Owner/Agent,

This letter is to inform you that your property at **134 MARINA LAKES DR RICHMOND, CA 94804-7452** failed the Housing Quality Standards (HQS) inspection on 05/29/2025.

A re-inspection has been scheduled for 07/24/2025 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>
8.7	General Health and Safety/Other Interior Hazards Living room Smoke detector 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.

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