



7/7/2026

FAILED INSPECTION NOTICE

Louis Alexander Wong
1217 Sherlock Way
Concord, CA 94521

Property:
585 8TH ST
RICHMOND, CA 94801-2781-

PropID:
Client ID: 19371

Dear Owner/Agent,

This letter is to inform you that your property at **585 8TH ST RICHMOND, CA 94801-2781** failed the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/07/2026 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>
4.4	Other Rooms/Security NO access, tenant to provide access for inspection
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.
1.5	Living Room/Window Condition 1. Window at entry of unit will not close properly, repair 2. Install window screens on dining room windows 3. Left living room window will not stay open without prop, repair
3.7	Bathroom/Wall Condition Repair damaged tile behind sink
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink
8.4	General Health and Safety/Garbage and Debris Remove excessive clutter on rear deck



7/7/2026

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



7/7/2026

FAILED INSPECTION NOTICE

Louis Alexander Wong
1217 Sherlock Way
Concord, CA 94521

Property:
583 8TH ST
RICHMOND, CA 94801-2781-

PropID:
Client ID: 19371

Dear Owner/Agent,

This letter is to inform you that your property at **583 8TH ST RICHMOND, CA 94801-2781** failed the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/07/2026 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>
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.
8.1	General Health and Safety/Access to Unit Replace missing striker plate on rear door frame
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, batteries removed. Repair



7/7/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Todd A & Sarah E Richards
9323 N 69Th St
Paradise Valley, AZ 85253

Property:
1541 SANTA CLARA ST
RICHMOND, CA 94804-5042-

PropID:
Client ID: 3382

Dear Owner/Agent,

This letter is to inform you that your property at **1541 SANTA CLARA ST RICHMOND, CA 94804-5042** **failed** the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/10/2026 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.

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Sana Peterson Webb
5849 Robinhood Dr
El Sobrante, CA 94803

Property:
933 37TH ST
RICHMOND, CA 94805-

PropID:
Client ID: 17709

Dear Owner/Agent,

This letter is to inform you that your property at **933 37TH ST RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/10/2026 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.



7/7/2026

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
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.
	2. Install quick release for security bars
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacle in kitchen
2.12	Kitchen/Sink Garbage disposal inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

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



7/7/2026

FAILED INSPECTION NOTICE

Gyandip Lama
5210 Victor Ave
El Cerrito, CA 94530

Property:
733 36TH ST
RICHMOND, CA 94805-

PropID:
Client ID: 18548

Dear Owner/Agent,

This letter is to inform you that your property at **733 36TH ST RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/10/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2x toilet bases loose - repair/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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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

James F Tre Bisso
4100 Barrett Ave
Richmond, CA 94805

Property:
4100 BARRETT AVE
RICHMOND, CA 94805-1828-

PropID:
Client ID: 17871

Dear Owner/Agent,

This letter is to inform you that your property at **4100 BARRETT AVE RICHMOND, CA 94805-1828** **failed** the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/10/2026 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>
4.10	Other Rooms/Smoke Detectors Replace smoke detectors in all 3 bedrooms, they have exceeded 10 year life span
8.7	General Health and Safety/Other Interior Hazards Replace common area smoke detector, exceeds 10 year life span

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



7/7/2026

FAILED INSPECTION NOTICE

James F Tre Bisso
4100 Barrett Ave
Richmond, CA 94805

Property:
4102 BARRETT AVE
RICHMOND, CA 94805-1828-

PropID:
Client ID: 17871

Dear Owner/Agent,

This letter is to inform you that your property at **4102 BARRETT AVE RICHMOND, CA 94805-1828** **failed** the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/10/2026 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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle underneath window
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span

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



7/7/2026

FAILED INSPECTION NOTICE

James F Tre Bisso
4100 Barrett Ave
Richmond, CA 94805

Property:
4104 BARRETT AVE
RICHMOND, CA 94805-1828-

PropID:
Client ID: 17871

Dear Owner/Agent,

This letter is to inform you that your property at **4104 BARRETT AVE RICHMOND, CA 94805-1828** **failed** the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/10/2026 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 NO ELECTRICITY IN UNIT
8.6	General Health and Safety/Interior Stairs and Common Halls Replace smoke detector, exceeds 10 year life span
3.12	Bathroom/Tub or Shower Leak behind center control knob, repair

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Merchant Properties Llc
406 Linda Ave
Piedmont, CA 94611

Property:
3522 BARRETT AVE
RICHMOND, CA 94805-2100-

PropID:
Client ID: 18758

Dear Owner/Agent,

This letter is to inform you that your property at **3522 BARRETT AVE RICHMOND, CA 94805-2100** **failed** the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/10/2026 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>
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.
2.12	Kitchen/Sink Resurface kitchen sink
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.



7/7/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Hector & Mirma Jerez
1316 Liberty St
El Cerrito, CA 94530

Property:
472 34TH ST
RICHMOND, CA 94805-2117-

PropID:
Client ID: 18441

Dear Owner/Agent,

This letter is to inform you that your property at **472 34TH ST RICHMOND, CA 94805-2117** failed the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/10/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards 2nd fl smoke/Co detector missing

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



7/7/2026

FAILED INSPECTION NOTICE

Suman Tamang
4816 Full Moon Dr
El Sobrante, CA 94803

Property:
340 KEY BLVD
RICHMOND, CA 94805-2426-

PropID:
Client ID: 19202

Dear Owner/Agent,

This letter is to inform you that your property at **340 KEY BLVD RICHMOND, CA 94805-2426** failed the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/10/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke - missing/inop

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Suman Tamang
4816 Full Moon Dr
El Sobrante, CA 94803

Property:
344 KEY BLVD
RICHMOND, CA 94805-2426-

PropID:
Client ID: 19202

Dear Owner/Agent,

This letter is to inform you that your property at **344 KEY BLVD RICHMOND, CA 94805-2426** failed the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/10/2026 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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair/replace shower head missing - repair/replace

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Hana Tre Luu
707 Maddux Dr
Daly City, CA 94015

Property:
425 FIELDSTONE DR
RICHMOND, CA 94806-

PropID:
Client ID: 17558

Dear Owner/Agent,

This letter is to inform you that your property at **425 FIELDSTONE DR RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/07/2026 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.



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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
5.3	Secondary Rooms/Electrical Hazards Garage outlets missing cover plates, replace
8.1	General Health and Safety/Access to Unit 1. Install patio door screen 2. Front door missing lock mechanism, replace
8.10	General Health and Safety/Site and Neighborhood Conditions Left side entry gate damaged, repair
2.12	Kitchen/Sink 1. Subflooring damaged, repair 2. Dishwasher inoperable, repair
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles in kitchen by sink
2.10	Kitchen/Stove or Range with Oven Rear burners not self lighting, repair
8.7	General Health and Safety/Other Interior Hazards Secure second level common area smoke detector
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.
4.8	Other Rooms/Floor Condition Carpet torn at entry, repair
4.4	Other Rooms/Security Install striker plate on door frame



7/7/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Rajesh Patel
2300 Henry Ave
Pinole, CA 94564

Property:
5029 MATCH CT
RICHMOND, CA 94806-

PropID:
Client ID: 17609

Dear Owner/Agent,

This letter is to inform you that your property at **5029 MATCH CT RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/10/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls 1st floor common area smoke detector missing, replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles in kitchen by sink

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



7/7/2026

FAILED INSPECTION NOTICE

Deedar Bhachu
109 Ash Ct
Hercules, CA 94547

Property:
2995 MC KENZIE DR
RICHMOND, CA 94806-2612-

PropID:
Client ID: 17863

Dear Owner/Agent,

This letter is to inform you that your property at **2995 MC KENZIE DR RICHMOND, CA 94806-2612** **failed** the Housing Quality Standards (HQS) inspection on 06/30/2026.

A re-inspection has been scheduled for 08/10/2026 between 11:00AM and 02:00PM.

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Area	REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS
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.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet left of bed
4.7	Other Rooms/Wall Condition Clean discoloration on walls
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
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.
8.1	General Health and Safety/Access to Unit Install door sweep on garage door that leads to exterior
	2. Front security gate damaged, cutting hazard, repair or replace



7/7/2026

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