



6/11/2024

**FAILED INSPECTION NOTICE**

Dumindu Prathapasinghe  
Intempus Realty Inc  
20640 3Rd St Suite 300  
Saratoga, CA 95070

Property:  
5111 BURLINGAME AVE  
RICHMOND, CA 94804-5101-

PropID:  
Client ID: 18966

Dear Owner/Agent,

This letter is to inform you that your property at **5111 BURLINGAME AVE RICHMOND, CA 94804-5101** failed the Housing Quality Standards (HQS) inspection on 06/03/2024.

**A re-inspection has been scheduled for 07/15/2024 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>
2.3	Kitchen/Electrical Hazards	O
	1. Gfi in kitchen will not test/reset, and outlet has open ground,replace	
	2. outlet in diningroom has open ground	
3.3	Bathroom/Electrical Hazards	O
	Gfi damaged, replace	
8.10	General Health and Safety/Site and Neighborhood Conditions	O
	cut overgrown vegetation	



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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



6/11/2024

**FAILED INSPECTION NOTICE**

Karla R Deshon  
1017 Llc  
1017 Macdonald Ave  
Richmond, CA 94801

Property:  
2706 BEACH HEAD WAY  
RICHMOND, CA 94804-7479-

PropID:  
Client ID: 7124

Dear Owner/Agent,

This letter is to inform you that your property at **2706 BEACH HEAD WAY RICHMOND, CA 94804-7479** failed the Housing Quality Standards (HQS) inspection on 06/03/2024.

**A re-inspection has been scheduled for 07/15/2024 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>
8.7	General Health and Safety/Other Interior Hazards install common area co detectors upstairs and downstairs common areas	O
5.3	Secondary Rooms/Electrical Hazards outlet missing cover plate in garage	O

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**FAILED INSPECTION NOTICE**

Sherry Ye  
Jose Yee  
900 Schwerin St  
Daly City, CA 94014

Property:  
516 PAYNE DR  
RICHMOND, CA 94806-1759-

PropID:  
Client ID: 12441

Dear Owner/Agent,

This letter is to inform you that your property at **516 PAYNE DR RICHMOND, CA 94806-1759** failed the Housing Quality Standards (HQS) inspection on 06/03/2024.

**A re-inspection has been scheduled for 07/15/2024 between 09:00AM and 12:00PM.**

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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 must self-ignite  2. oven inop	O
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
7.4	Heating and Plumbing/Water Heater install earthquake safety straps, upper and lower straps	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
1.5	Living Room/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
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.	O
4.7	Other Rooms/Wall Condition excessive peeling paint,repair	O
1.3	Living Room/Electrical Hazards replace burned outlet and install coverplate	O



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**FAILED INSPECTION NOTICE**

Jack Dong  
409 Little Peak Ct  
El Sobrante, CA 94803-2645

Property:  
3751 STONEGLEN  
RICHMOND, CA 94806-1832-

PropID:  
Client ID: 5159

Dear Owner/Agent,

This letter is to inform you that your property at **3751 STONEGLEN RICHMOND, CA 94806-1832** **failed** the Housing Quality Standards (HQS) inspection on 06/03/2024.

**A re-inspection has been scheduled for 07/15/2024 between 09:00AM and 12:00PM.**

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

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**FAILED INSPECTION NOTICE**

Boping Chen  
2021 Yorkshire Pl  
Alameda, CA 94501-6039

Property:  
1402 LILY CT  
RICHMOND, CA 94806-1880-

PropID:  
Client ID: 9392

Dear Owner/Agent,

This letter is to inform you that your property at **1402 LILY CT RICHMOND, CA 94806-1880** failed the Housing Quality Standards (HQS) inspection on 06/03/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.11	Kitchen/Refrigerator refrigerator control panel inop,repair/replace	O
3.7	Bathroom/Wall Condition wall has water damage next to tub	O
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling install filter for hvac system, vent missing filter	O

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**FAILED INSPECTION NOTICE**

Min Yi Huang  
246 Montana St  
246 Montana St  
San Francisco, CA 94112

Property:  
1525 26TH ST  
RICHMOND, CA 94806-4521-

PropID:  
Client ID: 12025

Dear Owner/Agent,

This letter is to inform you that your property at **1525 26TH ST RICHMOND, CA 94806-4521** failed the Housing Quality Standards (HQS) inspection on 06/03/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower shower head leaking, repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink slow drain	O
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.	O
7.4	Heating and Plumbing/Water Heater install Hot water heater earthquake safety straps, upper and lower straps	O



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**FAILED INSPECTION NOTICE**

Hungchia Wei  
649 Main St Unit 138  
Martinez, CA 94806-4359

Property:  
2030 COSTA AVE  
RICHMOND, CA 94806-4831-

PropID:  
Client ID: 16528

Dear Owner/Agent,

This letter is to inform you that your property at **2030 COSTA AVE RICHMOND, CA 94806-4831** failed the Housing Quality Standards (HQS) inspection on 06/03/2024.

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2.3	Kitchen/Electrical Hazards install Gfi outlet	O
4.5	Other Rooms/Window Condition remove excessive black discoloration from window sill	O
4.7	Other Rooms/Wall Condition remove black discoloration from wall	O

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6/11/2024

**FAILED INSPECTION NOTICE**

Yat Lam  
475 Brian St  
Hayward, CA 94544

Property:  
2425 HIGHGATE DR  
RICHMOND, CA 94806-5257-

PropID:  
Client ID: 12697

Dear Owner/Agent,

This letter is to inform you that your property at **2425 HIGHGATE DR RICHMOND, CA 94806-5257** **failed** the Housing Quality Standards (HQS) inspection on 06/03/2024.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.3	Bathroom/Electrical Hazards install Gfi outlets in all bathrooms x3	O
2.10	Kitchen/Stove or Range with Oven venthood light inop	O
7.4	Heating and Plumbing/Water Heater hot water heater discharge pipe must run outside, health and safety hazard	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector inoperable downstairs	O
3.12	Bathroom/Tub or Shower 1. master bath tub diverter not working as designed,repair  2. shower head leaking at base	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink in hallway bath deteriorating/rusting, repair/replace	O



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6/11/2024

**FAILED INSPECTION NOTICE**

Jiano Ma  
257 Prospect Dr  
San Rafael, CA 94901

Property:  
318 HAWK RIDGE DR  
RICHMOND, CA 94806-5808-

PropID:  
Client ID: 10572

Dear Owner/Agent,

This letter is to inform you that your property at **318 HAWK RIDGE DR RICHMOND, CA 94806-5808** **failed** the Housing Quality Standards (HQS) inspection on 06/03/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.13	Kitchen/Space for Storage, Prep and Serving bottom of cabinet water damaged under sink	O
2.12	Kitchen/Sink faucet knob broken, replace	O
3.8	Bathroom/Floor Condition downstairs bathroom floor evidence of water damage,	O
3.12	Bathroom/Tub or Shower downstairs bathroom tub has excessive black discoloration	O
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.	O
2.4	Kitchen/Security patio screen door missing	O
1.5	Living Room/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. install missing screen	O
3.5	Bathroom/Window Condition install missing screen upstairs hallway bath	O
3.7	Bathroom/Wall Condition repair hole in wall, upstairs hallway bathroom	O
4.3	Other Rooms/Electrical Hazards i A missing and/or cracked coverplate presents an electrical hazard.	O
2.6	Kitchen/Ceiling Condition clean ceiling excessive grease splatter	T
5.4	Secondary Rooms/Other Potential Hazardous Features ceiling and wall next to and under water heater evidence of water damage, repair located in garage	O
5.2	Secondary Rooms/Security repair gaps around garage exit door, allowing varmten/moisture in garage	O



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