



6/10/2025

FAILED INSPECTION NOTICE

Long Ly
LONG LY
Po Box 6262
Albany, CA 94706-0262

Property:
509 MAINE AVE
RICHMOND, CA 94804-2233-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **509 MAINE AVE RICHMOND, CA 94804-2233** failed the Housing Quality Standards (HQS) inspection on 05/30/2025.

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>
6.3	Building Exterior/Condition of Roof and Gutters Repair right section of header beam that is dry rotted above carport	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



6/10/2025

FAILED INSPECTION NOTICE

Long Ly
LONG LY
Po Box 6262
Albany, CA 94706-0262

Property:
511 MAINE AVE
RICHMOND, CA 94804-2233-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **511 MAINE AVE RICHMOND, CA 94804-2233** failed the Housing Quality Standards (HQS) inspection on 05/30/2025.

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>
5.3	Secondary Rooms/Electrical Hazards outlets in bedroom 3 have open grounds, repair or convert to 2 prong	O
6.3	Building Exterior/Condition of Roof and Gutters Repair front right section of carport header beam that is dry rotted	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

Long Ly
LONG LY
Po Box 6262
Albany, CA 94706-0262

Property:
513 MAINE AVE
RICHMOND, CA 94804-2233-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **513 MAINE AVE RICHMOND, CA 94804-2233** failed the Housing Quality Standards (HQS) inspection on 05/30/2025.

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>
6.3	Building Exterior/Condition of Roof and Gutters Repair dry rotted header beam in front of carport	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

Long Ly
LONG LY
Po Box 6262
Albany, CA 94706-0262

Property:
515 MAINE AVE
RICHMOND, CA 94804-2233-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **515 MAINE AVE RICHMOND, CA 94804-2233** failed the Housing Quality Standards (HQS) inspection on 05/30/2025.

A re-inspection has been scheduled for 07/28/2025 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>
4.4	Other Rooms/Security Secure door knob to door	O
6.3	Building Exterior/Condition of Roof and Gutters Repair dry rotted section of header beam above carport	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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FAILED INSPECTION NOTICE

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Po Box 6262
Albany, CA 94706-0262

Property:
425 S 8TH ST
RICHMOND, CA 94804-2327-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **425 S 8TH ST RICHMOND, CA 94804-2327** failed the Housing Quality Standards (HQS) inspection on 05/30/2025.

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>
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
4.5	Other Rooms/Window Condition Left window missing quick release for security bars, install Left window cracked window pane, repair Right window sealed shut, repair	O
3.4	Bathroom/Security Remove keyed entry lock from door	O
5.4	Secondary Rooms/Other Potential Hazardous Features Dining room window shut and will not open, repair. Install quick release for security bars	O
5.3	Secondary Rooms/Electrical Hazards Dining room outlets have open grounds, repair	O
8.4	General Health and Safety/Garbage and Debris Remove old appliances from side of unit	T



6/10/2025

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Leticia P Perez-Romo
3211 Annapolis Ave
Richmond, CA 94806-2701

Property:
355 S 20TH ST
RICHMOND, CA 94804-2711-

PropID:
Client ID: 10603

Dear Owner/Agent,

This letter is to inform you that your property at **355 S 20TH ST RICHMOND, CA 94804-2711** failed the Housing Quality Standards (HQS) inspection on 05/30/2025.

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>
5.4	Secondary Rooms/Other Potential Hazardous Features Repair hole on ceiling above by garage door	O
4.3	Other Rooms/Electrical Hazards Tenant to clear items to allow access to outlets	T
4.5	Other Rooms/Window Condition Tenant to clear items blocking access to window (fire exit)	T

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

Homphat & V Soungpanya
100 Halsey Ct
Hercules, CA 94547-2000

Property:
415 S 34TH ST
RICHMOND, CA 94804-3121-

PropID:
Client ID: 1035

Dear Owner/Agent,

This letter is to inform you that your property at **415 S 34TH ST RICHMOND, CA 94804-3121** failed the Housing Quality Standards (HQS) inspection on 05/30/2025.

A re-inspection has been scheduled for 07/28/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.5	Other Rooms/Window Condition Tenant to clean discoloration on window Owner to install window screens	T
5.2	Secondary Rooms/Security Remove keyed entry lock on lower left room	T
5.4	Secondary Rooms/Other Potential Hazardous Features Install window screen on window by garage door	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

Gautam Raj & Usha Manandhar
5205 Gordon Ave
El Cerrito, CA 94530-2154

Property:
4324 BERK AVE
RICHMOND, CA 94804-4313-

PropID:
Client ID: 11751

Dear Owner/Agent,

This letter is to inform you that your property at **4324 BERK AVE RICHMOND, CA 94804-4313** failed the Housing Quality Standards (HQS) inspection on 05/30/2025.

A re-inspection has been scheduled for 07/28/2025 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>
8.4	General Health and Safety/Garbage and Debris Tenant to clear items on exterior of unit to allow access gate (fire exit)	T

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

Zhi Rong Liang
568 47Th Ave
San Francisco, CA 94121-2425

Property:
1111 CAMPBELL ST
RICHMOND, CA 94804-4734-

PropID:
Client ID: 9484

Dear Owner/Agent,

This letter is to inform you that your property at **1111 CAMPBELL ST RICHMOND, CA 94804-4734** **failed** the Housing Quality Standards (HQS) inspection on 05/30/2025.

A re-inspection has been scheduled for 07/28/2025 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>
4.4	Other Rooms/Security Remove deadbolt lock off of door in room behind kitchen	O
4.10	Other Rooms/Smoke Detectors Remove old smoke detector base from ceiling	O
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle underneath window	O
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector level 2 inoperable, repair or replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Replace cracked receptacle at top of stairs level 2	O
7.4	Heating and Plumbing/Water Heater Repair large opening on wall behind hot water heater	O
2.3	Kitchen/Electrical Hazards GFI outlet left of sink has hot/neutral reverse, repair	O
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling from yard	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display. Repair	O



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City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Gautam Raj & Usha Manandhar
5205 Gordon Ave
El Cerrito, CA 94530-2154

Property:
1439 CARLSON BLVD
RICHMOND, CA 94804-4929-

PropID:
Client ID: 11751

Dear Owner/Agent,

This letter is to inform you that your property at **1439 CARLSON BLVD RICHMOND, CA 94804-4929** **failed** the Housing Quality Standards (HQS) inspection on 05/30/2025.

A re-inspection has been scheduled for 07/28/2025 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 missing, install	O
3.5	Bathroom/Window Condition Window lock inoperable, repair	O
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan	T
2.10	Kitchen/Stove or Range with Oven Front right burner not self lighting, repair	O



6/10/2025

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Gautam Raj & Usha Manandhar
5205 Gordon Ave
El Cerrito, CA 94530-2154

Property:
1505 SAN JOAQUIN ST
RICHMOND, CA 94804-5120-

PropID:
Client ID: 11751

Dear Owner/Agent,

This letter is to inform you that your property at **1505 SAN JOAQUIN ST RICHMOND, CA 94804-5120** **failed** the Housing Quality Standards (HQS) inspection on 05/30/2025.

A re-inspection has been scheduled for 07/28/2025 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>
3.12	Bathroom/Tub or Shower Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub due to peeling paint	O
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan	T
3.5	Bathroom/Window Condition Peeling paint on wall behind sink, repair	O
2.12	Kitchen/Sink Dishwasher inoperable, repair or remove	O
4.5	Other Rooms/Window Condition Tenant to move furniture blocking window (fire exit)	T



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Sincerely,

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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Jon M Stedman
Po Box 26446
San Francisco, CA 94126-6446

Property:
5449 MODOC AVE
RICHMOND, CA 94804-5237-

PropID:
Client ID: 7547

Dear Owner/Agent,

This letter is to inform you that your property at **5449 MODOC AVE RICHMOND, CA 94804-5237** failed the Housing Quality Standards (HQS) inspection on 05/30/2025.

A re-inspection has been scheduled for 07/28/2025 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>
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down trees in rear of unit leaning against house and blocking access to side gate	O

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Sincerely,

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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Long Ly
LONG LY
Po Box 6262
Albany, CA 94706-0262

Property:
12479 SAN PABLO AVE Apt C
RICHMOND, CA 94805-1980-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **12479 SAN PABLO AVE Apt C RICHMOND, CA 94805-1980** failed the Housing Quality Standards (HQS) inspection on 05/30/2025.

A re-inspection has been scheduled for 07/28/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

Bruce C Thatcher
477 40Th St
Richmond, CA 94805-2219

Property:
443 40TH ST
RICHMOND, CA 94805-2219-

PropID:
Client ID: 11046

Dear Owner/Agent,

This letter is to inform you that your property at **443 40TH ST RICHMOND, CA 94805-2219** failed the Housing Quality Standards (HQS) inspection on 05/30/2025.

A re-inspection has been scheduled for 07/28/2025 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.



6/10/2025

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.3	Living Room/Electrical Hazards Replace cracked receptacles and install cover plates	O
2.10	Kitchen/Stove or Range with Oven Plug in appliances for inspection, unit being renovated during inspection	O
2.3	Kitchen/Electrical Hazards Secure light fixture to ceiling Install cover plates on receptacles	O
3.4	Bathroom/Security Install door	O
3.3	Bathroom/Electrical Hazards Outlet above toilet has open grounds, repair or remove Bathroom GFI wont reset, replace	O
4.3	Other Rooms/Electrical Hazards All outlets in room have cracked receptacles, replace	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.	O
4.5	Other Rooms/Window Condition Install window screens	O
3.5	Bathroom/Window Condition Install window screens	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
5.3	Secondary Rooms/Electrical Hazards Replace cracked receptacles in laundry room	O



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