



5/18/2026

FAILED INSPECTION NOTICE

Carlos Talancon
685 4Th Ave
Redwood City, CA 94063-3816

Property:
217 SILVER AVE Apt <Null>
RICHMOND, CA 94801-1554-

PropID:
Client ID: 8849

Dear Owner/Agent,

This letter is to inform you that your property at **217 SILVER AVE Apt <Null> RICHMOND, CA 94801-1554** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
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

Carlos Talancon
685 4Th Ave
Redwood City, CA 94063-3816

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

PropID:
Client ID: 8849

Dear Owner/Agent,

This letter is to inform you that your property at **425 DUBOCE AVE RICHMOND, CA 94801-1938** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
7.4	Heating and Plumbing/Water Heater No access 5/6/2026 as door is bolted shut, remove for inspection
6.4	Building Exterior/Condition of Exterior Surfaces Exterior vent coverings missing on right side of unit, replace 5/6/2026

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

Carlos Talancon
685 4Th Ave
Redwood City, CA 94063-3816

Property:
582 5TH ST
RICHMOND, CA 94801-2616-

PropID:
Client ID: 8849

Dear Owner/Agent,

This letter is to inform you that your property at **582 5TH ST RICHMOND, CA 94801-2616** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Install quick release for security bars

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,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Saleh A Aldalali
5313 Mission St
San Francisco, CA 94112-3737

Property:
259 4TH ST Apt 1
RICHMOND, CA 94801-3007-

PropID:
Client ID: 13078

Dear Owner/Agent,

This letter is to inform you that your property at **259 4TH ST Apt 1 RICHMOND, CA 94801-3007** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/18/2026 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>
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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Saleh A Aldalali
5313 Mission St
San Francisco, CA 94112-3737

Property:
259 4TH ST Apt 2
RICHMOND, CA 94801-3007-

PropID:
Client ID: 13078

Dear Owner/Agent,

This letter is to inform you that your property at **259 4TH ST Apt 2 RICHMOND, CA 94801-3007** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/18/2026 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>
4.10	Other Rooms/Smoke Detectors smoke detector missing in bedroom next to kitchen

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



5/18/2026

FAILED INSPECTION NOTICE

Saleh A Aldalali
5313 Mission St
San Francisco, CA 94112-3737

Property:
259 4TH ST Apt 3
RICHMOND, CA 94801-3007-

PropID:
Client ID: 13078

Dear Owner/Agent,

This letter is to inform you that your property at **259 4TH ST Apt 3 RICHMOND, CA 94801-3007** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/18/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Umesh Rai
481 Chablis Dr
Ukiah, CA 95482-3254

Property:
623 21ST ST
RICHMOND, CA 94801-3321-

PropID:
Client ID: 8809

Dear Owner/Agent,

This letter is to inform you that your property at **623 21ST ST RICHMOND, CA 94801-3321** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/18/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.2	General Health and Safety/Exits clear egress blocking back door from opening fully
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Hilton Wong
405 Deerhill Dr
San Ramon, CA 94583-1289

Property:
612 CHANSLOR AVE
RICHMOND, CA 94801-3538-

PropID:
Client ID: 8874

Dear Owner/Agent,

This letter is to inform you that your property at **612 CHANSLOR AVE RICHMOND, CA 94801-3538** **failed** the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces side of house paint very badly worn /peeling - repair/repaint
4.4	Other Rooms/Security Replace, exceeds 10 year life span. Previous fail located under security versus smoke detector.

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,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Kun Chien & Chiu Fen Hsieh
217 Obsidian Way
Hercules, CA 94547-1727

Property:
3440 FLEETWOOD DR
RICHMOND, CA 94803-2012-

PropID:
Client ID: 9453

Dear Owner/Agent,

This letter is to inform you that your property at **3440 FLEETWOOD DR RICHMOND, CA 94803-2012** **failed** the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom by sink
2.3	Kitchen/Electrical Hazards Install GFCI by kitchen sink
5.3	Secondary Rooms/Electrical Hazards Replace cracked receptacle in garage above sink
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.



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.

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Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Paul S K & Yu Chun Tse Chiu
Gladys Peng
755 Holbrook Place
Sunnyvale, CA 94087

Property:
4017 MINUET CIR
RICHMOND, CA 94803-2738-

PropID:
Client ID: 12555

Dear Owner/Agent,

This letter is to inform you that your property at **4017 MINUET CIR RICHMOND, CA 94803-2738** **failed** the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
1.3	Living Room/Electrical Hazards 1. Replace cracked receptacle underneath thermostat 2. Replace cracked receptacle left of kitchen entry
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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Wilbur Melendez
57 Nancy Dr
San Pablo, CA 94806-1237

Property:
652 19TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 10648

Dear Owner/Agent,

This letter is to inform you that your property at **652 19TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace remove foil from stove hood range light inop hood range fan cover needs replacing

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,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Vi Phung
1109 Amend St
Pinole, CA 94564-2528

Property:
2821 MORAN AVE
RICHMOND, CA 94804-1015-

PropID:
Client ID: 10797

Dear Owner/Agent,

This letter is to inform you that your property at **2821 MORAN AVE RICHMOND, CA 94804-1015** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/18/2026 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>
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
3.13	Bathroom/Ventilation Bathroom vent fan cover missing, replace

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



5/18/2026

FAILED INSPECTION NOTICE

Kwok Ching Luk
Veronica Luk
1245 Greenway Dr
El Sobrante, CA 94803-1209

Property:
2901 RHEEM AVE
RICHMOND, CA 94804-1143-

PropID:
Client ID: 10565

Dear Owner/Agent,

This letter is to inform you that your property at **2901 RHEEM AVE RICHMOND, CA 94804-1143 failed** the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/18/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector exceeds 10 year life span (2013), replace
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)
3.12	Bathroom/Tub or Shower 1. resurface tub 2. Install safety guides for glass shower doors
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
8.1	General Health and Safety/Access to Unit Install patio door screen



5/18/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Michelle Xiaozhen Ai
387 Bedlington Dr
Rochester Hills, MI 48307-3570

Property:
3018 HUMPHREY AVE
RICHMOND, CA 94804-1186-

PropID:
Client ID: 8992

Dear Owner/Agent,

This letter is to inform you that your property at **3018 HUMPHREY AVE RICHMOND, CA 94804-1186** **failed** the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/18/2026 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>
3.5	Bathroom/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.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace
2.10	Kitchen/Stove or Range with Oven 1. Remove foil from stove, fire hazard 2. Clean grease splatter on stove and range hood
5.4	Secondary Rooms/Other Potential Hazardous Features 1. Install smoke detector in garage 2. Install window screen in garage



5/18/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Ricardo Perez
187 Tanager Way
Hercules, CA 94547-1514

Property:
2824 GARVIN AVE
RICHMOND, CA 94804-1351-

PropID:
Client ID: 12792

Dear Owner/Agent,

This letter is to inform you that your property at **2824 GARVIN AVE RICHMOND, CA 94804-1351** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/18/2026 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>
3.5	Bathroom/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.
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.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Mark David Lowenthal
Access Property Management
Po Box 6444
Vallejo, CA 94591

Property:
639 32ND ST
RICHMOND, CA 94804-1533-

PropID:
Client ID: 9128

Dear Owner/Agent,

This letter is to inform you that your property at **639 32ND ST RICHMOND, CA 94804-1533** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/18/2026 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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose - 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Robert R & Joyce A Pierce
5111 Treosti Pl
Valley Springs, CA 95252-8772

Property:
612 32ND ST
RICHMOND, CA 94804-1534-

PropID:
Client ID: 12797

Dear Owner/Agent,

This letter is to inform you that your property at **612 32ND ST RICHMOND, CA 94804-1534** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
8.10	General Health and Safety/Site and Neighborhood Conditions back yard gate handle not properly secured - repair/replace
8.1	General Health and Safety/Access to Unit no access to garage/locked unable to inspect -



5/18/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Guoliang Gary Yu
1431 Stone Creek Dr
San Jose, CA 95132

Property:
621 25TH ST
RICHMOND, CA 94804-1570-

PropID:
Client ID: 9242

Dear Owner/Agent,

This letter is to inform you that your property at **621 25TH ST RICHMOND, CA 94804-1570** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
4.10	Other Rooms/Smoke Detectors back bedroom smoke detector missing

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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City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Wilbur Melendez
57 Nancy Dr
San Pablo, CA 94806-1237

Property:
439 S 9TH ST
RICHMOND, CA 94804-2407-

PropID:
Client ID: 10648

Dear Owner/Agent,

This letter is to inform you that your property at **439 S 9TH ST RICHMOND, CA 94804-2407** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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

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

Oscar A Franco
456 Westlake Ave
Daly City, CA 94014

Property:
457 S 18TH ST
RICHMOND, CA 94804-2629-

PropID:
Client ID: 6069

Dear Owner/Agent,

This letter is to inform you that your property at **457 S 18TH ST RICHMOND, CA 94804-2629** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
2.12	Kitchen/Sink kitchen sink damaged - repair/resurface/replace
3.8	Bathroom/Floor Condition flooring damaged repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom 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

Oscar A Franco
456 Westlake Ave
Daly City, CA 94014

Property:
459 S 18TH ST
RICHMOND, CA 94804-2629-

PropID:
Client ID: 6069

Dear Owner/Agent,

This letter is to inform you that your property at **459 S 18TH ST RICHMOND, CA 94804-2629** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
7.2	Heating and Plumbing/Safety of Heating Equipment secondary earthquake strap missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway 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

Oscar A Franco
456 Westlake Ave
Daly City, CA 94014

Property:
461 S 18TH ST
RICHMOND, CA 94804-2629-

PropID:
Client ID: 6069

Dear Owner/Agent,

This letter is to inform you that your property at **461 S 18TH ST RICHMOND, CA 94804-2629** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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 all bedroom doors as well as dead bolt locks
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop

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

Oscar A Franco
456 Westlake Ave
Daly City, CA 94014

Property:
463 S 18TH ST
RICHMOND, CA 94804-2629-

PropID:
Client ID: 6069

Dear Owner/Agent,

This letter is to inform you that your property at **463 S 18TH ST RICHMOND, CA 94804-2629** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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 lock from bedroom 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

Oscar A Franco
456 Westlake Ave
Daly City, CA 94014

Property:
3202 FLORIDA AVE
RICHMOND, CA 94804-3156-

PropID:
Client ID: 6069

Dear Owner/Agent,

This letter is to inform you that your property at **3202 FLORIDA AVE RICHMOND, CA 94804-3156** **failed** the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
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

Oscar A Franco
456 Westlake Ave
Daly City, CA 94014

Property:
3204 FLORIDA AVE
RICHMOND, CA 94804-3156-

PropID:
Client ID: 6069

Dear Owner/Agent,

This letter is to inform you that your property at **3204 FLORIDA AVE RICHMOND, CA 94804-3156** **failed** the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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.

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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

Oscar A Franco
456 Westlake Ave
Daly City, CA 94014

Property:
3206 FLORIDA AVE
RICHMOND, CA 94804-3156-

PropID:
Client ID: 6069

Dear Owner/Agent,

This letter is to inform you that your property at **3206 FLORIDA AVE RICHMOND, CA 94804-3156** **failed** the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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 tub peeling repair/resurface/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector 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

Michelle Johnson
Terry Kelley
1459 San Joaquin St
Richmond, CA 94804

Property:
860 CARLSON BLVD
RICHMOND, CA 94804-4407-

PropID:
Client ID: 2359

Dear Owner/Agent,

This letter is to inform you that your property at **860 CARLSON BLVD RICHMOND, CA 94804-4407** **failed** the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/18/2026 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>
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 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
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.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair



5/18/2026

FAILED INSPECTION NOTICE

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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



5/18/2026

FAILED INSPECTION NOTICE

Howard W Newmeyer
Herman Son
11 Dunster Dr
Hanover, NH 03755

Property:
1250 S 57TH ST
RICHMOND, CA 94804-4811-

PropID:
Client ID: 4241

Dear Owner/Agent,

This letter is to inform you that your property at **1250 S 57TH ST RICHMOND, CA 94804-4811** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
1.4	Living Room/Security back door door striker plate missing - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub worn/discolored - remove-recaulk-repair
3.13	Bathroom/Ventilation vent cover large amounts of dust - remove/clean/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light cover missing
1.3	Living Room/Electrical Hazards wall outlet plugs not holding tight fit - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions last number of address not secure - repair/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.

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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

Andrew Wong
2205 Scenic St
El Cerrito, CA 94530-1809

Property:
5724 MADISON AVE
RICHMOND, CA 94804-4843-

PropID:
Client ID: 12370

Dear Owner/Agent,

This letter is to inform you that your property at **5724 MADISON AVE RICHMOND, CA 94804-4843** **failed** the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/18/2026 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.



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 Common area smoke detector exceeds 10 year life span, replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.5	Bathroom/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.
2.3	Kitchen/Electrical Hazards Replace cracked receptacle above stove
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove
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.
4.7	Other Rooms/Wall Condition Wall heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present



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

Tim & Sam Hort
1219 Marin Ave
Albany, CA 94706

Property:
6121 VAN FLEET AVE
RICHMOND, CA 94804-5743-

PropID:
Client ID: 10569

Dear Owner/Agent,

This letter is to inform you that your property at **6121 VAN FLEET AVE RICHMOND, CA 94804-5743** **failed** the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/18/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector in front of unit

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

Christopher L Lee
9 Plateau Ct
Hercules, CA 94547-1427

Property:
4001 ROOSEVELT AVE
RICHMOND, CA 94805-1847-

PropID:
Client ID: 10505

Dear Owner/Agent,

This letter is to inform you that your property at **4001 ROOSEVELT AVE RICHMOND, CA 94805-1847** **failed** the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/18/2026 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>
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors
3.5	Bathroom/Window Condition bathroom window frame has discoloration - remove/repaint
3.12	Bathroom/Tub or Shower tub caulking and tiles have discoloration -remove/recaulk
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light fixture cover missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector not testing properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector not testing properly - repair/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

Phillip A & Jeannette Romero
1537 Kentucky St
Fairfield, CA 94533-4627

Property:
4411 NEVIN AVE
RICHMOND, CA 94805-2345-

PropID:
Client ID: 10876

Dear Owner/Agent,

This letter is to inform you that your property at **4411 NEVIN AVE RICHMOND, CA 94805-2345** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/18/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing

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,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Xiaoming Zheng
1359 Marin Ave
Albany, CA 94706-2130

Property:
3134 BOULDERS CT
RICHMOND, CA 94806-

PropID:
Client ID: 11506

Dear Owner/Agent,

This letter is to inform you that your property at **3134 BOULDERS CT RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
2.12	Kitchen/Sink 1. Secure dishwasher 2. Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
2.11	Kitchen/Refrigerator Light inoperable, repair
3.12	Bathroom/Tub or Shower Shower head leaking hall bathroom level 2, repair
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.
8.1	General Health and Safety/Access to Unit Secure patio door screen



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.

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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

Chen Mi & Likun Qiu
278 Flood Ave
San Francisco, CA 94112-1331

Property:
4000 MC GLOTHEN WAY
RICHMOND, CA 94806-1802-

PropID:
Client ID: 13010

Dear Owner/Agent,

This letter is to inform you that your property at **4000 MC GLOTHEN WAY RICHMOND, CA 94806-1802** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
8.4	General Health and Safety/Garbage and Debris Remove old appliances from rear yard

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

Boran Peng
Sam Hort
1219 Marin Ave
Albany, CA 94706-2017

Property:
3110 MOYERS RD
RICHMOND, CA 94806-2735-

PropID:
Client ID: 12790

Dear Owner/Agent,

This letter is to inform you that your property at **3110 MOYERS RD RICHMOND, CA 94806-2735** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
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.
3.5	Bathroom/Window Condition Window screen damaged, repair
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.
2.5	Kitchen/Window Condition 1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace. 2. Window screen damaged, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Remove cut down brush 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

Wern M & Meuy C Fong
2131 Alfreda Blvd
San Pablo, CA 94806-4828

Property:
1527 27TH ST
RICHMOND, CA 94806-4525-

PropID:
Client ID: 10171

Dear Owner/Agent,

This letter is to inform you that your property at **1527 27TH ST RICHMOND, CA 94806-4525** failed the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
5.4	Secondary Rooms/Other Potential Hazardous Features 1. Install smoke detector in garage 2. Install window screen in garage
8.6	General Health and Safety/Interior Stairs and Common Halls Replace both common area smoke detectors, exceed 10 year life span
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - left wall
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
5.3	Secondary Rooms/Electrical Hazards Replace cracked receptacle between appliances by rear door



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

Francis C & Belinda P Chin
Sobrante Hills Realty
1660 San Pablo Ave Spc F
Pinole, CA 94564-2072

Property:
3322 PARK RIDGE DR
RICHMOND, CA 94806-5816-

PropID:
Client ID: 10015

Dear Owner/Agent,

This letter is to inform you that your property at **3322 PARK RIDGE DR RICHMOND, CA 94806-5816** **failed** the Housing Quality Standards (HQS) inspection on 05/06/2026.

A re-inspection has been scheduled for 06/22/2026 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>
8.1	General Health and Safety/Access to Unit Move items blocking garage door (fire exit)
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall weeds in rear yard
2.12	Kitchen/Sink Dishwasher inoperable, repair
4.5	Other Rooms/Window Condition Window screen worn out, repair



5/18/2026

FAILED INSPECTION NOTICE

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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,

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