



6/1/2026

FAILED INSPECTION NOTICE

Yun Hui Lou
Kk & C Realty
950 Taraval St
San Francisco, CA 94132-3123

Property:
252 WILLARD AVE
RICHMOND, CA 94801-1827-

PropID:
Client ID: 8200

Dear Owner/Agent,

This letter is to inform you that your property at **252 WILLARD AVE RICHMOND, CA 94801-1827** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/25/2026 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>
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage - repair/replace
3.12	Bathroom/Tub or Shower 2nd floor hallway shower handle damaged - 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



6/1/2026

FAILED INSPECTION NOTICE

Miguel De Sanz
830 Ernest Dr
Sonoma, CA 95476

Property:
1737 HELLINGS AVE
RICHMOND, CA 94801-2445-

PropID:
Client ID: 13309

Dear Owner/Agent,

This letter is to inform you that your property at **1737 HELLINGS AVE RICHMOND, CA 94801-2445** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/25/2026 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 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.

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Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Guillermo A & Carmen S Ochoa
2417 20Th St
San Pablo, CA 94806-2915

Property:
2120 COALINGA AVE
RICHMOND, CA 94801-2586-

PropID:
Client ID: 10720

Dear Owner/Agent,

This letter is to inform you that your property at **2120 COALINGA AVE RICHMOND, CA 94801-2586** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/24/2026 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/Co 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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Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Claudia Wiese
721 Snyder Ct
Fort Collins, CO 80525-7058

Property:
800 WESTERN DR
RICHMOND, CA 94801-3757-

PropID:
Client ID: 12893

Dear Owner/Agent,

This letter is to inform you that your property at **800 WESTERN DR RICHMOND, CA 94801-3757** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/24/2026 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 inop - repair/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,

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Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Franklin Sola-Pineda
1345 Manor Dr
San Pablo, CA 96130-1493

Property:
1936 LINCOLN AVE
RICHMOND, CA 94801-4209-

PropID:
Client ID: 10359

Dear Owner/Agent,

This letter is to inform you that your property at **1936 LINCOLN AVE RICHMOND, CA 94801-4209** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/24/2026 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 key locks from all 3x bedroom doors/garage used as room
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Wendy Brubaker
3491 Buffalo Springs Tpke
Monroe, VA 24574-3103

Property:
2814 ROOSEVELT AVE
RICHMOND, CA 94804-1540-

PropID:
Client ID: 12528

Dear Owner/Agent,

This letter is to inform you that your property at **2814 ROOSEVELT AVE RICHMOND, CA 94804-1540** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/24/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.12	Bathroom/Tub or Shower Resurface tub
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway outlet has open grounds and missing cover plate, repair
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure rear stair handrail
2.6	Kitchen/Ceiling Condition Repair peeling paint



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Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Karen Nethercutt & John Conaty
638 Banyan Ln
Walnut Creek, CA 94598

Property:
511 CIVIC CENTER ST
RICHMOND, CA 94804-1638-

PropID:
Client ID: 8614

Dear Owner/Agent,

This letter is to inform you that your property at **511 CIVIC CENTER ST RICHMOND, CA 94804-1638** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/24/2026 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.

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

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Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

John H & Joanna T Fonte
1711 Curtis St
Berkeley, CA 94702-1330

Property:
142 MURDOCK ST
RICHMOND, CA 94804-1932-

PropID:
Client ID: 11648

Dear Owner/Agent,

This letter is to inform you that your property at **142 MURDOCK ST RICHMOND, CA 94804-1932** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/24/2026 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 Outlet by door has open grounds, repair
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.

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

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Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Reason Bradley
27 Morning Sun Ave
Mill Valley, CA 94941-4432

Property:
155 S 9TH ST
RICHMOND, CA 94804-2401-

PropID:
Client ID: 12520

Dear Owner/Agent,

This letter is to inform you that your property at **155 S 9TH ST RICHMOND, CA 94804-2401** failed the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/24/2026 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 stove has hot/ neutral reverse, repair
4.3	Other Rooms/Electrical Hazards Outlet underneath window has hot/neutral reverse, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, 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.
3.12	Bathroom/Tub or Shower Tub diverter inoperable, tub runs at same time as shower. Repair
8.1	General Health and Safety/Access to Unit Rear security gate damaged (cutting hazard), repair/remove or replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches 1. Secure rear stairs to building, temporary stair present that isnt secured to building. 2. Install handrail on rear and side stairwell.
8.10	General Health and Safety/Site and Neighborhood Conditions Rear right fencing leaning, repair or brace fencing



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Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Randy Kevin Ha
1587 46Th Ave
San Francisco, CA 94122-2904

Property:
405 S 37TH ST
RICHMOND, CA 94804-3235-

PropID:
Client ID: 12401

Dear Owner/Agent,

This letter is to inform you that your property at **405 S 37TH ST RICHMOND, CA 94804-3235** failed the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/24/2026 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>
8.4	General Health and Safety/Garbage and Debris Remove old refrigerator and windows from rear yard
6.1	Building Exterior/Condition of Foundation Repair large cracks in backyard by garage (tripping hazard)
3.12	Bathroom/Tub or Shower Install safety guide for shower doors

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Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Sadiq & Homeyra Habib
118 Ruby Ct
Hercules, CA 94547-1733

Property:
376 S 38TH ST
RICHMOND, CA 94804-3238-

PropID:
Client ID: 11154

Dear Owner/Agent,

This letter is to inform you that your property at **376 S 38TH ST RICHMOND, CA 94804-3238** failed the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/24/2026 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.
8.4	General Health and Safety/Garbage and Debris Remove old broken glass door in rear yard

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



6/1/2026

FAILED INSPECTION NOTICE

Kong Cheng Li
Anna Li
616 Richmond St
El Cerrito, CA 94530-3213

Property:
761 S 52ND ST
RICHMOND, CA 94804-4461-

PropID:
Client ID: 10528

Dear Owner/Agent,

This letter is to inform you that your property at **761 S 52ND ST RICHMOND, CA 94804-4461** failed the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/24/2026 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.
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.

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Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Joan C Underwood
5810 San Jose Ave
Richmond, CA 94804-5917

Property:
6029 ORCHARD AVE
RICHMOND, CA 94804-5021-

PropID:
Client ID: 6364

Dear Owner/Agent,

This letter is to inform you that your property at **6029 ORCHARD AVE RICHMOND, CA 94804-5021** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/24/2026 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>
1.3	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.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
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.
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weatherproof cover, install
8.10	General Health and Safety/Site and Neighborhood Conditions Cut back brush in front of home coming across sidewalk



6/1/2026

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Norman M Kaneshiro
616 Key Route Blvd
Albany, CA 94706-1423

Property:
6035 ORCHARD AVE
RICHMOND, CA 94804-5021-

PropID:
Client ID: 10436

Dear Owner/Agent,

This letter is to inform you that your property at **6035 ORCHARD AVE RICHMOND, CA 94804-5021** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/24/2026 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>
4.5	Other Rooms/Window Condition Move bed blocking access to window (fire exit)

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



6/1/2026

FAILED INSPECTION NOTICE

Marco Antonio Flores-Gallo
Doris Mitchell
615 Talbot Ave
Albany, CA 94706-2520

Property:
2020 CARLSON BLVD
RICHMOND, CA 94804-5266-

PropID:
Client ID: 12612

Dear Owner/Agent,

This letter is to inform you that your property at **2020 CARLSON BLVD RICHMOND, CA 94804-5266** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 07/16/2026 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>
4.5	Other Rooms/Window Condition Window must be operable and remain open without props.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
3.7	Bathroom/Wall Condition Repair peeling paint on bathroom walls
3.3	Bathroom/Electrical Hazards Replace damaged GFCI receptacle
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.
2.10	Kitchen/Stove or Range with Oven Front left burner not self lighting, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass surrounding home
7.4	Heating and Plumbing/Water Heater Unable to inspect, door has screws in it preventing it from opening



6/1/2026

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Sincerely,

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Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Thomas E & Tekla L Schlaich
5136 Columbia Ave
Richmond, CA 94804-5402

Property:
5136 COLUMBIA AVE Apt FRONT
RICHMOND, CA 94804-5402-

PropID:
Client ID: 6021

Dear Owner/Agent,

This letter is to inform you that your property at **5136 COLUMBIA AVE Apt FRONT RICHMOND, CA 94804-5402** failed the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 07/16/2026 between 09:00AM and 12:00PM.

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<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

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City of Richmond
Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Thomas E & Tekla L Schlaich
5136 Columbia Ave
Richmond, CA 94804-5402

Property:
5136 COLUMBIA AVE Apt REAR
RICHMOND, CA 94804-5402-

PropID:
Client ID: 6021

Dear Owner/Agent,

This letter is to inform you that your property at **5136 COLUMBIA AVE Apt REAR RICHMOND, CA 94804-5402** failed the Housing Quality Standards (HQS) inspection on 05/19/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Install unit number outside of front door
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
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. -level 2
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.



6/1/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Rays Place Llc
Dennis Nilmeier
2936 Rosewood Ave
Ceres, CA 95307-2127

Property:
2722 SANTA CLARA ST
RICHMOND, CA 94804-5926-

PropID:
Client ID: 11775

Dear Owner/Agent,

This letter is to inform you that your property at **2722 SANTA CLARA ST RICHMOND, CA 94804-5926** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 07/16/2026 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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond
Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Serendipitous Ventrues Llc
Castle Rock Realty
966 San Pablo Ave
Albany, CA 94706

Property:
412 43RD ST
RICHMOND, CA 94805-2348-

PropID:
Client ID: 9537

Dear Owner/Agent,

This letter is to inform you that your property at **412 43RD ST RICHMOND, CA 94805-2348** failed the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/30/2026 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 clear items from 2x windows blocking egress
4.7	Other Rooms/Wall Condition bedroom wall damaged - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/ repair
1.8	Living Room/Floor Condition carpeting worn / torn/damaged - repair/replace



6/1/2026

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



6/1/2026

FAILED INSPECTION NOTICE

Timothy Kwong W & Monica Yuen Ming Lam
Sun
Monica Sun
123 Wiggins Ct
Pleasant Hill, CA 94553

Property:
543 44TH ST
RICHMOND, CA 94805-2357-

PropID:
Client ID: 11025

Dear Owner/Agent,

This letter is to inform you that your property at **543 44TH ST RICHMOND, CA 94805-2357** failed the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/30/2026 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>
1.6	Living Room/Ceiling Condition large cracks living room wall/ceiling - repair/repaint
2.10	Kitchen/Stove or Range with Oven front right burner inop - repair/replace
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
	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.
8.10	General Health and Safety/Site and Neighborhood Conditions back yard has overgrowth - cut/remove
2.4	Kitchen/Security clear items from blocking back door from opening fully
2.6	Kitchen/Ceiling Condition large cracks on wall/ceiling - repair/repaint



6/1/2026

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



6/1/2026

FAILED INSPECTION NOTICE

Ping Gao
Anita Ni
64 Spikerush Circle
American Canyon, CA 94503

Property:
3511 PARK RIDGE DR
RICHMOND, CA 94806-

PropID:
Client ID: 13341

Dear Owner/Agent,

This letter is to inform you that your property at **3511 PARK RIDGE DR RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 05/19/2026.

A re-inspection has been scheduled for 06/30/2026 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>
4.10	Other Rooms/Smoke Detectors 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.

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