



5/19/2026

**FAILED INSPECTION NOTICE**

Stephen Shu Yang & Ellen Yan Yan Chen Yu  
1029 Crocker Ave  
Daly City, CA 94014

Property:  
200 SANFORD AVE  
RICHMOND, CA 94801-

PropID:  
Client ID: 2470

Dear Owner/Agent,

This letter is to inform you that your property at **200 SANFORD AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 05/12/2026.

**A re-inspection has been scheduled for 06/26/2026 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 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. - REPLACE, exceeds 10 year life span 5/12/2026
4.5	Other Rooms/Window Condition Window lock missing, replace



5/19/2026

**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



5/19/2026

**FAILED INSPECTION NOTICE**

Donald M & Elsie M Rosenthal  
Mindi Farrel  
775 Baywood Dr Suite 217  
Petaluma, CA 94954

Property:  
514 SANFORD AVE  
RICHMOND, CA 94801-1918-

PropID:  
Client ID: 10883

Dear Owner/Agent,

This letter is to inform you that your property at **514 SANFORD AVE RICHMOND, CA 94801-1918** **failed** the Housing Quality Standards (HQS) inspection on 05/12/2026.

**A re-inspection has been scheduled for 06/26/2026 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.



5/19/2026

**FAILED INSPECTION NOTICE**

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

---

- 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.
- 8.3 General Health and Safety/Evidence of Infestation  
Exterminate for rats, mice.
- 8.1 General Health and Safety/Access to Unit
  - 1. Patio door glass pane damaged, repair or replace
  - 2. Install patio screen
- 2.10 Kitchen/Stove or Range with Oven  
Burners not self lighting, repair
- 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.  
- Bathroom 2 replace receptacle with GFCI
- 4.4 Other Rooms/Security  
Remove keyed lock from interior door.
- 4.5 Other Rooms/Window Condition
  - 1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
  - 2. Tenant to move bed blocking window (fire exit)
  - 3. 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.
- 3.12 Bathroom/Tub or Shower  
Shower head spraying water out of rear, repair
- 1.5 Living Room/Window Condition
  - 1. 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. Exterior window frame dry rotted, repair



5/19/2026

**FAILED INSPECTION NOTICE**

- 6.2 Building Exterior/Condition of Stairs, Rails, and Porches
  - 1. Install handrails on front and rear stairs, 4 or more stairs present
  - 2. Secure rear stairs, last stair is loose
- 6.4 Building Exterior/Condition of Exterior Surfaces
  - Repair dry rotted siding on side and rear of house
- 1.4 Living Room/Security
  - Install door sweep on front door, air and light intrusion coming through bottom of 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



5/19/2026

**FAILED INSPECTION NOTICE**

Jonathan Veil Hammond  
3386 Sackett Ln  
Winters, CA 95694

Property:  
645 CYPRESS POINT RD  
RICHMOND, CA 94801-3908-

PropID:  
Client ID: 10290

Dear Owner/Agent,

This letter is to inform you that your property at **645 CYPRESS POINT RD RICHMOND, CA 94801-3908** failed the Housing Quality Standards (HQS) inspection on 05/12/2026.

**A re-inspection has been scheduled for 06/26/2026 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 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