



7/23/2024

**FAILED INSPECTION NOTICE**

David F Ahmad  
2934 Moran Ave  
Richmond, CA 94804

Property:  
1269 29TH ST  
RICHMOND, CA 94804-

PropID:  
Client ID: 17399

Dear Owner/Agent,

This letter is to inform you that your property at **1269 29TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/09/2024.

**A re-inspection has been scheduled for 08/23/2024 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>
3.3	Bathroom/Electrical Hazards install Gfi outlet	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.

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



7/23/2024

**FAILED INSPECTION NOTICE**

Michael S & Yun Yun Chin  
32995 Lake Erie St  
Fremont, CA 94555-1219

Property:  
774 31ST ST  
RICHMOND, CA 94804-1408-

PropID:  
Client ID: 10017

Dear Owner/Agent,

This letter is to inform you that your property at **774 31ST ST RICHMOND, CA 94804-1408** failed the Housing Quality Standards (HQS) inspection on 07/09/2024.

**A re-inspection has been scheduled for 08/23/2024 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>
2.3	Kitchen/Electrical Hazards replace burned outlet, safety hazard	O
3.13	Bathroom/Ventilation The bathroom must have an openable window with a screen or a working vent system.	O

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Residential Rental Inspections Program



7/23/2024

**FAILED INSPECTION NOTICE**

Esperanza Plascencia  
Roberto Plascencia  
583 Naples St  
San Francisco, CA 94112

Property:  
448 27TH ST  
RICHMOND, CA 94804-1729-

PropID:  
Client ID: 19472

Dear Owner/Agent,

This letter is to inform you that your property at **448 27TH ST RICHMOND, CA 94804-1729** failed the Housing Quality Standards (HQS) inspection on 07/09/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrail for front staircase, safety hazard	O

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7/23/2024

**FAILED INSPECTION NOTICE**

Betty Cheng  
173 Granada Ave  
San Francisco, CA 94804

Property:  
145 S 35TH ST  
RICHMOND, CA 94804-3257-

PropID:  
Client ID: 17212

Dear Owner/Agent,

This letter is to inform you that your property at **145 S 35TH ST RICHMOND, CA 94804-3257** failed the Housing Quality Standards (HQS) inspection on 07/09/2024.

**A re-inspection has been scheduled for 08/23/2024 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>
2.13	Kitchen/Space for Storage, Prep and Serving bottom of cabinet under sink has evidence of water damage, repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose at base, reset toilet,	O
3.7	Bathroom/Wall Condition repair hole under light switch	O
2.3	Kitchen/Electrical Hazards light fixtures inoperable, repair	O
1.7	Living Room/Wall Condition repair excessive cracking on wall	O
4.3	Other Rooms/Electrical Hazards light fixture hanging down, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features install GFI outlet next to utility sink in garage	O



7/23/2024

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Residential Rental Inspections Program



7/23/2024

**FAILED INSPECTION NOTICE**

Jeffrey Corbin  
1453 Via Del Mar  
Niskayuna, NY 12309

Property:  
5534 JEFFERSON AVE Apt B  
RICHMOND, CA 94804-4848-

PropID:  
Client ID: 1343

Dear Owner/Agent,

This letter is to inform you that your property at **5534 JEFFERSON AVE Apt B RICHMOND, CA 94804-4848** failed the Housing Quality Standards (HQS) inspection on 07/09/2024.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O
2.10	Kitchen/Stove or Range with Oven replace deteriorating drip pans	O
3.12	Bathroom/Tub or Shower tub/shower enclosure deteriorating, holes, replace	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. 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 smoke detector is inoperable/missing, repair/replace  2. Unit must have one working carbon monoxide detector per level.	O



7/23/2024

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Residential Rental Inspections Program



7/23/2024

**FAILED INSPECTION NOTICE**

Harbinder Kaur Gill  
Po Box 2052  
Orangevale, CA 95662

Property:  
5419 MC BRYDE AVE  
RICHMOND, CA 94805-1142-

PropID:  
Client ID: 14736

Dear Owner/Agent,

This letter is to inform you that your property at **5419 MC BRYDE AVE RICHMOND, CA 94805-1142** **failed** the Housing Quality Standards (HQS) inspection on 07/09/2024.

**A re-inspection has been scheduled for 08/26/2024 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>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
7.4	Heating and Plumbing/Water Heater hot water heater must be equipped with both upper and lower earthquake safety straps	O
1.8	Living Room/Floor Condition install transition strip from Livingroom to kitchen, tripping hazard	O
1.4	Living Room/Security front door facia deteriorating, repair/replace	O
1.3	Living Room/Electrical Hazards install missing outlet covers	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O





7/23/2024

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/23/2024

**FAILED INSPECTION NOTICE**

Harbinder Kaur Gill  
Po Box 2052  
Orangevale, CA 95662

Property:  
5421 MC BRYDE AVE  
RICHMOND, CA 94805-1142-

PropID:  
Client ID: 14736

Dear Owner/Agent,

This letter is to inform you that your property at **5421 MC BRYDE AVE RICHMOND, CA 94805-1142** **failed** the Housing Quality Standards (HQS) inspection on 07/09/2024.

**A re-inspection has been scheduled for 08/26/2024 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>
2.10	Kitchen/Stove or Range with Oven vent hood deteriorating, excessive peeling paint, repair/replace	O
8.7	General Health and Safety/Other Interior Hazards 1. install common area smoke detector  2. Unit must have one carbon monoxide detector per level.	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O



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7/23/2024

**FAILED INSPECTION NOTICE**

George M Linton  
3055 Deseret Dr  
Richmond, CA 94803-2330

Property:  
919 37TH ST  
RICHMOND, CA 94805-1318-

PropID:  
Client ID: 4469

Dear Owner/Agent,

This letter is to inform you that your property at **919 37TH ST RICHMOND, CA 94805-1318** failed the Housing Quality Standards (HQS) inspection on 07/09/2024.

**A re-inspection has been scheduled for 08/26/2024 between 09:00AM and 12:00PM.**

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## FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition 1.. windows equipped with burglar bars must have a quick release for fire exit, safety hazard  2. 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
3.12	Bathroom/Tub or Shower 1. remove excessive black discoloration from tile in tub enclosure.  2. tub rusting, resurface  3. recaulk around tub	O
7.4	Heating and Plumbing/Water Heater 1. install pressure release valve discharge pipe  2. install earthquake safety straps	O
2.10	Kitchen/Stove or Range with Oven venthood light inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke and co detectors	O
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling install filter and ventilation cover for air intake for hvac system	O

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7/23/2024

**FAILED INSPECTION NOTICE**

Robert J & Melinda R Wellner  
1211 E Campbell Ave  
Campbell, CA 95008-2421

Property:  
631 AMADOR ST  
RICHMOND, CA 94805-1909-

PropID:  
Client ID: 1696

Dear Owner/Agent,

This letter is to inform you that your property at **631 AMADOR ST RICHMOND, CA 94805-1909** failed the Housing Quality Standards (HQS) inspection on 07/09/2024.

**A re-inspection has been scheduled for 08/26/2024 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>
2.5	Kitchen/Window Condition window sill deteriorating repair/replace	O
2.4	Kitchen/Security exit door blocked, no egress, remove items blocking exit door	T
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
3.3	Bathroom/Electrical Hazards 1. install Gfi outlet  2. light fixture has excessive rusting/deterioration, replace	O
2.11	Kitchen/Refrigerator 1. light inside inoperable., replace light  2. door handle missing, install	O
8.7	General Health and Safety/Other Interior Hazards 1. unit has excessive clutter and unsanitary conditions. health and safety hazard. clean and organize unit(tenant)  2. install common area smoke/co detectors in basement and main level of home (owner)	T
3.8	Bathroom/Floor Condition flooring deteriorating, replace	O
4.6	Other Rooms/Celing Condition ceiling sagging down, repair	O
4.7	Other Rooms/Wall Condition excessive black discoloration, repair	O
4.3	Other Rooms/Electrical Hazards light fixture inoperable, repair	O



7/23/2024

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