



7/13/2023

**FAILED INSPECTION NOTICE**

Sheng N & Diana Q Kuang  
166 Edinburgh St  
San Francisco, CA 94112-2007

Property:  
1338 GAYNOR AVE  
RICHMOND, CA 94801-

PropID:  
Client ID: 12690

Dear Owner/Agent,

This letter is to inform you that your property at **1338 GAYNOR AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 06/26/2023.

**A re-inspection has been scheduled for 08/11/2023 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>
2.8	Kitchen/Floor Condition floor in kitchen has buckled, loose tile, repair	O
7.4	Heating and Plumbing/Water Heater water heater leaking, repair/replace	O

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



7/13/2023

**FAILED INSPECTION NOTICE**

Maxine Johnson  
BARTELS PROPERTY MANAGEMENT  
12996 San Pablo Ave  
Richmond, CA 94805

Property:  
4829 CUTTING BLVD  
RICHMOND, CA 94804-3468-

PropID:  
Client ID: 2540

Dear Owner/Agent,

This letter is to inform you that your property at **4829 CUTTING BLVD RICHMOND, CA 94804-3468** **failed** the Housing Quality Standards (HQS) inspection on 06/26/2023.

**A re-inspection has been scheduled for 08/10/2023 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>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop, repair	O

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Residential Rental Inspections Program



7/13/2023

**FAILED INSPECTION NOTICE**

Betty Burrus-Wright  
April M Wright  
5410 Garvin St  
Richmond, CA 94805-1115

Property:  
5412 GARVIN AVE Apt A  
RICHMOND, CA 94805-1115-

PropID:  
Client ID: 9940

Dear Owner/Agent,

This letter is to inform you that your property at **5412 GARVIN AVE Apt A RICHMOND, CA 94805-1115** **failed** the Housing Quality Standards (HQS) inspection on 06/26/2023.

**A re-inspection has been scheduled for 08/08/2023 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>
2.12	Kitchen/Sink Disposal not functioning.	O
2.11	Kitchen/Refrigerator Refrigerator Not Functioning Properly.	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector inop, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop, repair	O



7/13/2023

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Residential Rental Inspections Program



7/13/2023

**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 06/26/2023.

**A re-inspection has been scheduled for 08/08/2023 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>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite, repair	O

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Residential Rental Inspections Program



7/13/2023

**FAILED INSPECTION NOTICE**

Eric Cheuk Pong Chu  
472 Cedar Ave  
San Bruno, CA 94124-2600

Property:  
617 36TH ST  
RICHMOND, CA 94805-1755-

PropID:  
Client ID: 5241

Dear Owner/Agent,

This letter is to inform you that your property at **617 36TH ST RICHMOND, CA 94805-1755** failed the Housing Quality Standards (HQS) inspection on 06/26/2023.

**A re-inspection has been scheduled for 08/08/2023 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>
2.7	Kitchen/Wall Condition wall behind sink ,evidence of water damage,repair	O
2.13	Kitchen/Space for Storage, Prep and Serving bottom of cabinet under sink, water damaged, repair	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite, repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O



7/13/2023

**FAILED INSPECTION NOTICE**

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7/13/2023

**FAILED INSPECTION NOTICE**

Jih-Hsiang & Susan Chi  
Andrew Chi  
1553 Merced St  
Richmond, CA 94804-5032

Property:  
624 36TH ST  
RICHMOND, CA 94805-1756-

PropID:  
Client ID: 12554

Dear Owner/Agent,

This letter is to inform you that your property at **624 36TH ST RICHMOND, CA 94805-1756** failed the Housing Quality Standards (HQS) inspection on 06/26/2023.

**A re-inspection has been scheduled for 08/08/2023 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>
3.3	Bathroom/Electrical Hazards light fixture broken, repair	O
2.3	Kitchen/Electrical Hazards light fixture missing cover, 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
8.7	General Health and Safety/Other Interior Hazards common area smoke detector inop, repair	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not flushing as designed, backing up , repair/replace toilet	O





7/13/2023

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Residential Rental Inspections Program



7/13/2023

**FAILED INSPECTION NOTICE**

Christopher L Lee  
9 Plateau Ct  
Hercules, CA 94547-1427

Property:  
4001 ROOSEVELT AVE  
RICHMOND, CA 94805-1847-

PropID:  
Client ID: 10505

Dear Owner/Agent,

This letter is to inform you that your property at **4001 ROOSEVELT AVE RICHMOND, CA 94805-1847** **failed** the Housing Quality Standards (HQS) inspection on 06/26/2023.

**A re-inspection has been scheduled for 08/08/2023 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>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite, repair	O
3.13	Bathroom/Ventilation Bath Ventilation Fan Not Functioning/Damaged & Needs Repair.	O

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



7/13/2023

**FAILED INSPECTION NOTICE**

Phillip A & Jeannette Romero  
1537 Kentucky St  
Fairfield, CA 94533-4627

Property:  
4411 NEVIN AVE  
RICHMOND, CA 94805-2345-

PropID:  
Client ID: 10876

Dear Owner/Agent,

This letter is to inform you that your property at **4411 NEVIN AVE RICHMOND, CA 94805-2345** failed the Housing Quality Standards (HQS) inspection on 06/26/2023.

**A re-inspection has been scheduled for 08/08/2023 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>
5.4	Secondary Rooms/Other Potential Hazardous Features install co/smoke detector in basement	O
3.3	Bathroom/Electrical Hazards light inoperable, repair	O

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Residential Rental Inspections Program



7/13/2023

**FAILED INSPECTION NOTICE**

Chen Mi  
278 Flood Ave  
San Francisco, CA 94112-1331

Property:  
4000 MC GLOTHEN WAY  
RICHMOND, CA 94806-1802-

PropID:  
Client ID: 13010

Dear Owner/Agent,

This letter is to inform you that your property at **4000 MC GLOTHEN WAY RICHMOND, CA 94806-1802** failed the Housing Quality Standards (HQS) inspection on 06/26/2023.

**A re-inspection has been scheduled for 08/11/2023 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
3.7	Bathroom/Wall Condition evidence of unfinished repair, all repairs must be completed	O
2.3	Kitchen/Electrical Hazards Gfi outlet next to stove inop, repair/replace	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O



7/13/2023

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Residential Rental Inspections Program



7/13/2023

**FAILED INSPECTION NOTICE**

Kao Txieng & Mounng Y Saechao  
442 Wood Glen Dr  
Richmond, CA 94806-5728

Property:  
2832 OXFORD AVE  
RICHMOND, CA 94806-2617-

PropID:  
Client ID: 10896

Dear Owner/Agent,

This letter is to inform you that your property at **2832 OXFORD AVE RICHMOND, CA 94806-2617** **failed** the Housing Quality Standards (HQS) inspection on 06/26/2023.

**A re-inspection has been scheduled for 08/11/2023 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>
3.12	Bathroom/Tub or Shower 1.master bathroom shower enclosure excessive black discoloration, repair  2. hallway bathroom tub enclosure has excessive black discoloration, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features 1.laundryroom wall has excessive black discoloration, repair  2, laundryroom ceiling cracking, repair	O
4.8	Other Rooms/Floor Condition left rear bedroom floor buckled, repair	O



7/13/2023

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/13/2023

**FAILED INSPECTION NOTICE**

Sheng N & Diana Q Kuang  
166 Edinburgh St  
San Francisco, CA 94112-2007

Property:  
1415 26TH ST  
RICHMOND, CA 94806-4519-

PropID:  
Client ID: 12690

Dear Owner/Agent,

This letter is to inform you that your property at **1415 26TH ST RICHMOND, CA 94806-4519** failed the Housing Quality Standards (HQS) inspection on 06/26/2023.

**A re-inspection has been scheduled for 08/11/2023 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>
2.10	Kitchen/Stove or Range with Oven 1. all burners on stove must self-ignite, repair  2. ventilation fan light inop, repair	O
4.3	Other Rooms/Electrical Hazards light switch cover missing, install	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front patio has deteriorating, loose wood, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions rear fence leaning, repair	O





7/13/2023

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Residential Rental Inspections Program



7/13/2023

**FAILED INSPECTION NOTICE**

Wern M & Meuy C Fong  
2131 Alfreda Blvd  
San Pablo, CA 94806-4828

Property:  
1527 27TH ST  
RICHMOND, CA 94806-4525-

PropID:  
Client ID: 10171

Dear Owner/Agent,

This letter is to inform you that your property at **1527 27TH ST RICHMOND, CA 94806-4525** failed the Housing Quality Standards (HQS) inspection on 06/26/2023.

**A re-inspection has been scheduled for 08/11/2023 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>
2.10	Kitchen/Stove or Range with Oven all burners on stove must self-ignite, repair	O

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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