



7/22/2025

FAILED INSPECTION NOTICE

Laouida J Gray
241 Arrowhead Dr
Vallejo, CA 94589-1782

Property:
332 WILLARD AVE
RICHMOND, CA 94801-1962-

PropID:
Client ID: 3740

Dear Owner/Agent,

This letter is to inform you that your property at **332 WILLARD AVE RICHMOND, CA 94801-1962** **failed** the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/08/2025 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>
4.10	Other Rooms/Smoke Detectors Replace missing smoke detector	O
8.7	General Health and Safety/Other Interior Hazards Replace missing CO detector	O
2.5	Kitchen/Window Condition Replace missing screens	O

Sliding glass door hard to open missing screen repair and replace screen



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

Laouida J Gray
241 Arrowhead Dr
Vallejo, CA 94589-1782

Property:
334 WILLARD AVE
RICHMOND, CA 94801-1962-

PropID:
Client ID: 3740

Dear Owner/Agent,

This letter is to inform you that your property at **334 WILLARD AVE RICHMOND, CA 94801-1962** **failed** the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/08/2025 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 Replace missing co and 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Laouida J Gray
241 Arrowhead Dr
Vallejo, CA 94589-1782

Property:
336 WILLARD AVE
RICHMOND, CA 94801-1962-

PropID:
Client ID: 3740

Dear Owner/Agent,

This letter is to inform you that your property at **336 WILLARD AVE RICHMOND, CA 94801-1962** **failed** the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/08/2025 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>
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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Huei-Chen Kuo
Alex Lay
1050 Rudgear Rd
Walnut Creek, CA 94596-6448

Property:
526 20TH ST
RICHMOND, CA 94801-2822-

PropID:
Client ID: 1016

Dear Owner/Agent,

This letter is to inform you that your property at **526 20TH ST RICHMOND, CA 94801-2822** failed the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/08/2025 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>
1.4	Living Room/Security Hole in the security door repair or replace	O
1.5	Living Room/Window Condition Repair cracked window	O
4.5	Other Rooms/Window Condition Window don't open or close like designed broken handles repair and replace screen	O
3.5	Bathroom/Window Condition Broken windows do not open like designed replace missing screens.	O



7/22/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Huei-Chen Kuo
Alex Lay
1050 Rudgear Rd
Walnut Creek, CA 94596-6448

Property:
524 20TH ST
RICHMOND, CA 94801-2822-

PropID:
Client ID: 1016

Dear Owner/Agent,

This letter is to inform you that your property at **524 20TH ST RICHMOND, CA 94801-2822** failed the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/08/2025 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
3.12	Bathroom/Tub or Shower Broken and and leaking faucet repair or replace	O
	Remove Brown discoloration in tub	
4.5	Other Rooms/Window Condition Repair or replace Cracked window Replace missing screen	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Aruraj & Gowrie Jayaraj
5333 Knights Est
San Jose, CA 95135

Property:
610 16TH ST
RICHMOND, CA 94801-2844-

PropID:
Client ID: 16362

Dear Owner/Agent,

This letter is to inform you that your property at **610 16TH ST RICHMOND, CA 94801-2844** failed the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/09/2025 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>
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.	O
3.5	Bathroom/Window Condition Window must be openable and remain open without props.	O



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City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Aruraj & Gowrie Jayaraj
5333 Knights Est
San Jose, CA 95135

Property:
610 16TH ST Apt A
RICHMOND, CA 94801-2844-

PropID:
Client ID: 16362

Dear Owner/Agent,

This letter is to inform you that your property at **610 16TH ST Apt A RICHMOND, CA 94801-2844** failed the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/09/2025 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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.	O
4.5	Other Rooms/Window Condition Window screen torn, repair	O
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit	O



7/22/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Koo Mee Hlan Chan
4246 Callan Blvd
Daly City, CA 94015-4432

Property:
2119 NEVIN AVE Apt A
RICHMOND, CA 94801-3377-

PropID:
Client ID: 12286

Dear Owner/Agent,

This letter is to inform you that your property at **2119 NEVIN AVE Apt A RICHMOND, CA 94801-3377** **failed** the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/12/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detectors (2) removed, replace	T
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.10	Other Rooms/Smoke Detectors Replace smoke detector, inoperable and exceeds 10 year life span	O
4.5	Other Rooms/Window Condition Move bed blocking access to window (fire exit)	T
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Outlet underneath light switch missing coverplate, replace	T
2.10	Kitchen/Stove or Range with Oven Replace damaged range hood, rust and peeling paint present	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
8.10	General Health and Safety/Site and Neighborhood Conditions Remove cut down brush from yard	O
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weatherproof cover, install.	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Koo Mee Hlan Chan
4246 Callan Blvd
Daly City, CA 94015-4432

Property:
2119 NEVIN AVE Apt B
RICHMOND, CA 94801-3377-

PropID:
Client ID: 12286

Dear Owner/Agent,

This letter is to inform you that your property at **2119 NEVIN AVE Apt B RICHMOND, CA 94801-3377** **failed** the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/12/2025 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>
4.5	Other Rooms/Window Condition Window screen damaged, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Remove old smoke detector bases in unit	O

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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Koo Mee Hlan Chan
4246 Callan Blvd
Daly City, CA 94015-4432

Property:
2119 NEVIN AVE Apt D
RICHMOND, CA 94801-3377-

PropID:
Client ID: 12286

Dear Owner/Agent,

This letter is to inform you that your property at **2119 NEVIN AVE Apt D RICHMOND, CA 94801-3377** **failed** the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/12/2025 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>
8.1	General Health and Safety/Access to Unit Install unit number "D" on front door	O
2.3	Kitchen/Electrical Hazards GFCI outlet right of sink damaged, replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace	O
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year lifespan	O



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Sincerely,

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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Koo Mee Hlan Chan
4246 Callan Blvd
Daly City, CA 94015-4432

Property:
2119 NEVIN AVE Apt E
RICHMOND, CA 94801-3377-

PropID:
Client ID: 12286

Dear Owner/Agent,

This letter is to inform you that your property at **2119 NEVIN AVE Apt E RICHMOND, CA 94801-3377** **failed** the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/12/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace as it exceeds 10 year life span.	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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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Duane A & Rhonda I Day
2050 Hoke Dr
Pinole, CA 94564-1834

Property:
4412 FIELDCREST DR
RICHMOND, CA 94803-2002-

PropID:
Client ID: 3200

Dear Owner/Agent,

This letter is to inform you that your property at **4412 FIELDCREST DR RICHMOND, CA 94803-2002** **failed** the Housing Quality Standards (HQS) inspection on 07/14/2025.

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>
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector missing, replace	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.	O
3.5	Bathroom/Window Condition 1- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. 2- Window crank damaged, repair or replace	O
3.3	Bathroom/Electrical Hazards Install GFCI outlet by sink	O
2.12	Kitchen/Sink Replace damaged rubber splashguard	O
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - Outlet on right wall	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
8.1	General Health and Safety/Access to Unit Install patio door screen	O
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling from side of house	T



7/22/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Ronald Ray Arnold
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
5332 CERRO SUR
RICHMOND, CA 94803-3899-

PropID:
Client ID: 6895

Dear Owner/Agent,

This letter is to inform you that your property at **5332 CERRO SUR RICHMOND, CA 94803-3899** failed the Housing Quality Standards (HQS) inspection on 07/14/2025.

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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Patio screen missing, replace	O
8.7	General Health and Safety/Other Interior Hazards 2nd level common area smoke detector missing, replace	O
5.2	Secondary Rooms/Security Install turn style deadbolt lock on rear door in garage	O
4.6	Other Rooms/Celing Condition Repair peeling paint on ceiling	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 insturctions.	O



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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Koo Mee Hlan Chan
4246 Callan Blvd
Daly City, CA 94015-4432

Property:
5058 CREELY AVE
RICHMOND, CA 94804-

PropID:
Client ID: 12286

Dear Owner/Agent,

This letter is to inform you that your property at **5058 CREELY AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/12/2025 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>
8.1	General Health and Safety/Access to Unit Remove double keyed deadbolt on rear security gate, replace with a standard door knob for one of the deadbolts. Deadbolt needs to be turn style deadbolt.	O
8.6	General Health and Safety/Interior Stairs and Common Halls 1st level common area smoke detector inoperable, replace	O
8.7	General Health and Safety/Other Interior Hazards Install common area smoke detector level 2	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

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Sincerely,

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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Koo Mee Hlan Chan
4246 Callan Blvd
Daly City, CA 94015-4432

Property:
462 S 17TH ST
RICHMOND, CA 94804-2608-

PropID:
Client ID: 12286

Dear Owner/Agent,

This letter is to inform you that your property at **462 S 17TH ST RICHMOND, CA 94804-2608** failed the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/12/2025 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 keyed lock from interior door.	T
4.5	Other Rooms/Window Condition Window screen torn, repair	O
3.4	Bathroom/Security Remove keyed entry lock from door	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 top, can maintain oil and become fire hazard	T



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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Koo Mee Hlan Chan
4246 Callan Blvd
Daly City, CA 94015-4432

Property:
464 S 17TH ST
RICHMOND, CA 94804-2608-

PropID:
Client ID: 12286

Dear Owner/Agent,

This letter is to inform you that your property at **464 S 17TH ST RICHMOND, CA 94804-2608** failed the Housing Quality Standards (HQS) inspection on 07/14/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition Left window screen missing, replace	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
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
8.1	General Health and Safety/Access to Unit Install turn style deadbolt on front security door. Remove double keyed deadbolt locks on gate.	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

Koo Mee Hlan Chan
4246 Callan Blvd
Daly City, CA 94015-4432

Property:
466 S 17TH ST
RICHMOND, CA 94804-2608-

PropID:
Client ID: 12286

Dear Owner/Agent,

This letter is to inform you that your property at **466 S 17TH ST RICHMOND, CA 94804-2608** failed the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/12/2025 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>
8.4	General Health and Safety/Garbage and Debris Declutter unit, remove excessive amount of trash stored outside.	T
2.3	Kitchen/Electrical Hazards GFCI outlet right of sink has no power and will not reset. Replace	O
2.6	Kitchen/Ceiling Condition Clean/remove excessive yellow discoloration on ceiling	T
2.7	Kitchen/Wall Condition Clean/remove excessive yellow discoloration on walls	T
4.7	Other Rooms/Wall Condition Clean/remove excessive yellow discoloration on walls	T
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.	O
3.7	Bathroom/Wall Condition Clean/remove excessive yellow discoloration on walls	T
3.6	Bathroom/Ceiling Condition Clean/remove excessive yellow discoloration on ceiling	T
3.12	Bathroom/Tub or Shower 1- Resurface tub, rust present 2- Leak behind hot water knob, repair	O
4.6	Other Rooms/Ceiling Condition Clean/remove excessive yellow discoloration on ceiling	T

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

Koo Mee Hlan Chan
4246 Callan Blvd
Daly City, CA 94015-4432

Property:
460 S 17TH ST
RICHMOND, CA 94804-2608-

PropID:
Client ID: 12286

Dear Owner/Agent,

This letter is to inform you that your property at **460 S 17TH ST RICHMOND, CA 94804-2608** failed the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/12/2025 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>
8.1	General Health and Safety/Access to Unit Doorbell missing, exposed wires hanging out wall. Repair by replacing doorbell or capping off hole.	O
8.4	General Health and Safety/Garbage and Debris Remove clutter from in front of unit, excessive mount of empty boxes on patio	T
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.	O
4.5	Other Rooms/Window Condition Window screen damaged, repair	O
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Zhi Zhou
3776 Hobstone Pl
Dublin, CA 94568

Property:
119 S 39TH ST
RICHMOND, CA 94804-3312-

PropID:
Client ID: 15132

Dear Owner/Agent,

This letter is to inform you that your property at **119 S 39TH ST RICHMOND, CA 94804-3312** failed the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/11/2025 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>
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair	O
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year life span	O
4.5	Other Rooms/Window Condition Window screen damaged, repair	O
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. Replace damaged outlet left of door	O
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down weeds in yard and remove trash	O
8.4	General Health and Safety/Garbage and Debris Remove excessive amount of clutter and personal items being stored in carport	T
3.3	Bathroom/Electrical Hazards Install GFCI outlet in bathroom	O
2.12	Kitchen/Sink Repair or replace damaged tile on end of countertop	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
8.2	General Health and Safety/Exits Remove or reinstall rear security gate. Currently leaning against rear door/stairs	O
5.4	Secondary Rooms/Other Potential Hazardous Features Dining room window screen damaged, repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Threshold at top of front stairs damaged, repair	O



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Zhi Zhou
3776 Hobstone Pl
Dublin, CA 94568

Property:
117 S 39TH ST
RICHMOND, CA 94804-3312-

PropID:
Client ID: 15132

Dear Owner/Agent,

This letter is to inform you that your property at **117 S 39TH ST RICHMOND, CA 94804-3312** failed the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/11/2025 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>
8.4	General Health and Safety/Garbage and Debris Remove clutter and excessive amount of personal items being stored in carport	T
8.10	General Health and Safety/Site and Neighborhood Conditions Ext. = Overgrown Grass/Weeds. Remove trash in rear of complex	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters both inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven Clean excessive grease splatter on stove, range hood and surrounding walls	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
	TENANT to move items blocking access to window (fire exit)	
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
8.7	General Health and Safety/Other Interior Hazards Remove keyed entry lock from hall closet door	T
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



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Leo Greiner
5054 El Portal Drive Suite C
El Sobrante, CA 94803

Property:
1010 34TH ST
RICHMOND, CA 94805-

PropID:
Client ID: 12980

Dear Owner/Agent,

This letter is to inform you that your property at **1010 34TH ST RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 07/14/2025.

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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span	O
4.10	Other Rooms/Smoke Detectors 1- 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. 2- Remove old smoke detector base on ceiling	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
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
2.10	Kitchen/Stove or Range with Oven Right rear burner knob missing, replace	O
7.4	Heating and Plumbing/Water Heater Remove flex line on hot water heater discharge line	O
8.1	General Health and Safety/Access to Unit Install turn style deadbolt lock on rear gate. Remove double keyed entry locks.	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

Leo Greiner
5054 El Portal Drive Suite C
El Sobrante, CA 94803

Property:
3401 MCBRYDE AVE
RICHMOND, CA 94805-1340-

PropID:
Client ID: 12980

Dear Owner/Agent,

This letter is to inform you that your property at **3401 MCBRYDE AVE RICHMOND, CA 94805-1340** **failed** the Housing Quality Standards (HQS) inspection on 07/14/2025.

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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)	T
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit	O
8.6	General Health and Safety/Interior Stairs and Common Halls Replace inoperable common area smoke detector, exceeds 10 year life span	O



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Huei-Chen Kuo
Alex Lay
1050 Rudgear Rd
Walnut Creek, CA 94596-6448

Property:
4118 BARRETT AVE
RICHMOND, CA 94805-1828-

PropID:
Client ID: 1016

Dear Owner/Agent,

This letter is to inform you that your property at **4118 BARRETT AVE RICHMOND, CA 94805-1828** **failed** the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/08/2025 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>
4.10	Other Rooms/Smoke Detectors Replace missing smoke detector	O
2.5	Kitchen/Window Condition Sliding glass door hard to open repair or replace	O
7.4	Heating and Plumbing/Water Heater Water was not connected/installed due to remodel/construction no hot water in unit. repair or replace	O



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Aruraj & Gowrie Jayaraj
5333 Knights Est
San Jose, CA 95135

Property:
5040 WHINS CT
RICHMOND, CA 94806-5056-

PropID:
Client ID: 16362

Dear Owner/Agent,

This letter is to inform you that your property at **5040 WHINS CT RICHMOND, CA 94806-5056** failed the Housing Quality Standards (HQS) inspection on 07/14/2025.

A re-inspection has been scheduled for 09/09/2025 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 1- Burners not self lighting, repair 2- Range hood light inoperable, repair 3- Range hood vent screen missing, replace	O
2.12	Kitchen/Sink Dishwasher inoperable, repair	O
8.1	General Health and Safety/Access to Unit Patio screen door torn around lock mechanism, repair	O
5.3	Secondary Rooms/Electrical Hazards Laundry room light inoperable, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Replace cracked cover plate on 2nd level hall outlet	O
8.7	General Health and Safety/Other Interior Hazards Common area smoke detectors levels 1 & 2 constantly chirping, repair or replace	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.5	Other Rooms/Window Condition Window screen damaged, repair	O



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program