



6/2/2026

**FAILED INSPECTION NOTICE**

Yi-Shan Tre Chen  
607 Jackson St  
Albany, CA 94706

Property:  
1910 NORTSHORE DR  
RICHMOND, CA 94804-

PropID:  
Client ID: 17988

Dear Owner/Agent,

This letter is to inform you that your property at **1910 NORTSHORE DR RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 05/22/2026.

**A re-inspection has been scheduled for 07/20/2026 between 09:00AM and 12:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
5.3	Secondary Rooms/Electrical Hazards Replace damaged light switch cover plate in garage

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



6/2/2026

**FAILED INSPECTION NOTICE**

Lorna K Kirwan  
636 Madison St  
Albany, CA 94706

Property:  
5730 VAN FLEET AVE  
RICHMOND, CA 94804-

PropID:  
Client ID: 17525

Dear Owner/Agent,

This letter is to inform you that your property at **5730 VAN FLEET AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 05/22/2026.

**A re-inspection has been scheduled for 07/16/2026 between 01:00PM and 04:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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.

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



6/2/2026

**FAILED INSPECTION NOTICE**

Greg Sabatini  
5734 Columbia Ave  
Richmond, CA 94804

Property:  
5800 COLUMBIA AVE  
RICHMOND, CA 94804-

PropID:  
Client ID: 17394

Dear Owner/Agent,

This letter is to inform you that your property at **5800 COLUMBIA AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 05/22/2026.

**A re-inspection has been scheduled for 07/16/2026 between 01:00PM and 04:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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.

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



6/2/2026

**FAILED INSPECTION NOTICE**

Scott T Regan  
Nicole Chabot  
1022 Shattuck Ave  
Berkeley, CA 94707

Property:  
5717 CARL AVE  
RICHMOND, CA 94804-

PropID:  
Client ID: 12809

Dear Owner/Agent,

This letter is to inform you that your property at **5717 CARL AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 05/22/2026.

**A re-inspection has been scheduled for 07/16/2026 between 11:00AM and 02:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear 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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



6/2/2026

**FAILED INSPECTION NOTICE**

Yao Zhang Mai  
18 Canterbury Ave  
Daly City, CA 94015-4434

Property:  
3033 ANDRADE AVE  
RICHMOND, CA 94804-1109-

PropID:  
Client ID: 17061

Dear Owner/Agent,

This letter is to inform you that your property at **3033 ANDRADE AVE RICHMOND, CA 94804-1109** **failed** the Housing Quality Standards (HQS) inspection on 05/22/2026.

**A re-inspection has been scheduled for 07/16/2026 between 01:00PM and 04:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (1999)
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
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.
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4	Building Exterior/Condition of Exterior Surfaces Repair peeling paint on exterior of home
8.1	General Health and Safety/Access to Unit Rear door damaged, repair or replace



6/2/2026

**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



6/2/2026

**FAILED INSPECTION NOTICE**

Wendy Chen Tre Huang  
223 Teddy Ave  
San Francisco, CA 94134

Property:  
2882 GAYNOR AVE  
RICHMOND, CA 94804-1360-

PropID:  
Client ID: 18406

Dear Owner/Agent,

This letter is to inform you that your property at **2882 GAYNOR AVE RICHMOND, CA 94804-1360** **failed** the Housing Quality Standards (HQS) inspection on 05/22/2026.

**A re-inspection has been scheduled for 07/16/2026 between 01:00PM and 04:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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.

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



6/2/2026

**FAILED INSPECTION NOTICE**

Scott T Regan  
Nicole Chabot  
1022 Shattuck Ave  
Berkeley, CA 94707

Property:  
631 30TH ST  
RICHMOND, CA 94804-1525-

PropID:  
Client ID: 12809

Dear Owner/Agent,

This letter is to inform you that your property at **631 30TH ST RICHMOND, CA 94804-1525** failed the Housing Quality Standards (HQS) inspection on 05/22/2026.

**A re-inspection has been scheduled for 07/16/2026 between 01:00PM and 04:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Resurface tub

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



6/2/2026

**FAILED INSPECTION NOTICE**

Ahmed Mohamed Saleh  
Kimberly Silverman  
1710 Sanford Avenue  
San Pablo, CA 94806

Property:  
563 HAYES ST Apt B  
RICHMOND, CA 94804-1634-

PropID:  
Client ID: 18137

Dear Owner/Agent,

This letter is to inform you that your property at **563 HAYES ST Apt B RICHMOND, CA 94804-1634** **failed** the Housing Quality Standards (HQS) inspection on 05/22/2026.

**A re-inspection has been scheduled for 07/20/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.4	Building Exterior/Condition of Exterior Surfaces Replace missing exterior dryer vent covers
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke alarm, low audible alert
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Receptacle underneath window has hot/neutral reverse, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair



6/2/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



6/2/2026

**FAILED INSPECTION NOTICE**

Ahmed Mohamed Saleh  
Kimberly Silverman  
1710 Sanford Avenue  
San Pablo, CA 94806

Property:  
563 HAYES ST Apt C  
RICHMOND, CA 94804-1634-

PropID:  
Client ID: 18137

Dear Owner/Agent,

This letter is to inform you that your property at **563 HAYES ST Apt C RICHMOND, CA 94804-1634** **failed** the Housing Quality Standards (HQS) inspection on 05/22/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Front heater inoperable, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
6.4	Building Exterior/Condition of Exterior Surfaces Replace missing exterior dryer vent covers

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



6/2/2026

**FAILED INSPECTION NOTICE**

Ahmed Mohamed Saleh  
Kimberly Silverman  
1710 Sanford Avenue  
San Pablo, CA 94806

Property:  
563 HAYES ST Apt D  
RICHMOND, CA 94804-1634-

PropID:  
Client ID: 18137

Dear Owner/Agent,

This letter is to inform you that your property at **563 HAYES ST Apt D RICHMOND, CA 94804-1634** **failed** the Housing Quality Standards (HQS) inspection on 05/22/2026.

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<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.
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4	Building Exterior/Condition of Exterior Surfaces Replace missing exterior dryer vent covers



6/2/2026

**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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



6/2/2026

**FAILED INSPECTION NOTICE**

Ahmed Mohamed Saleh  
Kimberly Silverman  
1710 Sanford Avenue  
San Pablo, CA 94806

Property:  
563 HAYES ST Apt E  
RICHMOND, CA 94804-1634-

PropID:  
Client ID: 18137

Dear Owner/Agent,

This letter is to inform you that your property at **563 HAYES ST Apt E RICHMOND, CA 94804-1634** **failed** the Housing Quality Standards (HQS) inspection on 05/22/2026.

**A re-inspection has been scheduled for 07/20/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Window lock missing, repair
3.5	Bathroom/Window Condition 1. Window lock mechanism missing, replace  2. Window screen damaged, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in unit
6.4	Building Exterior/Condition of Exterior Surfaces Replace missing exterior dryer vent covers



6/2/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

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Residential Rental Inspections Program



6/2/2026

**FAILED INSPECTION NOTICE**

Lucy L Wu  
4049 Coleman Cir  
San Pablo, CA 94806

Property:  
203 SCHOONER CT  
RICHMOND, CA 94804-4577-

PropID:  
Client ID: 19384

Dear Owner/Agent,

This letter is to inform you that your property at **203 SCHOONER CT RICHMOND, CA 94804-4577** **failed** the Housing Quality Standards (HQS) inspection on 05/22/2026.

**A re-inspection has been scheduled for 07/16/2026 between 01:00PM and 04:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Garbage disposal inoperable, no power. Repair or replace
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.

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



6/2/2026

**FAILED INSPECTION NOTICE**

Ricardo Valdivia  
11911 Fuerte Drive  
El Cajon, CA 92020

Property:  
5611 PANAMA AVE  
RICHMOND, CA 94804-5517-

PropID:  
Client ID: 6870

Dear Owner/Agent,

This letter is to inform you that your property at **5611 PANAMA AVE RICHMOND, CA 94804-5517** **failed** the Housing Quality Standards (HQS) inspection on 05/22/2026.

**A re-inspection has been scheduled for 07/20/2026 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.
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - receptacle under tv
2.10	Kitchen/Stove or Range with Oven Range hood fan and light inoperable, repair or replace
2.3	Kitchen/Electrical Hazards Replace damaged GFCI receptacle by rear door



6/2/2026

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



6/2/2026

**FAILED INSPECTION NOTICE**

Ricardo Valdivia  
11911 Fuerte Drive  
El Cajon, CA 92020

Property:  
5603 PANAMA AVE  
RICHMOND, CA 94804-5517-

PropID:  
Client ID: 6870

Dear Owner/Agent,

This letter is to inform you that your property at **5603 PANAMA AVE RICHMOND, CA 94804-5517** **failed** the Housing Quality Standards (HQS) inspection on 05/22/2026.

**A re-inspection has been scheduled for 07/20/2026 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.

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



6/2/2026

**FAILED INSPECTION NOTICE**

Ramon X Tre Ynzunza  
386 Riverside Ave  
Fremont, CA 94536

Property:  
39 HARBOR VIEW DR  
RICHMOND, CA 94804-7496-

PropID:  
Client ID: 19416

Dear Owner/Agent,

This letter is to inform you that your property at **39 HARBOR VIEW DR RICHMOND, CA 94804-7496** **failed** the Housing Quality Standards (HQS) inspection on 05/22/2026.

**A re-inspection has been scheduled for 07/20/2026 between 09:00AM and 12:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
5.3	Secondary Rooms/Electrical Hazards Replace cracked receptacle in upstairs loft
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door in garage

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



6/2/2026

**FAILED INSPECTION NOTICE**

Javier Solis  
2615 19Th St  
San Pablo, CA 94806

Property:  
4204 MC GLOTHEN WAY  
RICHMOND, CA 94806-1810-

PropID:  
Client ID: 10989

Dear Owner/Agent,

This letter is to inform you that your property at **4204 MC GLOTHEN WAY RICHMOND, CA 94806-1810** failed the Housing Quality Standards (HQS) inspection on 05/22/2026.

**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>
2.1	Kitchen/Kitchen Area Present all burners must self ignite - repair/replace
1.4	Living Room/Security install quick release or remove on all bars on windows
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.1	Bathroom/Bathroom Present GFCI outlet missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors



6/2/2026

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