



7/1/2025

FAILED INSPECTION NOTICE

King Tim & Yee Wah Mak
21 Oyster Shoals
Alameda, CA 94502-6526

Property:
2742 GAYNOR AVE
RICHMOND, CA 94804-1383-

PropID:
Client ID: 3252

Dear Owner/Agent,

This letter is to inform you that your property at **2742 GAYNOR AVE RICHMOND, CA 94804-1383** **failed** the Housing Quality Standards (HQS) inspection on 06/19/2025.

A re-inspection has been scheduled for 08/26/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year lifespan	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
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. Replace damaged receptacle by bedroom door	O
3.5	Bathroom/Window Condition Window screen torn, repair	O
7.4	Heating and Plumbing/Water Heater No access to water heater, door has padlock on it. Provide access to hot water heater for inspection	O



7/1/2025

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



7/1/2025

FAILED INSPECTION NOTICE

Grover & Norma Sanchez
4668 Shetland Way
Antioch, CA 94531-9314

Property:
12548 SAN PABLO AVE Apt D
RICHMOND, CA 94805-1468-

PropID:
Client ID: 5784

Dear Owner/Agent,

This letter is to inform you that your property at **12548 SAN PABLO AVE Apt D RICHMOND, CA 94805-1468** failed the Housing Quality Standards (HQS) inspection on 06/19/2025.

A re-inspection has been scheduled for 08/26/2025 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
8.7	General Health and Safety/Other Interior Hazards CO2 detector inoperable, replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock from hall closet door	T



7/1/2025

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



7/1/2025

FAILED INSPECTION NOTICE

Grover & Norma Sanchez
4668 Shetland Way
Antioch, CA 94531-9314

Property:
12548 SAN PABLO AVE Apt C
RICHMOND, CA 94805-1468-

PropID:
Client ID: 5784

Dear Owner/Agent,

This letter is to inform you that your property at **12548 SAN PABLO AVE Apt C RICHMOND, CA 94805-1468** failed the Housing Quality Standards (HQS) inspection on 06/19/2025.

A re-inspection has been scheduled for 08/26/2025 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>
4.4	Other Rooms/Security Remove keyed entry lock from door	T
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall from entry	O
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan	T



7/1/2025

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



7/1/2025

FAILED INSPECTION NOTICE

Grover & Norma Sanchez
4668 Shetland Way
Antioch, CA 94531-9314

Property:
12548 SAN PABLO AVE Apt B
RICHMOND, CA 94805-1468-

PropID:
Client ID: 5784

Dear Owner/Agent,

This letter is to inform you that your property at **12548 SAN PABLO AVE Apt B RICHMOND, CA 94805-1468** failed the Housing Quality Standards (HQS) inspection on 06/19/2025.

A re-inspection has been scheduled for 08/26/2025 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 inoperable, repair	O
4.4	Other Rooms/Security Closet door missing knobs and striker plates, install	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



7/1/2025

FAILED INSPECTION NOTICE

Grover & Norma Sanchez
4668 Shetland Way
Antioch, CA 94531-9314

Property:
12548 SAN PABLO AVE Apt A
RICHMOND, CA 94805-1468-

PropID:
Client ID: 5784

Dear Owner/Agent,

This letter is to inform you that your property at **12548 SAN PABLO AVE Apt A RICHMOND, CA 94805-1468** failed the Housing Quality Standards (HQS) inspection on 06/19/2025.

A re-inspection has been scheduled for 08/26/2025 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>
8.1	General Health and Safety/Access to Unit Install unit number on front door "A"	O
2.3	Kitchen/Electrical Hazards Non GFI outlet on right end of countertop has open ground, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock from hall closet door	T
4.5	Other Rooms/Window Condition Install quick release for security bars and window screen	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair	O



7/1/2025

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



7/1/2025

FAILED INSPECTION NOTICE

David Page
2601 Carquinez Ave
El Cerrito, CA 94530-1529

Property:
705 34TH ST
RICHMOND, CA 94805-1767-

PropID:
Client ID: 4018

Dear Owner/Agent,

This letter is to inform you that your property at **705 34TH ST RICHMOND, CA 94805-1767** failed the Housing Quality Standards (HQS) inspection on 06/19/2025.

A re-inspection has been scheduled for 08/26/2025 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>
4.5	Other Rooms/Window Condition Tenant to move furniture blocking access to window (fire exit)	T
3.12	Bathroom/Tub or Shower Shower head leaking, repair	O
	Surface rust in tub, repair	
2.10	Kitchen/Stove or Range with Oven Front left burner inoperable, repair	O



7/1/2025

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



7/1/2025

FAILED INSPECTION NOTICE

Zhi Bin Zhang
2884 Hilltop Mall Rd
Richmond, CA 94806

Property:
2856 HILLTOP MALL RD
RICHMOND, CA 94806-2100-

PropID:
Client ID: 7953

Dear Owner/Agent,

This letter is to inform you that your property at **2856 HILLTOP MALL RD RICHMOND, CA 94806-2100** failed the Housing Quality Standards (HQS) inspection on 06/19/2025.

A re-inspection has been scheduled for 08/26/2025 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>
8.7	General Health and Safety/Other Interior Hazards Replace common area some detectors level 1, 2, 3 as they have all exceeded 10 year lifespan.	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. Exceeds 10 year lifespan.	O



7/1/2025

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