



7/31/2023

**FAILED INSPECTION NOTICE**

Sonia M Paredes Deza  
2990 Groom Dr  
San Pablo, CA 94806

Property:  
414 BARRETT AVE  
RICHMOND, CA 94801-2629-

PropID:  
Client ID: 9037

Dear Owner/Agent,

This letter is to inform you that your property at **414 BARRETT AVE RICHMOND, CA 94801-2629** **failed** the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/28/2023 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>
4.3	Other Rooms/Electrical Hazards install missing outlet cover	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
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rear staircase deteriorating, loose boards, repair/replace	O



7/31/2023

**FAILED INSPECTION NOTICE**

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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



7/31/2023

**FAILED INSPECTION NOTICE**

Feng Ling Song  
2247 25Th Ave  
San Francisco, CA 94116

Property:  
209 BISSELL AVE  
RICHMOND, CA 94801-3461-

PropID:  
Client ID: 19157

Dear Owner/Agent,

This letter is to inform you that your property at **209 BISSELL AVE RICHMOND, CA 94801-3461** failed the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/28/2023 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.



7/31/2023

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink 1.faucet dripping constantly, repair  2. sink leaking, repair	O
2.10	Kitchen/Stove or Range with Oven ventilation fa/light inop, repair/replace	O
2.13	Kitchen/Space for Storage, Prep and Serving 1.replace bottom of cabinet under sink, water damaged  2. cabinet door broken under sink	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
8.7	General Health and Safety/Other Interior Hazards 1. common area downstairs smoke detector inop, repair  2. install common area co detector downstairs  3. install common area co/smoke detector upstairs	O
3.5	Bathroom/Window Condition install screen upstairs bathroom	O
2.6	Kitchen/Ceiling Condition evidence of water damage, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features washing machine backing up plumbing, repair	O
7.6	Heating and Plumbing/Plumbing upstairs tub drainage is leaking from exterior drainage pipes onto rear porch roof, repair	O



7/31/2023

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/31/2023

**FAILED INSPECTION NOTICE**

May M Tre Luke  
Winkler Real Estate Group  
1215 Solano Ave  
Albany, CA 94706

Property:  
40 18TH ST Apt C  
RICHMOND, CA 94801-3662-

PropID:  
Client ID: 18658

Dear Owner/Agent,

This letter is to inform you that your property at **40 18TH ST Apt C RICHMOND, CA 94801-3662** failed the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/28/2023 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop, repair	O
7.4	Heating and Plumbing/Water Heater no access to hot water heater, owner must provide access to water heater	O
8.7	General Health and Safety/Other Interior Hazards co detector missing, install	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/31/2023

**FAILED INSPECTION NOTICE**

Franca & Thomas Tallerico  
2035 Tamalpais Ave  
El Cerrito, CA 94530-1847

Property:  
558 33RD ST  
RICHMOND, CA 94804-1536-

PropID:  
Client ID: 3178

Dear Owner/Agent,

This letter is to inform you that your property at **558 33RD ST RICHMOND, CA 94804-1536** failed the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/29/2023 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>
6.4	Building Exterior/Condition of Exterior Surfaces house has excessive peeling paint on exterior, repair	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/31/2023

**FAILED INSPECTION NOTICE**

Kendra & Joshua Collins  
959 Spruce St  
Berkeley, CA 94707

Property:  
4436 TAFT AVE  
RICHMOND, CA 94804-3448-

PropID:  
Client ID: 16280

Dear Owner/Agent,

This letter is to inform you that your property at **4436 TAFT AVE RICHMOND, CA 94804-3448** failed the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/29/2023 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>
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Sincerely,

City of Richmond  
Residential Rental Inspections Program





7/31/2023

**FAILED INSPECTION NOTICE**

Daniel Navon  
1160 Keith Ave  
Berkeley, CA 94708-1607

Property:  
31 CUTTING CT  
RICHMOND, CA 94804-4217-

PropID:  
Client ID: 12941

Dear Owner/Agent,

This letter is to inform you that your property at **31 CUTTING CT RICHMOND, CA 94804-4217** failed the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/29/2023 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>
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector downstairs	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
4.4	Other Rooms/Security Remove keyed lock from interior door. unable to inspect unit due to door being locked	O
3.3	Bathroom/Electrical Hazards install Gfi upstairs hallway bath	O



7/31/2023

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/31/2023

**FAILED INSPECTION NOTICE**

Lisa Kokin  
5518 Circle Dr  
El Sobrante, CA 94803-1502

Property:  
623 38TH ST  
RICHMOND, CA 94805-1701-

PropID:  
Client ID: 10468

Dear Owner/Agent,

This letter is to inform you that your property at **623 38TH ST RICHMOND, CA 94805-1701** failed the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/28/2023 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>
7.4	Heating and Plumbing/Water Heater 1.install hot water heater earthquake safety straps.  2. intall coverplate on outlet in hot waterheater closet	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/31/2023

**FAILED INSPECTION NOTICE**

Michael Alan Johnson  
6664 Colton Blvd  
Oakland, CA 94611

Property:  
764 34TH ST  
RICHMOND, CA 94805-1770-

PropID:  
Client ID: 9096

Dear Owner/Agent,

This letter is to inform you that your property at **764 34TH ST RICHMOND, CA 94805-1770** failed the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/28/2023 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>
3.3	Bathroom/Electrical Hazards Install gfi outlet	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector to laundryroom	O
2.3	Kitchen/Electrical Hazards replace burned outlet	O
3.12	Bathroom/Tub or Shower low water pressure for tub, repair	O



7/31/2023

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/31/2023

**FAILED INSPECTION NOTICE**

Robert L Harris  
4082 Sequoyah Rd  
Oakland, CA 94605-4538

Property:  
650 39TH ST  
RICHMOND, CA 94805-1806-

PropID:  
Client ID: 5437

Dear Owner/Agent,

This letter is to inform you that your property at **650 39TH ST RICHMOND, CA 94805-1806** failed the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/28/2023 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>
8.7	General Health and Safety/Other Interior Hazards 1.install common area smoke detector upstairs	O
	2. common area smoke detector on main level inop, repair	
3.5	Bathroom/Window Condition upstairs bathroom window must be openable and remain open without props.	O
2.12	Kitchen/Sink kitchen faucet knob broken, replace	O
4.7	Other Rooms/Wall Condition wall has evidence of water damage, repair	O
4.3	Other Rooms/Electrical Hazards install missing outlet cover,next to window	O
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light switch inop,repair	O
1.5	Living Room/Window Condition Window must be openable and remain open without props.	O



7/31/2023

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Residential Rental Inspections Program



7/31/2023

**FAILED INSPECTION NOTICE**

Ashley Family Trust  
Fred Ashley, Trustee  
4164 Tahoe Vista Dr  
Rocklin, CA 95765

Property:  
3704 ROOSEVELT AVE  
RICHMOND, CA 94805-2204-

PropID:  
Client ID: 12803

Dear Owner/Agent,

This letter is to inform you that your property at **3704 ROOSEVELT AVE RICHMOND, CA 94805-2204** **failed** the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/28/2023 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>
3.1	Bathroom/Bathroom Present bathroom under construction, finish remodel	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program





7/31/2023

**FAILED INSPECTION NOTICE**

Dinora Sanchez  
1602 Garvin Ave  
Richmond, CA 94801

Property:  
3127 ALTA MIRA DR  
RICHMOND, CA 94806-

PropID:  
Client ID: 17656

Dear Owner/Agent,

This letter is to inform you that your property at **3127 ALTA MIRA DR RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/28/2023 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>
3.7	Bathroom/Wall Condition master bathroom wall has evidence of water damage	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
3.12	Bathroom/Tub or Shower tub hallway bath peeling, resurface/replace tub	O
4.4	Other Rooms/Security remove all keyed doorlocks from bedrooms x2	O



7/31/2023

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Residential Rental Inspections Program



7/31/2023

**FAILED INSPECTION NOTICE**

Lawrence Mah  
13953 Candlewood Dr  
Sylmar, CA 91342

Property:  
2834 LOYOLA AVE  
RICHMOND, CA 94806-

PropID:  
Client ID: 17563

Dear Owner/Agent,

This letter is to inform you that your property at **2834 LOYOLA AVE RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/28/2023 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>
1.3	Living Room/Electrical Hazards light switch cover missing, install	O
5.2	Secondary Rooms/Security diningroom door frame damaged/missing pieces, repair/replace	O
5.3	Secondary Rooms/Electrical Hazards diningroom light switch cover missing	O
4.3	Other Rooms/Electrical Hazards light switch cover missing, install both bedrooms	O



7/31/2023

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/31/2023

**FAILED INSPECTION NOTICE**

Keith Slipper  
Po Box 60352  
Palo Alto, CA 94306-0352

Property:  
4212 MCGLOTHEN WAY  
RICHMOND, CA 94806-1810-

PropID:  
Client ID: 8586

Dear Owner/Agent,

This letter is to inform you that your property at **4212 MCGLOTHEN WAY RICHMOND, CA 94806-1810** failed the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/28/2023 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>
1.7	Living Room/Wall Condition replace deteriorating floor	O
3.12	Bathroom/Tub or Shower shower inop hallway bathroom	O
4.5	Other Rooms/Window Condition all window sills in house has excessive black discoloration,remove X3 bedrooms	O
4.8	Other Rooms/Floor Condition The floor has a defect which exposes the tenant to a hazard. hole in floor	O
4.7	Other Rooms/Wall Condition Repair wall hole.	O
7.2	Heating and Plumbing/Safety of Heating Equipment heater inoperable, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls replace deteriorating floor, hallway	O



7/31/2023

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/31/2023

**FAILED INSPECTION NOTICE**

Yuanhua Kong  
Peter Zou  
950 Quintara St #Apt 4  
San Francisco, CA 94116-1267

Property:  
1520 24TH ST  
RICHMOND, CA 94806-4506-

PropID:  
Client ID: 10471

Dear Owner/Agent,

This letter is to inform you that your property at **1520 24TH ST RICHMOND, CA 94806-4506** failed the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/28/2023 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>
3.3	Bathroom/Electrical Hazards install Gfi outlet	O
8.7	General Health and Safety/Other Interior Hazards install common area co and smoke detectors	O

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



7/31/2023

**FAILED INSPECTION NOTICE**

Vincent Taboada  
1208 Earnest St  
Hercules, CA 94547-2728

Property:  
3112 OVERLOOK WAY  
RICHMOND, CA 94806-5730-

PropID:  
Client ID: 1678

Dear Owner/Agent,

This letter is to inform you that your property at **3112 OVERLOOK WAY RICHMOND, CA 94806-5730** **failed** the Housing Quality Standards (HQS) inspection on 07/06/2023.

**A re-inspection has been scheduled for 08/28/2023 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>
2.12	Kitchen/Sink kitchen sink deteriorating/rusting resurface or replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls upstairs hallway light switch cover broken, replace	O

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