



5/18/2026

**FAILED INSPECTION NOTICE**

Carla Del Tre Carpio  
1220 Marin Ave  
San Pablo, CA 94806

Property:  
25 MONTANA ST  
RICHMOND, CA 94801-

PropID:  
Client ID: 17434

Dear Owner/Agent,

This letter is to inform you that your property at **25 MONTANA ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/16/2026 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>
3.12	Bathroom/Tub or Shower Caulking inside enclosure damaged, repair -Master bedroom level 2

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



5/18/2026

**FAILED INSPECTION NOTICE**

Carla Del Tre Carpio  
1220 Marin Ave  
San Pablo, CA 94806

Property:  
408 ALAMO AVE  
RICHMOND, CA 94801-

PropID:  
Client ID: 17434

Dear Owner/Agent,

This letter is to inform you that your property at **408 ALAMO AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/16/2026 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>
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
3.3	Bathroom/Electrical Hazards Bathroom light switch damaged, replace
2.10	Kitchen/Stove or Range with Oven Front burners inoperable, repair



5/18/2026

**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



5/18/2026

**FAILED INSPECTION NOTICE**

Vincent Tre Chu  
Dewolf Realty Co  
Po Box 591540  
San Francisco, CA 94159

Property:  
429 DUBOCE AVE  
RICHMOND, CA 94801-1938-

PropID:  
Client ID: 15862

Dear Owner/Agent,

This letter is to inform you that your property at **429 DUBOCE AVE RICHMOND, CA 94801-1938** failed the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/16/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Common area smoke detector inoperable, repair or replace  2. Remove keyed entry lock on hall closet
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet makes loud grinding noise, repair
2.10	Kitchen/Stove or Range with Oven 1. Front left burner inoperable, repair  2. Range hood light inoperable, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling in yard
8.1	General Health and Safety/Access to Unit Install striker plate on rear door frame



5/18/2026

**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



5/18/2026

**FAILED INSPECTION NOTICE**

Xia Yi Jack Liu  
2470 27Th Ave  
San Francisco, CA 94116

Property:  
1936 ESMOND AVE  
RICHMOND, CA 94801-2595-

PropID:  
Client ID: 18627

Dear Owner/Agent,

This letter is to inform you that your property at **1936 ESMOND AVE RICHMOND, CA 94801-2595** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/16/2026 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>
5.4	Secondary Rooms/Other Potential Hazardous Features Room located off kitchen needs window screen
3.7	Bathroom/Wall Condition Address discoloration on wall by tub
8.1	General Health and Safety/Access to Unit Install deadbolt on front and rear doors

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



5/18/2026

**FAILED INSPECTION NOTICE**

Xiao Hua Huang  
2752 41St Ave  
San Francisco, CA 94116

Property:  
1715 LIVINGSTON LN  
RICHMOND, CA 94801-3268-

PropID:  
Client ID: 18407

Dear Owner/Agent,

This letter is to inform you that your property at **1715 LIVINGSTON LN RICHMOND, CA 94801-3268** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/16/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector level 1 missing, replace
1.3	Living Room/Electrical Hazards Replace cracked outlet on left wall
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.10	Other Rooms/Smoke Detectors Smoke detector is too high on ceiling to be tested, lower smoke detector over door entry so it can be tested as designed by tenant
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.



5/18/2026

**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



5/18/2026

**FAILED INSPECTION NOTICE**

Jeland Tang  
1345 Silver Ave  
San Francisco, CA 94134

Property:  
163 37TH ST  
RICHMOND, CA 94804-

PropID:  
Client ID: 19208

Dear Owner/Agent,

This letter is to inform you that your property at **163 37TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/15/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet will not flush, repair
3.13	Bathroom/Ventilation Clean vent fan
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.
2.5	Kitchen/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.
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.
2.12	Kitchen/Sink Dishwasher inoperable, repair



5/18/2026

**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



5/18/2026

**FAILED INSPECTION NOTICE**

Dung D & Tram Le Phan  
1116 Stallion Rd  
El Sobrante, CA 94803

Property:  
2413 RHEEM AVE  
RICHMOND, CA 94804-

PropID:  
Client ID: 17615

Dear Owner/Agent,

This letter is to inform you that your property at **2413 RHEEM AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/15/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Repair hole on wall behind door
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in master bedroom bathroom
3.12	Bathroom/Tub or Shower Repair damaged caulking inside of tub
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacle in kitchen by sink
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling in yard



5/18/2026

**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



5/18/2026

**FAILED INSPECTION NOTICE**

Fallen Leaf Properties Llc  
1032 E 14Th St  
San Leandro, CA 94577-3731

Property:  
3035 MARICOPA AVE  
RICHMOND, CA 94804-1191-

PropID:  
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **3035 MARICOPA AVE RICHMOND, CA 94804-1191** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/16/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit left faucet base loose - repair/replace right sink draining slow - repair/replace bottom floor bathroom sink leaking - repair
3.6	Bathroom/Ceiling Condition ceiling above shower has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower tile grout in shower discolored - remove bottom floor bathroom tub diverter inop - rpair/replace



5/18/2026

**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



5/18/2026

**FAILED INSPECTION NOTICE**

Bin Lin  
Johnny Fung  
1248 W Mc Kinley Ave  
Sunnyvale, CA 94086

Property:  
2415 MC BRYDE AVE  
RICHMOND, CA 94804-1244-

PropID:  
Client ID: 11364

Dear Owner/Agent,

This letter is to inform you that your property at **2415 MC BRYDE AVE RICHMOND, CA 94804-1244** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/15/2026 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.



5/18/2026

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span (2011)
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. - replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3	Other Rooms/Electrical Hazards 1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.  2. A missing and/or cracked coverplate presents an electrical hazard. - outlet by left window - outlet on right wall
3.3	Bathroom/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - replace with GFCI
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



5/18/2026

**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



5/18/2026

**FAILED INSPECTION NOTICE**

Fallen Leaf Properties Llc  
1032 E 14Th St  
San Leandro, CA 94577-3731

Property:  
2325 GAYNOR AVE  
RICHMOND, CA 94804-1373-

PropID:  
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **2325 GAYNOR AVE RICHMOND, CA 94804-1373** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/16/2026 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>
4.4	Other Rooms/Security remove key locks from bedroom doors remove key from garage bedroom door
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub diverter inop



5/18/2026

**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



5/18/2026

**FAILED INSPECTION NOTICE**

Fallen Leaf Properties Llc  
1032 E 14Th St  
San Leandro, CA 94577-3731

Property:  
2327 GAYNOR AVE  
RICHMOND, CA 94804-1373-

PropID:  
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **2327 GAYNOR AVE RICHMOND, CA 94804-1373** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/16/2026 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>
8.7	General Health and Safety/Other Interior Hazards 1st floor smoke/Co detector missing 2nd floor Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce hood range light inop - repair/replace
4.10	Other Rooms/Smoke Detectors garage bedroom smoke detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.6	Bathroom/Ceiling Condition discoloration on ceiling remove/repair/repaint



5/18/2026

**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



5/18/2026

**FAILED INSPECTION NOTICE**

Fallen Leaf Properties Llc  
1032 E 14Th St  
San Leandro, CA 94577-3731

Property:  
2600 CLINTON AVE  
RICHMOND, CA 94804-1432-

PropID:  
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **2600 CLINTON AVE RICHMOND, CA 94804-1432** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/16/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security sliding door in garage not locking properly - repair/replace

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



5/18/2026

**FAILED INSPECTION NOTICE**

Fallen Leaf Properties Llc  
1032 E 14Th St  
San Leandro, CA 94577-3731

Property:  
612 33RD ST  
RICHMOND, CA 94804-1538-

PropID:  
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **612 33RD ST RICHMOND, CA 94804-1538** failed the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/16/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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



5/18/2026

**FAILED INSPECTION NOTICE**

Jiixin Zhang  
662 Douglas Dr  
San Leandro, CA 94577

Property:  
341 S 17TH ST  
RICHMOND, CA 94804-2664-

PropID:  
Client ID: 19436

Dear Owner/Agent,

This letter is to inform you that your property at **341 S 17TH ST RICHMOND, CA 94804-2664** failed the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/15/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.

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



5/18/2026

**FAILED INSPECTION NOTICE**

Jiixin Zhang  
662 Douglas Dr  
San Leandro, CA 94577

Property:  
345 S 17TH ST  
RICHMOND, CA 94804-2664-

PropID:  
Client ID: 19436

Dear Owner/Agent,

This letter is to inform you that your property at **345 S 17TH ST RICHMOND, CA 94804-2664** failed the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/15/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.

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



5/18/2026

**FAILED INSPECTION NOTICE**

Fallen Leaf Properties Llc  
1032 E 14Th St  
San Leandro, CA 94577-3731

Property:  
3600 FLORIDA AVE  
RICHMOND, CA 94804-3217-

PropID:  
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **3600 FLORIDA AVE RICHMOND, CA 94804-3217** **failed** the Housing Quality Standards (HQS) inspection on 05/01/2026.

**A re-inspection has been scheduled for 06/16/2026 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>
8.7	General Health and Safety/Other Interior Hazards common area hallway smoke/Co detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing/inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.4	Bathroom/Security remove key lock from bathroom door
3.12	Bathroom/Tub or Shower caulking discolored - remove/recaulk/repair
4.4	Other Rooms/Security remove key 2x key door lock and deadbolt from bedroom doors



5/18/2026

**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