



7/23/2024

FAILED INSPECTION NOTICE

Michael Hernandez
1020 Francisca Ct
Pinole, CA 94564-1700

Property:
234 6TH ST
RICHMOND, CA 94801-3036-

PropID:
Client ID: 10329

Dear Owner/Agent,

This letter is to inform you that your property at **234 6TH ST RICHMOND, CA 94801-3036** failed the Housing Quality Standards (HQS) inspection on 07/22/2024.

A re-inspection has been scheduled for 08/26/2024 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.



7/23/2024

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards 1. light fixture not working as designed and missing covers 2. install Gfi outlets next to sink	O
2.10	Kitchen/Stove or Range with Oven ventilation fan/light inoperable, replace	O
2.12	Kitchen/Sink bottom of sink has evidence of water damage, repair	O
2.11	Kitchen/Refrigerator missing handle, repair/replace	O
8.7	General Health and Safety/Other Interior Hazards install common area co and smoke detectors up and 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. (all bedrooms)	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet loose upstairs hallway bath	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose, upstairs hallway bathroom	O
3.3	Bathroom/Electrical Hazards 1. install Gfi outlets in all bathrooms next to sink X3 2. light switch not working as designed, upstairs hallway bathroom	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. all bedroom X3	O



7/23/2024

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



7/23/2024

FAILED INSPECTION NOTICE

Celestino De La Campa
1020 Francisca Ct
Pinole, CA 94564

Property:
256 1ST ST
RICHMOND, CA 94801-3443-

PropID:
Client ID: 15161

Dear Owner/Agent,

This letter is to inform you that your property at **256 1ST ST RICHMOND, CA 94801-3443** failed the Housing Quality Standards (HQS) inspection on 07/22/2024.

A re-inspection has been scheduled for 08/26/2024 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>
2.10	Kitchen/Stove or Range with Oven 1. all burners must self-ignite 2. venthood/light inoperable, repair/replace	O
8.7	General Health and Safety/Other Interior Hazards common area co/smoke detectors inoperable, repair/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



7/23/2024

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



7/23/2024

FAILED INSPECTION NOTICE

Peggy Mocine
405 Washington Ave
Richmond, CA 94801

Property:
401 WASHINGTON AVE
RICHMOND, CA 94801-3938-

PropID:
Client ID: 18515

Dear Owner/Agent,

This letter is to inform you that your property at **401 WASHINGTON AVE RICHMOND, CA 94801-3938** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2024.

A re-inspection has been scheduled for 08/26/2024 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>
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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/23/2024

FAILED INSPECTION NOTICE

Peggy Mocine
405 Washington Ave
Richmond, CA 94801

Property:
84 TERRACE AVE
RICHMOND, CA 94801-3938-

PropID:
Client ID: 18515

Dear Owner/Agent,

This letter is to inform you that your property at **84 TERRACE AVE RICHMOND, CA 94801-3938** failed the Housing Quality Standards (HQS) inspection on 07/22/2024.

A re-inspection has been scheduled for 08/26/2024 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>
1.5	Living Room/Window Condition Replace broken living room window.	O
4.10	Other Rooms/Smoke Detectors install smoke and co detector upstairs.	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure loose exterior staircase railing leading up to front door.	O

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Residential Rental Inspections Program



7/23/2024

FAILED INSPECTION NOTICE

Ricardo Delgado
2230 Bryant St #44
San Francisco, CA 94110

Property:
2883 ANDRADE AVE
RICHMOND, CA 94804-1228-

PropID:
Client ID: 16191

Dear Owner/Agent,

This letter is to inform you that your property at **2883 ANDRADE AVE RICHMOND, CA 94804-1228** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2024.

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>
8.7	General Health and Safety/Other Interior Hazards install co/smoke detectors in garage/extra room	O

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Sincerely,

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Residential Rental Inspections Program



7/23/2024

FAILED INSPECTION NOTICE

Elisha Padilla
1619 E 33Rd St
Oakland, CA 94602-1533

Property:
768 33RD ST
RICHMOND, CA 94804-1412-

PropID:
Client ID: 12094

Dear Owner/Agent,

This letter is to inform you that your property at **768 33RD ST RICHMOND, CA 94804-1412** failed the Housing Quality Standards (HQS) inspection on 07/22/2024.

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>
3.12	Bathroom/Tub or Shower 1. tub peeling paint, resurface and recaulk	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit low water pressure, repair	O
7.4	Heating and Plumbing/Water Heater hot water heater discharge line must drain outside	O
8.7	General Health and Safety/Other Interior Hazards install smoke/co detectors in laundryroom	O



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Sincerely,

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Residential Rental Inspections Program



7/23/2024

FAILED INSPECTION NOTICE

Patricia Nunley
167 S 35Th St
Richmond, CA 94804

Property:
416 STEGE AVE
RICHMOND, CA 94804-3130-

PropID:
Client ID: 15477

Dear Owner/Agent,

This letter is to inform you that your property at **416 STEGE AVE RICHMOND, CA 94804-3130** failed the Housing Quality Standards (HQS) inspection on 07/22/2024.

A re-inspection has been scheduled for 08/23/2024 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>
8.10	General Health and Safety/Site and Neighborhood Conditions 1. clean yard 2. cut overgrown vegetation	O
6.4	Building Exterior/Condition of Exterior Surfaces install screens to cover ventilation holes on sides of house	O
1.4	Living Room/Security repair/replace damaged security door screen	O
2.3	Kitchen/Electrical Hazards light fixture inop	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector inoperable	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



7/23/2024

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/23/2024

FAILED INSPECTION NOTICE

Doug Planchon
PLANCHON ROOFING
2207 Emeric Ave
San Pablo, CA 94806-4894

Property:
5927 WENK AVE Apt B
RICHMOND, CA 94804-5057-

PropID:
Client ID: 3443

Dear Owner/Agent,

This letter is to inform you that your property at **5927 WENK AVE Apt B RICHMOND, CA 94804-5057** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2024.

A re-inspection has been scheduled for 08/26/2024 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>
2.10	Kitchen/Stove or Range with Oven 1. kitchen stove has a hole under burner/drip pan, replace	O
3.12	Bathroom/Tub or Shower tub stopper valve is pulling from tub, repair	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/23/2024

FAILED INSPECTION NOTICE

Doug Planchon
PLANCHON ROOFING
2207 Emeric Ave
San Pablo, CA 94806-4894

Property:
5927 WENK AVE Apt J
RICHMOND, CA 94804-5057-

PropID:
Client ID: 3443

Dear Owner/Agent,

This letter is to inform you that your property at **5927 WENK AVE Apt J RICHMOND, CA 94804-5057** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2024.

A re-inspection has been scheduled for 08/23/2024 between 01:00PM and 04:00PM.

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<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 burner knobs will not work as designed, replace/repair	O
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
2.4	Kitchen/Security install missing patio screen door	O
4.4	Other Rooms/Security repair/replace bedroom patio screen door, tattered	O



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Residential Rental Inspections Program



7/23/2024

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12723 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12723 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2024.

A re-inspection has been scheduled for 08/26/2024 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>
7.4	Heating and Plumbing/Water Heater Hot water heater located in kitchen , discharge line must run outside, safety hazard	O
4.5	Other Rooms/Window Condition bedroom screen tattered, replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment inoperable, repair	O



7/23/2024

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/23/2024

FAILED INSPECTION NOTICE

Ana Delmy Serrano
449 Hemlock Ave
South San Francisco, CA 94080

Property:
461 43RD ST
RICHMOND, CA 94805-2352-

PropID:
Client ID: 5747

Dear Owner/Agent,

This letter is to inform you that your property at **461 43RD ST RICHMOND, CA 94805-2352** failed the Housing Quality Standards (HQS) inspection on 07/22/2024.

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>
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	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
3.5	Bathroom/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



7/23/2024

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



7/23/2024

FAILED INSPECTION NOTICE

King Yee & Mabel Lou
1933 Ganges St
El Cerrito, CA 94530-1867

Property:
5116 PRATHER AVE
RICHMOND, CA 94805-2445-

PropID:
Client ID: 3033

Dear Owner/Agent,

This letter is to inform you that your property at **5116 PRATHER AVE RICHMOND, CA 94805-2445** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2024.

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>
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
5.4	Secondary Rooms/Other Potential Hazardous Features repair/replace floor in laundryroom	O
8.7	General Health and Safety/Other Interior Hazards co detector inoperable	O
3.8	Bathroom/Floor Condition floor water damaged in front of tub, repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrail on front porch/staircase	O



7/23/2024

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/23/2024

FAILED INSPECTION NOTICE

Kil Woong & Kyong Chol Yi
501 Deer Park Dr
San Pablo, CA 94806-1870

Property:
2416 BRANCHWOOD CT Apt #36
RICHMOND, CA 94806-1957-

PropID:
Client ID: 3758

Dear Owner/Agent,

This letter is to inform you that your property at **2416 BRANCHWOOD CT Apt #36 RICHMOND, CA 94806-1957** failed the Housing Quality Standards (HQS) inspection on 07/22/2024.

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>
7.4	Heating and Plumbing/Water Heater 1. install proper hot water heater earthquake safety straps , upper and lower 2. install hot water heater pressure releases valve pipe and run outside	O
2.3	Kitchen/Electrical Hazards install Gfi outlet left of sink	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.	O



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