



7/1/2025

FAILED INSPECTION NOTICE

Mai X Huynh
Ricky Chan
15523 Sedgeman St
San Leandro, CA 94579

Property:
1832 GAYNOR AVE
RICHMOND, CA 94801-2535-

PropID:
Client ID: 9457

Dear Owner/Agent,

This letter is to inform you that your property at **1832 GAYNOR AVE RICHMOND, CA 94801-2535** **failed** the Housing Quality Standards (HQS) inspection on 06/27/2025.

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.



7/1/2025

FAILED INSPECTION NOTICE

<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 deadbolt on rear door	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair or convert to two prong	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. Jack & Jill door in bedroom #6	T
2.5	Kitchen/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
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, replace	T
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet to floor in bedroom #4 level 2	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
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair or convert to two prong	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



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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

Basil J R Hobler
185 Riviera Dr
San Rafael, CA 94901-1525

Property:
3436 STEWARTON DR
RICHMOND, CA 94803-2038-

PropID:
Client ID: 9450

Dear Owner/Agent,

This letter is to inform you that your property at **3436 STEWARTON DR RICHMOND, CA 94803-2038** **failed** the Housing Quality Standards (HQS) inspection on 06/27/2025.

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>
2.3	Kitchen/Electrical Hazards install gfi next to sink.	O
3.3	Bathroom/Electrical Hazards install gfi next ti sink.	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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Keisha Nichole Smith
9212 Fry Road, Suite 105-258
Cypress, TX 77494

Property:
2923 BIRMINGHAM DR
RICHMOND, CA 94806-2630-

PropID:
Client ID: 16275

Dear Owner/Agent,

This letter is to inform you that your property at **2923 BIRMINGHAM DR RICHMOND, CA 94806-2630** failed the Housing Quality Standards (HQS) inspection on 06/27/2025.

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>
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
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
5.4	Secondary Rooms/Other Potential Hazardous Features Install smoke detector in sun room, used as a living space	O



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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