



5/18/2026

**FAILED INSPECTION NOTICE**

Juan Antonio & Olga Balderas  
5326 Creely Ave  
Richmond, CA 94804

Property:  
2361 GARVIN AVE  
RICHMOND, CA 94804-1344-

PropID:  
Client ID: 6153

Dear Owner/Agent,

This letter is to inform you that your property at **2361 GARVIN AVE RICHMOND, CA 94804-1344** failed the Housing Quality Standards (HQS) inspection on 05/07/2026.

**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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.5	Other Rooms/Window Condition Move furniture blocking window, clean discoloration on window and window seal
8.7	General Health and Safety/Other Interior Hazards Replace inoperable carbon monoxide detector
7.4	Heating and Plumbing/Water Heater Install additional safety strap on lower portion of hot water heater



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**

Edward T & Sandra Rueda  
Windemere Rowland Realty  
5789 Nottingham Dr  
El Sobrante, CA 94803

Property:  
2619 GARVIN AVE  
RICHMOND, CA 94804-1348-

PropID:  
Client ID: 6353

Dear Owner/Agent,

This letter is to inform you that your property at **2619 GARVIN AVE RICHMOND, CA 94804-1348** failed the Housing Quality Standards (HQS) inspection on 05/07/2026.

**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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.7	General Health and Safety/Other Interior Hazards Remove old smoke detector bases from living room and kitchen
7.1	Heating and Plumbing/Adequacy of Heating Equipment Front 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**

Juan Antonio & Olga Balderas  
5326 Creely Ave  
Richmond, CA 94804

Property:  
141 21ST  
RICHMOND, CA 94804-2714-

PropID:  
Client ID: 6153

Dear Owner/Agent,

This letter is to inform you that your property at **141 21ST RICHMOND, CA 94804-2714** failed the Housing Quality Standards (HQS) inspection on 05/07/2026.

**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>
4.10	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.
4.5	Other Rooms/Window Condition Move items blocking access to quick release for security bars (fire exit)
8.7	General Health and Safety/Other Interior Hazards Outlet in hallway has open grounds, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in unit and common area smoke detector
2.10	Kitchen/Stove or Range with Oven Replace missing range hood filter screen
2.12	Kitchen/Sink Garbage disposal inoperable, repair or remove
5.4	Secondary Rooms/Other Potential Hazardous Features Replace missing smoke detector in garage
8.4	General Health and Safety/Garbage and Debris Remove paint cans and hazardous materials in yard
7.4	Heating and Plumbing/Water Heater Install lower safety strap on water heater
2.3	Kitchen/Electrical Hazards Outlet under window has cracked receptacle and open grounds, 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**

Anna Jewel Jones  
536 S 20Th St  
Richmond, CA 94804-3811

Property:  
550 S 21ST ST  
RICHMOND, CA 94804-3817-

PropID:  
Client ID: 6165

Dear Owner/Agent,

This letter is to inform you that your property at **550 S 21ST ST RICHMOND, CA 94804-3817** failed the Housing Quality Standards (HQS) inspection on 05/07/2026.

**A re-inspection has been scheduled for 06/12/2026 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 Outlet left of refrigerator has pen grounds, repair
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present inside
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

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**

David Robinson  
1039 Bancroft Way  
Berkeley, CA 94710

Property:  
1709 HOFFMAN BLVD  
RICHMOND, CA 94804-3824-

PropID:  
Client ID: 7784

Dear Owner/Agent,

This letter is to inform you that your property at **1709 HOFFMAN BLVD RICHMOND, CA 94804-3824** **failed** the Housing Quality Standards (HQS) inspection on 05/07/2026.

**A re-inspection has been scheduled for 06/12/2026 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>
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.
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
3.5	Bathroom/Window Condition Window screen damaged, 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.



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**

Kam & Shirley W Lo  
Eddie Kuo  
817 Richmond St  
El Cerrito, CA 94530

Property:  
2313 CARLSON BLVD  
RICHMOND, CA 94804-5703-

PropID:  
Client ID: 11303

Dear Owner/Agent,

This letter is to inform you that your property at **2313 CARLSON BLVD RICHMOND, CA 94804-5703** **failed** the Housing Quality Standards (HQS) inspection on 05/07/2026.

**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>
4.8	Other Rooms/Floor Condition Declutter room, excessive trash and items on floor
4.5	Other Rooms/Window Condition No access to window, tenant to clear path for inspection
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration in toilet, front right bedroom
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove
5.2	Secondary Rooms/Security Laundry room window lock missing, replace
4.3	Other Rooms/Electrical Hazards No access to outlets, tenant to clear items to allow access for inspection



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**

Shui-Chi Terry  
1032 Mariposa Ave  
Berkeley, CA 94707

Property:  
5036 CLINTON AVE  
RICHMOND, CA 94805-1420-

PropID:  
Client ID: 9213

Dear Owner/Agent,

This letter is to inform you that your property at **5036 CLINTON AVE RICHMOND, CA 94805-1420** **failed** the Housing Quality Standards (HQS) inspection on 05/07/2026.

**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.

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**

Gary B & Sharon L Jennings  
Access Property Management  
1365 Chennault Ave  
Clovis, CA 93611

Property:  
851 LASSEN ST  
RICHMOND, CA 94805-1446-

PropID:  
Client ID: 2105

Dear Owner/Agent,

This letter is to inform you that your property at **851 LASSEN ST RICHMOND, CA 94805-1446** failed the Housing Quality Standards (HQS) inspection on 05/07/2026.

**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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
8.2	General Health and Safety/Exits clear egress from blocking garage back door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions tile flooring at front door damaged/broken - 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**

Yi-Xin Wang  
PETER PAN  
6754 Bernal Avenue Suite 740-250  
Pleasanton, CA 94566

Property:  
4109 NEVIN AVE Apt 1  
RICHMOND, CA 94805-2339-

PropID:  
Client ID: 8443

Dear Owner/Agent,

This letter is to inform you that your property at **4109 NEVIN AVE Apt 1 RICHMOND, CA 94805-2339** **failed** the Housing Quality Standards (HQS) inspection on 05/07/2026.

**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>
2.10	Kitchen/Stove or Range with Oven stove burner knob missing - repair/repalce
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**

Jose Rogelio Lepe  
21865 Baywood Ave  
Castro Valley, CA 94546-6943

Property:  
605 PHANOR DR  
RICHMOND, CA 94806-1768-

PropID:  
Client ID: 10519

Dear Owner/Agent,

This letter is to inform you that your property at **605 PHANOR DR RICHMOND, CA 94806-1768** failed the Housing Quality Standards (HQS) inspection on 05/07/2026.

**A re-inspection has been scheduled for 06/23/2026 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 3x key locks from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door
8.2	General Health and Safety/Exits clear egress from blocking back door from opening fully
7.2	Heating and Plumbing/Safety of Heating Equipment clear items/egress blocking access to water heater



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**

Huiqing Yang  
323 Gardenside Ave  
South San Francis, CO 94080-1251

Property:  
2862 HILLTOP MALL RD  
RICHMOND, CA 94806-2100-

PropID:  
Client ID: 4315

Dear Owner/Agent,

This letter is to inform you that your property at **2862 HILLTOP MALL RD RICHMOND, CA 94806-2100** failed the Housing Quality Standards (HQS) inspection on 05/07/2026.

**A re-inspection has been scheduled for 06/23/2026 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 2nd floor smoke/Co detector missing
2.1	Kitchen/Kitchen Area Present faucet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.12	Bathroom/Tub or Shower 3rd floor 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**

Diem Truong  
2813 Kinney Dr  
Lafayette, CA 94595

Property:  
2915 MC KENZIE  
RICHMOND, CA 94806-2612-

PropID:  
Client ID: 8595

Dear Owner/Agent,

This letter is to inform you that your property at **2915 MC KENZIE RICHMOND, CA 94806-2612** failed the Housing Quality Standards (HQS) inspection on 05/07/2026.

**A re-inspection has been scheduled for 06/23/2026 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>
3.4	Bathroom/Security remove key lock from door
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector not testing properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing



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 Taboada  
1208 Earnest St  
Hercules, CA 94547-2728

Property:  
3112 OVERLOOK WAY  
RICHMOND, CA 94806-5730-

PropID:  
Client ID: 1678

Dear Owner/Agent,

This letter is to inform you that your property at **3112 OVERLOOK WAY RICHMOND, CA 94806-5730** **failed** the Housing Quality Standards (HQS) inspection on 05/07/2026.

**A re-inspection has been scheduled for 06/23/2026 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>
1.4	Living Room/Security patio door lock jamming - repair/replace
3.3	Bathroom/Electrical Hazards master bedroom GFCI outlet missing
3.6	Bathroom/Ceiling Condition hallway bathroom ceiling has discoloration - remove/repair/repaint
1.8	Living Room/Floor Condition carpeting worn/bunching - 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