



6/22/2026

FAILED INSPECTION NOTICE

Hyriten Llc
Zhiming Feng
362 Sailfish Isle
Foster City, CA 94404-1842

Property:
317 DUBOCE
RICHMOND, CA 94801-1936-

PropID:
Client ID: 8524

Dear Owner/Agent,

This letter is to inform you that your property at **317 DUBOCE RICHMOND, CA 94801-1936** failed the Housing Quality Standards (HQS) inspection on 06/18/2026.

A re-inspection has been scheduled for 07/27/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.12	Kitchen/Sink wall/caulking behind sink very badly worn/damaged - repair/recaulk/repaint
3.12	Bathroom/Tub or Shower tub chipping/peeling - resurface/repair/replace
4.4	Other Rooms/Security bedroom door have holes/damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat - inop/missing - repair/replace



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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



6/22/2026

FAILED INSPECTION NOTICE

Kwok Ching Luk
Veronica Luk
1245 Greenway Dr
El Sobrante, CA 94803-1209

Property:
2901 RHEEM AVE
RICHMOND, CA 94804-1143-

PropID:
Client ID: 10565

Dear Owner/Agent,

This letter is to inform you that your property at **2901 RHEEM AVE RICHMOND, CA 94804-1143** failed the Housing Quality Standards (HQS) inspection on 06/18/2026.

A re-inspection has been scheduled for 07/29/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector exceeds 10 year life span (2013), replace

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



6/22/2026

FAILED INSPECTION NOTICE

Mark David Lowenthal
Access Property Management
Po Box 6444
Vallejo, CA 94591

Property:
639 32ND ST
RICHMOND, CA 94804-1533-

PropID:
Client ID: 9128

Dear Owner/Agent,

This letter is to inform you that your property at **639 32ND ST RICHMOND, CA 94804-1533** failed the Housing Quality Standards (HQS) inspection on 06/18/2026.

A re-inspection has been scheduled for 07/29/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose - repair/replace

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Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

Andrew Wong
2205 Scenic St
El Cerrito, CA 94530-1809

Property:
5724 MADISON AVE
RICHMOND, CA 94804-4843-

PropID:
Client ID: 12370

Dear Owner/Agent,

This letter is to inform you that your property at **5724 MADISON AVE RICHMOND, CA 94804-4843** **failed** the Housing Quality Standards (HQS) inspection on 06/18/2026.

A re-inspection has been scheduled for 07/29/2026 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>
2.12 Kitchen/Sink	Dishwasher inoperable, repair/replace or remove 6/18/2026 Dishwasher drains through air gap, repair
4.10 Other Rooms/Smoke Detectors	Replace, exceeds 10 year life span

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Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

Patricia Hopkins
3333 N Nambe Dr
Tucson, AZ 85749

Property:
1903 SAN BENITO ST
RICHMOND, CA 94804-5332-

PropID:
Client ID: 9083

Dear Owner/Agent,

This letter is to inform you that your property at **1903 SAN BENITO ST RICHMOND, CA 94804-5332** **failed** the Housing Quality Standards (HQS) inspection on 06/18/2026.

A re-inspection has been scheduled for 07/29/2026 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

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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6/22/2026

FAILED INSPECTION NOTICE

Jampa Dhondup
3217 Yosemite Ave
El Cerrito, CA 94530

Property:
6214 SUTTER AVE
RICHMOND, CA 94804-5352-

PropID:
Client ID: 18118

Dear Owner/Agent,

This letter is to inform you that your property at **6214 SUTTER AVE RICHMOND, CA 94804-5352** failed the Housing Quality Standards (HQS) inspection on 06/18/2026.

A re-inspection has been scheduled for 07/28/2026 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>
8.7	General Health and Safety/Other Interior Hazards Replace missing common area smoke detectors (x2)
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.
4.5	Other Rooms/Window Condition Address/clean discoloration on window
5.4	Secondary Rooms/Other Potential Hazardous Features Install smoke detector in garage
2.10	Kitchen/Stove or Range with Oven Range hood fan inoperable, repair



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