



7/22/2025

**FAILED INSPECTION NOTICE**

Shih Yueh Cheng  
1571 Hollingsworth  
Mountain View, CA 94040

Property:  
651 21ST ST  
RICHMOND, CA 94801-3369-

PropID:  
Client ID: 6391

Dear Owner/Agent,

This letter is to inform you that your property at **651 21ST ST RICHMOND, CA 94801-3369** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 08/28/2025 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>
4.10	Other Rooms/Smoke Detectors replace missing smoke detector.	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



7/22/2025

**FAILED INSPECTION NOTICE**

Shih Yueh Cheng  
1571 Hollingsworth  
Mountain View, CA 94040

Property:  
653 21ST ST  
RICHMOND, CA 94801-3369-

PropID:  
Client ID: 6391

Dear Owner/Agent,

This letter is to inform you that your property at **653 21ST ST RICHMOND, CA 94801-3369** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 08/28/2025 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches loose railing leading to front door. repair or replace	O
4.10	Other Rooms/Smoke Detectors replace missing smoke detector	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
115 5TH  
RICHMOND, CA 94801-3505-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **115 5TH RICHMOND, CA 94801-3505** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/09/2025 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>
4.5	Other Rooms/Window Condition Install quick release for security bars or remove	O
4.3	Other Rooms/Electrical Hazards No access to outlets for inspection, tenant to clear items in room to allow access to outlets	T
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. Replace as unit exceeds 10 year life span	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector and CO2 inoperable, replace	O
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling in yard	T



7/22/2025

## **FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Shu Zhen Tripp  
50A Bayview St  
San Francisco, CA 94124

Property:  
167 17TH ST  
RICHMOND, CA 94801-3611-

PropID:  
Client ID: 8929

Dear Owner/Agent,

This letter is to inform you that your property at **167 17TH ST RICHMOND, CA 94801-3611** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 08/28/2025 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.



7/22/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.4	General Health and Safety/Garbage and Debris remove garbage and debris from front yard	O
5.2	Secondary Rooms/Security repair or replace broken garage door	O
8.7	General Health and Safety/Other Interior Hazards replace missing smoke and CO detector on 1st and 2nd floor	O
2.3	Kitchen/Electrical Hazards non working ceiling light repair or replace	O
3.8	Bathroom/Floor Condition cracked floor tile. repair or replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1st floor broken sink faucet repair or replace	O
3.12	Bathroom/Tub or Shower broken tile inside shower. repair or replace.	O
	2nd floor shower faucet broken repair or replace	
4.10	Other Rooms/Smoke Detectors master bedroom replace missing smoke detector	O
2.6	Kitchen/Ceiling Condition ceiling fan broken and falling down. repair or replace	O
3.5	Bathroom/Window Condition cracked window repair or replace	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut over grown trees in backyard	O



7/22/2025

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Sincerely,

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Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Mfgem, Llc  
Po Box 9250  
Vallejo, CA 94591

Property:  
118 11TH ST  
RICHMOND, CA 94804-

PropID:  
Client ID: 15717

Dear Owner/Agent,

This letter is to inform you that your property at **118 11TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/08/2025 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 Lower outlets on wall - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.	O
5.3	Secondary Rooms/Electrical Hazards Lower outlets in dining room - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.	O
2.3	Kitchen/Electrical Hazards Lower outlets on walls - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.	O
8.1	General Health and Safety/Access to Unit Rear security gate damaged, cutting hazard. Repair, replace or remove	O
7.4	Heating and Plumbing/Water Heater Discharge pipe must be copper, CpvC or galvanized steel	O



7/22/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

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Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Ximena Macnamara  
83 Villa Dr  
San Pablo, CA 94806-3736

Property:  
2347 WENDELL AVE Apt 1  
RICHMOND, CA 94804-1212-

PropID:  
Client ID: 7083

Dear Owner/Agent,

This letter is to inform you that your property at **2347 WENDELL AVE Apt 1 RICHMOND, CA 94804-1212** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/04/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls replace missing CO detector on 2nd floor	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Ximena Macnamara  
83 Villa Dr  
San Pablo, CA 94806-3736

Property:  
2347 WENDELL AVE Apt 2  
RICHMOND, CA 94804-1212-

PropID:  
Client ID: 7083

Dear Owner/Agent,

This letter is to inform you that your property at **2347 WENDELL AVE Apt 2 RICHMOND, CA 94804-1212** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/04/2025 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>
1.5	Living Room/Window Condition replace missing screens	O
8.6	General Health and Safety/Interior Stairs and Common Halls replace CO detector on 2nd floor	O
2.10	Kitchen/Stove or Range with Oven clean excessive grease from range hood	O
4.8	Other Rooms/Floor Condition torn carpet and exposed nails repair or replace	O



7/22/2025

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City of Richmond  
Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Allen Mannga Kwan  
Kk&C Realty  
3138 Santiago St  
San Francisco, CA 94116

Property:  
852 30TH ST  
RICHMOND, CA 94804-1326-

PropID:  
Client ID: 9473

Dear Owner/Agent,

This letter is to inform you that your property at **852 30TH ST RICHMOND, CA 94804-1326** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/10/2025 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 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 Shower head leaking in rear, repair	O
3.3	Bathroom/Electrical Hazards GFCI has hot/neutral reverse, repair	O
3.13	Bathroom/Ventilation Clean dust build up on vent fan	T
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet Tank Lid Missing or needs replacement.	T
2.10	Kitchen/Stove or Range with Oven Burners not self lighting in in law unit, repair	O
5.2	Secondary Rooms/Security Remove keyed entry locks from both bedroom doors in in law unit	T
5.4	Secondary Rooms/Other Potential Hazardous Features Install smoke detector in rear right bedroom in in law unit	O



7/22/2025

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Sincerely,

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Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Allen Mannga Kwan  
Kk&C Realty  
3138 Santiago St  
San Francisco, CA 94116

Property:  
2625 DOWNER AVE  
RICHMOND, CA 94804-1439-

PropID:  
Client ID: 9473

Dear Owner/Agent,

This letter is to inform you that your property at **2625 DOWNER AVE RICHMOND, CA 94804-1439** **failed** the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/10/2025 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair. Thermostat has no display	O
4.4	Other Rooms/Security Remove keyed lock from interior bedroom door.  Remove keyed entry locks from doors leading to kitchenette and closet door	T
8.1	General Health and Safety/Access to Unit Install turn style deadbolt lock on rear door. Double keyed deadbolt is restricted.	O
3.3	Bathroom/Electrical Hazards Outlet missing cover plate, install	O
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard	T



7/22/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Mfgem, Llc  
Po Box 9250  
Vallejo, CA 94591

Property:  
520 MAINE AVE  
RICHMOND, CA 94804-2234-

PropID:  
Client ID: 15717

Dear Owner/Agent,

This letter is to inform you that your property at **520 MAINE AVE RICHMOND, CA 94804-2234** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/08/2025 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
2.5	Kitchen/Window Condition Window screen damaged, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace	T
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)	T



7/22/2025

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Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Jose Morales  
Maria Vazquez/Jose Morales  
904 Gertrude Ave  
Richmond, CA 94801

Property:  
720 FLORIDA AVE  
RICHMOND, CA 94804-2334-

PropID:  
Client ID: 8888

Dear Owner/Agent,

This letter is to inform you that your property at **720 FLORIDA AVE RICHMOND, CA 94804-2334** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/10/2025 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>
5.2	Secondary Rooms/Security Remove keyed entry on door leading to garage	T
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace	T
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.	O
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	T
3.5	Bathroom/Window Condition Window must be openable and remain open without props.  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
3.3	Bathroom/Electrical Hazards Install GFCI by sink	O
6.4	Building Exterior/Condition of Exterior Surfaces Exterior dryer vent over damaged by rear door, repair or replace	O
2.6	Kitchen/Ceiling Condition Clean yellow discoloration on ceiling	T
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.	O
2.10	Kitchen/Stove or Range with Oven Remove soiled foil from stove, can become fire hazard	T



7/22/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Jose Morales  
Maria Vazquez/Jose Morales  
904 Gertrude Ave  
Richmond, CA 94801

Property:  
230 S 12TH ST  
RICHMOND, CA 94804-2415-

PropID:  
Client ID: 8888

Dear Owner/Agent,

This letter is to inform you that your property at **230 S 12TH ST RICHMOND, CA 94804-2415** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/10/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
8.7	General Health and Safety/Other Interior Hazards C02 detector inoperable, repair or replace	O
5.3	Secondary Rooms/Electrical Hazards LAUNDRY ROOM 1- left outlet inoperable 2- center outlet has cracked receptacle and open ground, replace and repair	O
2.12	Kitchen/Sink Dishwasher inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven Remove soiled foil from stove, can become fire hazard	T
2.13	Kitchen/Space for Storage, Prep and Serving Tile at end of countertop damaged, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock from both hall closets	T
4.3	Other Rooms/Electrical Hazards -Outlet left of window Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle. Outlet also has cracked receptacle that needs to be replaced.	O
8.4	General Health and Safety/Garbage and Debris Remove old appliances from rear of unit in yard	T



7/22/2025

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Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
429 S 21ST ST  
RICHMOND, CA 94804-2718-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **429 S 21ST ST RICHMOND, CA 94804-2718** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/09/2025 between 11:00AM and 02:00PM.**

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7/22/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace  C02 detector inoperable, replace as it exceeds 10 year life span	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet inoperable in laundry room ,repair  Toilet Tank Lid Missing or needs replacement.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Drain stop in laundry room sink damaged, repair or replace	O
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window screen missing, replace  Treat window for severe discoloration on mewn frame	O
3.13	Bathroom/Ventilation Ventilation fan in laundry room inoperable, repair	O
3.4	Bathroom/Security Remove keyed entry lock from laundry room/bathroom 2	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
4.5	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.  Treat window for severe discoloration on window frame	O
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - Outlet on right wall	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O



7/22/2025

**FAILED INSPECTION NOTICE**

8.1	General Health and Safety/Access to Unit	O
	Install deadbolt lock on security gate	
3.8	Bathroom/Floor Condition	O
	Floor threshold at entry damaged, repair	
3.7	Bathroom/Wall Condition	O
	Treat walls for severe discoloration	
3.6	Bathroom/Ceiling Condition	O
	Treat ceiling for severe discoloration	
3.12	Bathroom/Tub or Shower	O
	Tub/Shower Enclosure Hazard needs repair/replacement.	
	- Secure enclosure to wall and ensure no damage behind enclosure as there is a large gap where unit is not secured to wall	
1.5	Living Room/Window Condition	O
	Window screen damaged, repair	
	Treat windows for severe discoloration on metal frames	
8.4	General Health and Safety/Garbage and Debris	T
	Remove clutter in yard	

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



7/22/2025

**FAILED INSPECTION NOTICE**

Kathy Fang  
Charlie Zheng  
Po Box 20263  
El Sobrante, CA 94820

Property:  
433 S 25TH ST  
RICHMOND, CA 94804-2819-

PropID:  
Client ID: 6172

Dear Owner/Agent,

This letter is to inform you that your property at **433 S 25TH ST RICHMOND, CA 94804-2819** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/04/2025 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>
4.4	Other Rooms/Security remove key locks	T

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



7/22/2025

**FAILED INSPECTION NOTICE**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
2619 VIRGINIA AVE  
RICHMOND, CA 94804-2909-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **2619 VIRGINIA AVE RICHMOND, CA 94804-2909** **failed** the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/09/2025 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.



7/22/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	T
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
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.	O
1.5	Living Room/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
3.1	Bathroom/Bathroom Present NO ACCESS TO BATHROOM, occupied during entire inspection. Tenant to provide access	T
8.10	General Health and Safety/Site and Neighborhood Conditions No access to rear yard, dogs loose in yard	T
5.2	Secondary Rooms/Security Remove key lock on garage door  Remove key lock on door in kitchen leading to secondary room	T

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



7/22/2025

**FAILED INSPECTION NOTICE**

Arcala Land Company  
Jake Sloan  
1630 12Th St  
Oakland, CA 94607-1404

Property:  
2716 CUTTING BLVD  
RICHMOND, CA 94804-2922-

PropID:  
Client ID: 2695

Dear Owner/Agent,

This letter is to inform you that your property at **2716 CUTTING BLVD RICHMOND, CA 94804-2922** **failed** the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/04/2025 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>
3.3	Bathroom/Electrical Hazards foreign object stuck inside of outlet. repair or replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls replace smoke detector on 1st floor	O
5.2	Secondary Rooms/Security garage locked could not enter to inspect.	O
2.10	Kitchen/Stove or Range with Oven stove will not self ignite when turned on like designed. repair or replace	O
4.4	Other Rooms/Security remove key locks	O



7/22/2025

**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



7/22/2025

**FAILED INSPECTION NOTICE**

Kathy Fang  
Charlie Zheng  
Po Box 20263  
El Sobrante, CA 94820

Property:  
2928 CENTER AVE  
RICHMOND, CA 94804-3023-

PropID:  
Client ID: 6172

Dear Owner/Agent,

This letter is to inform you that your property at **2928 CENTER AVE RICHMOND, CA 94804-3023** **failed** the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/04/2025 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>
3.5	Bathroom/Window Condition replace missing screen	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose at base. repair or replace	O
4.5	Other Rooms/Window Condition replace missing screen	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown grass in back yard	O



7/22/2025

**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



7/22/2025

**FAILED INSPECTION NOTICE**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
2929 OHIO AVE  
RICHMOND, CA 94804-3030-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **2929 OHIO AVE RICHMOND, CA 94804-3030** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/09/2025 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.



7/22/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.5	Kitchen/Window Condition Window screen damaged, repair	O
2.10	Kitchen/Stove or Range with Oven Right rear burner missing, replace	O
2.11	Kitchen/Refrigerator Light inoperable, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters both inoperable, repair	O
5.2	Secondary Rooms/Security Remove keyed entry lock on garage door	T
3.3	Bathroom/Electrical Hazards Install GFCI outlet in bathroom	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Secure vanity cabinet to wall, caulking behind sink damaged	O
3.12	Bathroom/Tub or Shower Recaulk tub.	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.	T
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.	O
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. Replace cracked outlet on left wall	O
4.4	Other Rooms/Security Install patio door screen, also treat door as it has severe discoloration on metal frame  Remove keyed lock from interior door.	O



7/22/2025

**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



7/22/2025

**FAILED INSPECTION NOTICE**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
3328 OHIO  
RICHMOND, CA 94804-3219-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **3328 OHIO RICHMOND, CA 94804-3219** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/09/2025 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.



7/22/2025

**FAILED INSPECTION NOTICE**

<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 Remove refrigerator from front porch	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display. Repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year lifespan  Remove old smoke detector bases from hallway ceiling	O
4.10	Other Rooms/Smoke Detectors Remove old smoke detector base	O
4.7	Other Rooms/Wall Condition Discoloration on walls and inside of closet coming through paint on walls, treat units and repair	O
3.6	Bathroom/Ceiling Condition Treat severe discoloration on ceiling and bathroom walls	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
2.5	Kitchen/Window Condition Window screen torn, repair	O
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Rear stairs handrail dry rotted, replace	O
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window screen missing, replace	O



7/22/2025

**FAILED INSPECTION NOTICE**

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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



7/22/2025

**FAILED INSPECTION NOTICE**

Camille Abbington  
Bartels Property Management  
12996 San Pablo Ave  
Richmond, CA 94805

Property:  
555 S 31ST ST  
RICHMOND, CA 94804-4020-

PropID:  
Client ID: 6263

Dear Owner/Agent,

This letter is to inform you that your property at **555 S 31ST ST RICHMOND, CA 94804-4020** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/08/2025 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 Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	T
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.	O
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair	O
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



7/22/2025

**FAILED INSPECTION NOTICE**

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



7/22/2025

**FAILED INSPECTION NOTICE**

James Brian Madden  
8103 Terrace Dr  
El Cerrito, CA 94530-3056

Property:  
1103 S 57TH ST  
RICHMOND, CA 94804-4808-

PropID:  
Client ID: 7036

Dear Owner/Agent,

This letter is to inform you that your property at **1103 S 57TH ST RICHMOND, CA 94804-4808** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/10/2025 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.



7/22/2025

**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 Non GFCI outlet and end pf countertop has open grounds, repair  Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
5.3	Secondary Rooms/Electrical Hazards Outlet in laundry room right of rear door has open grounds, repair	O
3.4	Bathroom/Security Secure door knobs to door	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
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	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.  Cut down brush on exterior side of window preventing a clear exit out of window (fire exit)	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



7/22/2025

**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



7/22/2025

**FAILED INSPECTION NOTICE**

James Brian Madden  
8103 Terrace Dr  
El Cerrito, CA 94530-3056

Property:  
1101 S 57TH ST  
RICHMOND, CA 94804-4808-

PropID:  
Client ID: 7036

Dear Owner/Agent,

This letter is to inform you that your property at **1101 S 57TH ST RICHMOND, CA 94804-4808** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/10/2025 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>
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.	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O



7/22/2025

**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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Steven C & Tina Wong Lao  
10986 Iris Bloom Dr  
Stockton, CA 95209

Property:  
1655 SAN BENITO ST  
RICHMOND, CA 94804-5326-

PropID:  
Client ID: 7328

Dear Owner/Agent,

This letter is to inform you that your property at **1655 SAN BENITO ST RICHMOND, CA 94804-5326** **failed** the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/04/2025 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>
7.4	Heating and Plumbing/Water Heater install proper Earth Quake safety straps.	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



7/22/2025

**FAILED INSPECTION NOTICE**

Steven C & Tina Wong Lao  
10986 Iris Bloom Dr  
Stockton, CA 95209

Property:  
1657 SAN BENITO ST  
RICHMOND, CA 94804-5326-

PropID:  
Client ID: 7328

Dear Owner/Agent,

This letter is to inform you that your property at **1657 SAN BENITO ST RICHMOND, CA 94804-5326** **failed** the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/04/2025 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>
7.4	Heating and Plumbing/Water Heater install proper earthquake safety straps	O
3.12	Bathroom/Tub or Shower leaking faucet repair or replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls replace non working smoke detector.  repair cracks in walls and ceiling.	O



7/22/2025

**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



7/22/2025

## 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 07/10/2025.

**A re-inspection has been scheduled for 09/04/2025 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 missing screens	O
2.5	Kitchen/Window Condition replace missing screens	O
3.5	Bathroom/Window Condition replace missing screens	O
4.5	Other Rooms/Window Condition replace missing screens	O



7/22/2025

**FAILED INSPECTION NOTICE**

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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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



7/22/2025

**FAILED INSPECTION NOTICE**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
713 GRIFFIN DR  
RICHMOND, CA 94806-1705-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **713 GRIFFIN DR RICHMOND, CA 94806-1705** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/09/2025 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.



7/22/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
5.4	Secondary Rooms/Other Potential Hazardous Features Excessive clutter in garage, unable to inspect due to clutter in garage. Tenant to organize items in garage to allow clear path to door	T
2.6	Kitchen/Ceiling Condition Remove old smoke detector base on ceiling	O
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector as it exceeds 10 year life span	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.	O
3.6	Bathroom/Ceiling Condition Clean moisture condensation on ceiling	T
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan	T
3.12	Bathroom/Tub or Shower Recaulk tub. Recaulk interior and exterior of tub as caulk present is severely deteriorated and discolored  2- Resurface tub, excessive discoloration, surface rust and peeling paint	O
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle behind bunk beds	O
4.4	Other Rooms/Security Move items being stored behind door so door can open as designed	T
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
7.4	Heating and Plumbing/Water Heater Secure pilot light cover	O
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling from rear of unit	T
8.1	General Health and Safety/Access to Unit Front and rear security gates damaged causing potential cutting hazard. repair or replace	O



7/22/2025

**FAILED INSPECTION NOTICE**

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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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



7/22/2025

**FAILED INSPECTION NOTICE**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
608 PAYNE DR  
RICHMOND, CA 94806-1761-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **608 PAYNE DR RICHMOND, CA 94806-1761** failed the Housing Quality Standards (HQS) inspection on 07/10/2025.

**A re-inspection has been scheduled for 09/09/2025 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.



7/22/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</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.	O
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.	O
4.5	Other Rooms/Window Condition 1- Window lock mechanism damaged, repair or replace  2- Install quick release for security bars	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
2.3	Kitchen/Electrical Hazards Install GFCI outlets by sink  Replace cracked receptacle left of window	O
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.	O
4.4	Other Rooms/Security Remove keyed deadbolt lock from interior door.	O
8.1	General Health and Safety/Access to Unit Rear security gate damage. repair, replace or remove	O
1.5	Living Room/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



7/22/2025

**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