



7/1/2025

FAILED INSPECTION NOTICE

Eileen McDavid
1400 Pinnacle Ct # 118
Pt Richmond, CA 94801-4175

Property:
1201 BRICKYARD Apt #206
RICHMOND, CA 94801-4141-

PropID:
Client ID: 2178

Dear Owner/Agent,

This letter is to inform you that your property at **1201 BRICKYARD Apt #206 RICHMOND, CA 94801-4141** failed the Housing Quality Standards (HQS) inspection on 06/23/2025.

A re-inspection has been scheduled for 08/27/2025 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
8.8	General Health and Safety/Elevators The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.	O
3.12	Bathroom/Tub or Shower Shower head leaking, repair	O
	Install safety guides for glass shower doors	
3.3	Bathroom/Electrical Hazards Outlet has hot/neutral reverse, repair	O
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. Replace cracked receptacles on left and right side of window	O
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. Replace multiple cracked receptacles in living room and sun room	O



7/1/2025

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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



7/1/2025

FAILED INSPECTION NOTICE

Alexandra L Hewitt
2312 Haldis Way
Sacramento, CA 95822-2217

Property:
1201 BRICKYARD WAY Apt #407
RICHMOND, CA 94801-4143-

PropID:
Client ID: 3596

Dear Owner/Agent,

This letter is to inform you that your property at **1201 BRICKYARD WAY Apt #407 RICHMOND, CA 94801-4143** failed the Housing Quality Standards (HQS) inspection on 06/23/2025.

A re-inspection has been scheduled for 08/27/2025 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.

Area	REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS	Tenant/Owner
8.8	General Health and Safety/Elevators The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.	O
1.3	Living Room/Electrical Hazards Ceiling light inoperable, repair	O
2.3	Kitchen/Electrical Hazards Kitchen light inoperable, repair	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.	O
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
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle left of bedroom window	O



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7/1/2025

FAILED INSPECTION NOTICE

James & Constance Brennan
130 Randall Ave
Vacaville, CA 95687

Property:
2937 DE ANZA DR
RICHMOND, CA 94803-2401-

PropID:
Client ID: 1761

Dear Owner/Agent,

This letter is to inform you that your property at **2937 DE ANZA DR RICHMOND, CA 94803-2401** failed the Housing Quality Standards (HQS) inspection on 06/23/2025.

A re-inspection has been scheduled for 08/27/2025 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>
4.5	Other Rooms/Window Condition Tenant to move large dresser/mirror preventing direct access to window. Unable to access, tenant to provide access and clear items blocking sole fire exit in bedroom.	T
8.1	General Health and Safety/Access to Unit Install door sweep on rear door in garage to prevent light/air intrusion.	O

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7/1/2025

FAILED INSPECTION NOTICE

Toby Bielawski
450 Boynton Ave
Berkeley, CA 94707

Property:
5616 SACRAMENTO AVE
RICHMOND, CA 94804-

PropID:
Client ID: 13247

Dear Owner/Agent,

This letter is to inform you that your property at **5616 SACRAMENTO AVE RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 06/23/2025.

A re-inspection has been scheduled for 08/29/2025 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>
5.4	Secondary Rooms/Other Potential Hazardous Features Window above laundry appliances missing screen, install	O
4.4	Other Rooms/Security Remove keyed lock from interior door. Remove deadbolt lock from bedroom door as well.	O

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7/1/2025

FAILED INSPECTION NOTICE

Sierra Vista Properties Llc
8 Honey Hill Rd
Orinda, CA 94563-1512

Property:
248 23RD ST Apt 1
RICHMOND, CA 94804-

PropID:
Client ID: 14973

Dear Owner/Agent,

This letter is to inform you that your property at **248 23RD ST Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 06/23/2025.

A re-inspection has been scheduled for 08/29/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area some detector in unit	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters in living room and front room inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards Smoke detector in kitchen missing, base present. Remove as unit needs one common area smoke detector or replace	O
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
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
2.11	Kitchen/Refrigerator Light inoperable, repair	O
2.3	Kitchen/Electrical Hazards Replace missing cover plates on 2 outlets in kitchen, one left side of counter, 2nd is on wall across from countertop	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	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.	O
2.6	Kitchen/Ceiling Condition Clean discoloration on ceiling and kitchen vent fan, excessive grease splatter	T



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7/1/2025

FAILED INSPECTION NOTICE

Sierra Vista Properties Llc
8 Honey Hill Rd
Orinda, CA 94563-1512

Property:
248 23RD ST Apt 2
RICHMONC, CA 94804-

PropID:
Client ID: 14973

Dear Owner/Agent,

This letter is to inform you that your property at **248 23RD ST Apt 2 RICHMONC, CA 94804** failed the Housing Quality Standards (HQS) inspection on 06/23/2025.

A re-inspection has been scheduled for 08/29/2025 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches. Heavy infestation throughout unit	O
3.12	Bathroom/Tub or Shower Install safety guides for shower doors	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.	T
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector in unit Install carbon monoxide detector in unit, gas appliances present	O



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Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Carol Umanzor
1836 Esmond Ave
Richmond, CA 94804

Property:
712 S 45TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 19520

Dear Owner/Agent,

This letter is to inform you that your property at **712 S 45TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 06/23/2025.

A re-inspection has been scheduled for 08/29/2025 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.



7/1/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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
8.1	General Health and Safety/Access to Unit Portion of address on front of unit missing. replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace	O
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down brush in front of unit that is covering portion of sidewalk.	O
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.	O
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
3.12	Bathroom/Tub or Shower The tub, shower is clogged.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair. Digital thermostat has no display	O
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
6.4	Building Exterior/Condition of Exterior Surfaces Outlet in rear of unit next to hot water heater missing weatherproof cover, install.	O



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Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Pedro Perez
175 W St James St Unit 801
San Jose, CA 95110

Property:
746 S 49TH ST
RICHMOND, CA 94804-4427-

PropID:
Client ID: 8511

Dear Owner/Agent,

This letter is to inform you that your property at **746 S 49TH ST RICHMOND, CA 94804-4427** failed the Housing Quality Standards (HQS) inspection on 06/23/2025.

A re-inspection has been scheduled for 08/29/2025 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>
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
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair	O
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair	O



7/1/2025

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Sincerely,

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Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Van Tu & Boi Kim Trinh
126 Harold Ave
San Francisco, CA 94112-2334

Property:
3320 ESMOND AVE
RICHMOND, CA 94805-1323-

PropID:
Client ID: 8500

Dear Owner/Agent,

This letter is to inform you that your property at **3320 ESMOND AVE RICHMOND, CA 94805-1323** **failed** the Housing Quality Standards (HQS) inspection on 06/23/2025.

A re-inspection has been scheduled for 08/26/2025 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>
1.4	Living Room/Security Remove latch style add on lock from front door	T
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, replace/install	T
2.12	Kitchen/Sink Garbage disposal inoperable, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features Install window screen in laundry area	O
4.3	Other Rooms/Electrical Hazards Light switch cover missing, replace	T
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
4.5	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
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weatherproof cover, install	O
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling from yard	T

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Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Anshu Thapa Kc & Mahan Kc
3237 Estates Ave
Pinole, CA 94564

Property:
327 36TH ST
RICHMOND, CA 94805-2125-

PropID:
Client ID: 19527

Dear Owner/Agent,

This letter is to inform you that your property at **327 36TH ST RICHMOND, CA 94805-2125** failed the Housing Quality Standards (HQS) inspection on 06/23/2025.

A re-inspection has been scheduled for 08/26/2025 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>
8.1	General Health and Safety/Access to Unit Install turnstyle knob on front screen door	O
	Install door sweep on rear door to prevent air/light intrusion	
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector level 2 inoperable, repair or replace	O
4.3	Other Rooms/Electrical Hazards No access to outlets for inspection, tenant to clear items in room to allow access for inspection	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



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Sincerely,

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Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Anshu Thapa Kc & Mahan Kc
3237 Estates Ave
Pinole, CA 94564

Property:
329 36TH ST
RICHMOND, CA 94805-2125-

PropID:
Client ID: 19527

Dear Owner/Agent,

This letter is to inform you that your property at **329 36TH ST RICHMOND, CA 94805-2125** failed the Housing Quality Standards (HQS) inspection on 06/23/2025.

A re-inspection has been scheduled for 08/26/2025 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>
8.7	General Health and Safety/Other Interior Hazards Hall light level 2 inoperable, repair	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.	O
3.12	Bathroom/Tub or Shower Shower head leaking, repair	O
2.3	Kitchen/Electrical Hazards Right light inoperable, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door that leads to exterior of complex	O



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7/1/2025

FAILED INSPECTION NOTICE

Anshu Thapa Kc & Mahan Kc
3237 Estates Ave
Pinole, CA 94564

Property:
331 36TH ST
RICHMOND, CA 94805-2125-

PropID:
Client ID: 19527

Dear Owner/Agent,

This letter is to inform you that your property at **331 36TH ST RICHMOND, CA 94805-2125** failed the Housing Quality Standards (HQS) inspection on 06/23/2025.

A re-inspection has been scheduled for 08/26/2025 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>
8.1	General Health and Safety/Access to Unit Install turnstile knob on screen door, missing	O
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	O
3.5	Bathroom/Window Condition 1- Window wont close as designed, repair 2- Install window screen	O
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 insturctions.	T
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke alarm in garage missing, replace	T
2.10	Kitchen/Stove or Range with Oven Ventilation fan above stove inoperable, repair	O
8.4	General Health and Safety/Garbage and Debris Remove clutter in rear yard	O



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