



6/20/2024

FAILED INSPECTION NOTICE

Genaro Reyes
176 S Wildwood
Hercules, CA 94547

Property:
909 8TH ST
RICHMOND, CA 94801-

PropID:
Client ID: 13508

Dear Owner/Agent,

This letter is to inform you that your property at **909 8TH ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 06/13/2024.

A re-inspection has been scheduled for 07/18/2024 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>
4.10	Other Rooms/Smoke Detectors Replace inoperable hallway smoke detector with a combo detector.	O
5.3	Secondary Rooms/Electrical Hazards Seal off all open electrical boxes in garage.	O
7.4	Heating and Plumbing/Water Heater Install copper discharge pipe on water heater. Install earthquake straps on water heater.	O



6/20/2024

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



6/20/2024

FAILED INSPECTION NOTICE

Donald Robertson Mill
877 Ocean Ave
Richmond, CA 94801

Property:
875 OCEAN AVE
RICHMOND, CA 94801-

PropID:
Client ID: 14745

Dear Owner/Agent,

This letter is to inform you that your property at **875 OCEAN AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 06/13/2024.

A re-inspection has been scheduled for 07/18/2024 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>
1.3	Living Room/Electrical Hazards Living room outlet under window has hot/neutral reversed wiring. repair/replace.	O
2.3	Kitchen/Electrical Hazards Replace kitchen outlets left & right of sink with GFCI outlets.	O
4.10	Other Rooms/Smoke Detectors Replace inoperable downstairs carbon monoxide detector.	O



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Residential Rental Inspections Program



6/20/2024

FAILED INSPECTION NOTICE

Jonathan Chiem
965 Acalanes Rd
Lafayette, CA 94549

Property:
225 MACDONALD AVE
RICHMOND, CA 94801-

PropID:
Client ID: 18000

Dear Owner/Agent,

This letter is to inform you that your property at **225 MACDONALD AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 06/13/2024.

A re-inspection has been scheduled for 07/19/2024 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 Womens bathroom GFCI outlet has hot/neutral reversed wiring. repair.	O
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector near kitchen area.	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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Residential Rental Inspections Program



6/20/2024

FAILED INSPECTION NOTICE

Jose G & Any M Castaneda
Po Box 4432
Daly City, CA 94016

Property:
683 9TH ST
RICHMOND, CA 94801-

PropID:
Client ID: 13268

Dear Owner/Agent,

This letter is to inform you that your property at **683 9TH ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 06/13/2024.

A re-inspection has been scheduled for 07/18/2024 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Hallway bathroom sink water pressure to low to meet sanitary needs. repair.	O

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Residential Rental Inspections Program



6/20/2024

FAILED INSPECTION NOTICE

Ko Wai & Hop Fung Kwong
4708 Berk Ave
Richmond, CA 94804

Property:
344 6TH ST
RICHMOND, CA 94801-3008-

PropID:
Client ID: 12695

Dear Owner/Agent,

This letter is to inform you that your property at **344 6TH ST RICHMOND, CA 94801-3008** failed the Housing Quality Standards (HQS) inspection on 06/13/2024.

A re-inspection has been scheduled for 07/18/2024 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>
4.10	Other Rooms/Smoke Detectors Install carbon monoxide detector on 1st & 2nd level of unit.	O
6.4	Building Exterior/Condition of Exterior Surfaces Repair/replace falling/leaning fence in backyard.	O

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Residential Rental Inspections Program



6/20/2024

FAILED INSPECTION NOTICE

Zi Hang Yang
336 Hawk Ridge Dr
San Pablo, CA 94806-5808

Property:
660 22ND ST Apt B
RICHMOND, CA 94801-3372-

PropID:
Client ID: 9589

Dear Owner/Agent,

This letter is to inform you that your property at **660 22ND ST Apt B RICHMOND, CA 94801-3372** failed the Housing Quality Standards (HQS) inspection on 06/13/2024.

A re-inspection has been scheduled for 07/18/2024 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>
2.3	Kitchen/Electrical Hazards Replace kitchen outlet right of sink with a GFCI outlet.	O
3.3	Bathroom/Electrical Hazards Replace bathroom outlet with a GFCI outlet.	O
3.7	Bathroom/Wall Condition Repair damaged bathroom wall left of sink.	O
4.10	Other Rooms/Smoke Detectors Install smoke detector in bedroom.	O
7.4	Heating and Plumbing/Water Heater Install discharge pipe & earthquake straps on water heater. Remove discoloration from water heater closet walls.	O



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Sincerely,

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Residential Rental Inspections Program



6/20/2024

FAILED INSPECTION NOTICE

Zhenyu Ni
1666 22Nd Ave
San Francisco, CA 94122

Property:
154 13TH ST
RICHMOND, CA 94801-3532-

PropID:
Client ID: 9036

Dear Owner/Agent,

This letter is to inform you that your property at **154 13TH ST RICHMOND, CA 94801-3532** failed the Housing Quality Standards (HQS) inspection on 06/13/2024.

A re-inspection has been scheduled for 07/22/2024 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 Replace bathroom outlet above sink with a GFCI outlet.	O
8.7	General Health and Safety/Other Interior Hazards Repair/replace inoperable carbon monoxide detector.	O
4.10	Other Rooms/Smoke Detectors Repair/replace all missing or inoperable bedroom smoke detectors. "all bedrooms"	O
7.4	Heating and Plumbing/Water Heater Install copper discharge pipe on water heater.	O



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City of Richmond
Residential Rental Inspections Program



6/20/2024

FAILED INSPECTION NOTICE

Evangelina P Gomez
2955 Gomer Dr
Richmond, CA 94806-2652

Property:
25 3RD ST
RICHMOND, CA 94801-3563-

PropID:
Client ID: 4381

Dear Owner/Agent,

This letter is to inform you that your property at **25 3RD ST RICHMOND, CA 94801-3563** failed the Housing Quality Standards (HQS) inspection on 06/13/2024.

A re-inspection has been scheduled for 07/22/2024 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>
1.6	Living Room/Ceiling Condition Repair damaged living room ceiling & wall above t.v. from previous leak.	O
3.12	Bathroom/Tub or Shower Re-caulk & resurface inside of shower/tub.	O
4.10	Other Rooms/Smoke Detectors Replace missing or inoperable bedroom smoke detectors. "both bedrooms"	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit.	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Replace damaged glass surrounding front porch area.	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/20/2024

FAILED INSPECTION NOTICE

Daniel & Ngozi Onyike
1485 Bayshore Blvd #171
San Francisco, CA 94124

Property:
440 TEWKSBURY AVE
RICHMOND, CA 94801-3833-

PropID:
Client ID: 5494

Dear Owner/Agent,

This letter is to inform you that your property at **440 TEWKSBURY AVE RICHMOND, CA 94801-3833** **failed** the Housing Quality Standards (HQS) inspection on 06/13/2024.

A re-inspection has been scheduled for 07/22/2024 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>
2.11	Kitchen/Refrigerator Replace torn refrigerator gasket/seal.	O
7.5	Heating and Plumbing/Water Supply No water service in unit.	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,

City of Richmond
Residential Rental Inspections Program



6/20/2024

FAILED INSPECTION NOTICE

Daniel & Ngozi Onyike
1485 Bayshore Blvd #171
San Francisco, CA 94124

Property:
442 TEWKSBURY AVE
RICHMOND, CA 94801-3833-

PropID:
Client ID: 5494

Dear Owner/Agent,

This letter is to inform you that your property at **442 TEWKSBURY AVE RICHMOND, CA 94801-3833** **failed** the Housing Quality Standards (HQS) inspection on 06/13/2024.

A re-inspection has been scheduled for 07/22/2024 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>
1.8	Living Room/Floor Condition Replace missing living room floor transition strip. exposed nails present.	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/20/2024

FAILED INSPECTION NOTICE

Peggy Mocine
405 Washington Ave
Richmond, CA 94801

Property:
84 TERRACE AVE
RICHMOND, CA 94801-3938-

PropID:
Client ID: 18515

Dear Owner/Agent,

This letter is to inform you that your property at **84 TERRACE AVE RICHMOND, CA 94801-3938** failed the Housing Quality Standards (HQS) inspection on 06/13/2024.

A re-inspection has been scheduled for 07/22/2024 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>
1.5	Living Room/Window Condition Replace broken living room window.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Replace cracked glass mirrors in both bathrooms.	O
4.10	Other Rooms/Smoke Detectors Replace missing top level smoke detector with a combo detector.	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure loose exterior staircase railing leading up to front door.	O



6/20/2024

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/20/2024

FAILED INSPECTION NOTICE

Peggy Mocine
405 Washington Ave
Richmond, CA 94801

Property:
401 WASHINGTON AVE
RICHMOND, CA 94801-3938-

PropID:
Client ID: 18515

Dear Owner/Agent,

This letter is to inform you that your property at **401 WASHINGTON AVE RICHMOND, CA 94801-3938** **failed** the Housing Quality Standards (HQS) inspection on 06/13/2024.

A re-inspection has been scheduled for 07/22/2024 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>
2.3	Kitchen/Electrical Hazards Replace kitchen outlets left & right of sink with GFCI outlets.	O
3.7	Bathroom/Wall Condition Repair chipping/peeling paint on bathroom wall above sink & re-caulk.	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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