



6/29/2023

FAILED INSPECTION NOTICE

Bikash Sainju
601 Willow St #Apt G
Alameda, CA 94806

Property:
849 8TH ST
RICHMOND, CA 94801-

PropID:
Client ID: 17268

Dear Owner/Agent,

This letter is to inform you that your property at **849 8TH ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 06/16/2023.

A re-inspection has been scheduled for 08/01/2023 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> | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 3.7 | Bathroom/Wall Condition wall next to toilet and tub evidence of water damage, repair, hallway bath | O |
| 8.7 | General Health and Safety/Other Interior Hazards install co detector | O |
| 8.10 | General Health and Safety/Site and Neighborhood Conditions install cover for exterior outlet on front porch | O |



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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



6/29/2023

FAILED INSPECTION NOTICE

Patricia A Hendrix
Po Box 1693
Richmond, CA 94802-0693

Property:
500 DUBOCE AVE
RICHMOND, CA 94801-1941-

PropID:
Client ID: 7457

Dear Owner/Agent,

This letter is to inform you that your property at **500 DUBOCE AVE RICHMOND, CA 94801-1941** failed the Housing Quality Standards (HQS) inspection on 06/16/2023.

A re-inspection has been scheduled for 08/01/2023 between 01:00PM and 04:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 8.7 | General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. | O |

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6/29/2023

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 06/16/2023.

A re-inspection has been scheduled for 08/01/2023 between 01:00PM and 04:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 4.3 | Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. | O |
| 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. | O |
| 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. | O |



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6/29/2023

FAILED INSPECTION NOTICE

Rongbin Yu
1846 Palou Ave
San Francisco, CA 94124

Property:
654 4TH ST
RICHMOND, CA 94801-2614-

PropID:
Client ID: 8982

Dear Owner/Agent,

This letter is to inform you that your property at **654 4TH ST RICHMOND, CA 94801-2614** failed the Housing Quality Standards (HQS) inspection on 06/16/2023.

A re-inspection has been scheduled for 07/28/2023 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> | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 2.8 | Kitchen/Floor Condition floor sinking down/deteriorating in kitchen, repair/replace | O |
| 3.3 | Bathroom/Electrical Hazards gfi will not test/reset repair/replace | O |
| 3.8 | Bathroom/Floor Condition floor deteriorating, replace | O |
| 1.8 | Living Room/Floor Condition carpet deteriorating, replace | O |
| 4.8 | Other Rooms/Floor Condition carpet deteriorating, replace both bedrooms | O |
| 5.2 | Secondary Rooms/Security tenant must provide access to entire basement | T |



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6/29/2023

FAILED INSPECTION NOTICE

Nathan Mak
1046 Capitol Ave
San Francisco, CA 94801

Property:
641 13TH ST
RICHMOND, CA 94801-2729-

PropID:
Client ID: 17151

Dear Owner/Agent,

This letter is to inform you that your property at **641 13TH ST RICHMOND, CA 94801-2729** failed the Housing Quality Standards (HQS) inspection on 06/16/2023.

A re-inspection has been scheduled for 07/28/2023 between 11:00AM and 02:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 2.3 | Kitchen/Electrical Hazards 1. Gfi outlet inoperable 2. outlets inoperable repair | O |
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit bottom of cabinet under sink water damaged, repair | O |
| 3.12 | Bathroom/Tub or Shower master bathrom downstairs tub rusting, repair | O |
| 2.6 | Kitchen/Ceiling Condition remove excessive brown discoloration | O |
| 1.3 | Living Room/Electrical Hazards light inoperable, repair | O |
| 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. | O |
| 1.6 | Living Room/Ceiling Condition remove black discoloration | O |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment heater inoperable, repair | O |
| 8.7 | General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. in common area | O |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit master bath upstairs toilet loose, reset toilet | O |
| 2.12 | Kitchen/Sink bottom of cabinet under sink water damaged, replace | O |
| 8.4 | General Health and Safety/Garbage and Debris clean and remove no used items in yard front ,side and back | O |



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6/29/2023

FAILED INSPECTION NOTICE

Richard D Holt
Po Box 815
Kila, MT 59920

Property:
627 17TH ST Apt D
RICHMOND, CA 94801-2851-

PropID:
Client ID: 2468

Dear Owner/Agent,

This letter is to inform you that your property at **627 17TH ST Apt D RICHMOND, CA 94801-2851** failed the Housing Quality Standards (HQS) inspection on 06/16/2023.

A re-inspection has been scheduled for 07/24/2023 between 11:00AM and 02:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|---|---------------------|
| 2.10 | Kitchen/Stove or Range with Oven install grease screen on ventilation fan | O |
| 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. (all bedrooms) | O |
| 4.5 | Other Rooms/Window Condition install missing screens safty hazard | O |
| 3.3 | Bathroom/Electrical Hazards install Gfi outlet | O |
| 2.3 | Kitchen/Electrical Hazards 1. outlet cover broken, replace 2. install Gfi next to water | O |



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6/29/2023

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 06/16/2023.

A re-inspection has been scheduled for 07/28/2023 between 11:00AM and 02:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|---|---------------------|
| 4.3 | Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. all bedrooms | O |
| 8.10 | General Health and Safety/Site and Neighborhood Conditions large hole in backyard from where sup pump is located, cover hole, safety haz | O |

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6/29/2023

FAILED INSPECTION NOTICE

Michael T & Jane Y Lu
2968 19Th Ave
San Francisco, CA 94132-1604

Property:
933 PARKSIDE DR
RICHMOND, CA 94803-1239-

PropID:
Client ID: 8778

Dear Owner/Agent,

This letter is to inform you that your property at **933 PARKSIDE DR RICHMOND, CA 94803-1239** **failed** the Housing Quality Standards (HQS) inspection on 06/16/2023.

A re-inspection has been scheduled for 07/24/2023 between 01:00PM and 04:00PM.

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| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 2.3 | Kitchen/Electrical Hazards Outlet near water source must be GFCI | O |
| 3.12 | Bathroom/Tub or Shower Tub Faucet Leakage Present. (1st floor hall) | O |
| 3.3 | Bathroom/Electrical Hazards Outlet near water source must be GFCI (1st floor hall) | O |
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit Sink rusted (2nd floor hall) | O |
| 6.2 | Building Exterior/Condition of Stairs, Rails, and Porches Rear deck - repair / replace loose or deteriorated boards Railing from garage to backyard loose, repair | O |
| 6.4 | Building Exterior/Condition of Exterior Surfaces Install dryer vent cover | O |
| 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. (3rd floor bedroom) | O |



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6/29/2023

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 06/16/2023.

A re-inspection has been scheduled for 07/24/2023 between 01:00PM and 04:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|---|---------------------|
| 2.3 | Kitchen/Electrical Hazards install Gfi outlet | O |
| 3.3 | Bathroom/Electrical Hazards install Gfi outlet | O |

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