



7/22/2025

**FAILED INSPECTION NOTICE**

Elizabeth Koller  
808 Oxford St  
Berkeley, CA 94707-2014

Property:  
318 WASHINGTON AVE  
RICHMOND, CA 94801-3904-

PropID:  
Client ID: 7024

Dear Owner/Agent,

This letter is to inform you that your property at **318 WASHINGTON AVE RICHMOND, CA 94801-3904** **failed** the Housing Quality Standards (HQS) inspection on 07/18/2025.

**A re-inspection has been scheduled for 09/16/2025 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>
4.4	Other Rooms/Security Remove dead bolt locks from bedroom doors (front and rear) Remove keyed lock from interior door.	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 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
5.4	Secondary Rooms/Other Potential Hazardous Features Install window screen in rear office room	O
8.1	General Health and Safety/Access to Unit Remove deadbolt from door (interior) in laundry room and install window screen in laundry room	O
2.10	Kitchen/Stove or Range with Oven Right burners not self lighting, repair	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. DINING ROOM	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**

Elizabeth Koller  
808 Oxford St  
Berkeley, CA 94707-2014

Property:  
322 WASHINGTON AVE  
RICHMOND, CA 94801-3904-

PropID:  
Client ID: 7024

Dear Owner/Agent,

This letter is to inform you that your property at **322 WASHINGTON AVE RICHMOND, CA 94801-3904** **failed** the Housing Quality Standards (HQS) inspection on 07/18/2025.

**A re-inspection has been scheduled for 09/16/2025 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 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
5.4	Secondary Rooms/Other Potential Hazardous Features Repair peeling paint on ceiling in rear room	O



7/22/2025

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Sincerely,

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Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Benfang Hu  
Professional Property Mgmt  
5054 El Portal Dr Suite C  
El Sobrante, CA 94803

Property:  
123 WOODSTOCK CT  
RICHMOND, CA 94803-

PropID:  
Client ID: 16356

Dear Owner/Agent,

This letter is to inform you that your property at **123 WOODSTOCK CT RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 07/18/2025.

**A re-inspection has been scheduled for 09/16/2025 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 1- 2nd level common area smoke detector removed. replace  2- 1st level smoke detector at front door missing, replace  3- Smoke detector outside of kitchen needs to be replaced, exceeds 10 year life span  4- Install/replace missing door knob on hall closet door	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. REPLACE, EXCEEDS 10 YEAR LIFE SPAN	O
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Outlet on right wall missing cover plate, install	T
3.12	Bathroom/Tub or Shower Install safety guides for shower doors, level 1	O
8.1	General Health and Safety/Access to Unit Garage door leading to exterior missing striker plates, replace/install	O
1.5	Living Room/Window Condition Repair exterior window frame, dry rotted	O
3.3	Bathroom/Electrical Hazards INSTALL GFCI outlets by sink	O
3.8	Bathroom/Floor Condition The floor indicates a condition where the tenant is exposed to the danger of structural collapse. Repair soft spot by toilet	O
4.4	Other Rooms/Security Remove keyed entry lock from closet door	T
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Right sink faucet inoperable, repair	O



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Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Carlos R & Kathryn J Villavicencio  
1170 Turquoise Dr  
Hercules, CA 94547-1753

Property:  
105 BIG BEAR CT  
RICHMOND, CA 94803-2647-

PropID:  
Client ID: 1399

Dear Owner/Agent,

This letter is to inform you that your property at **105 BIG BEAR CT RICHMOND, CA 94803-2647** failed the Housing Quality Standards (HQS) inspection on 07/18/2025.

**A re-inspection has been scheduled for 09/16/2025 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.3	Bathroom/Electrical Hazards GFCI in master bedroom has hot/neutral reverse, repair	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. REPLACE, EXCEEDS 10 YEAR LIFE SPAN	O
8.1	General Health and Safety/Access to Unit Install door sweep on garage door leading to exterior	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. Bathroom located by laundry room	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**

Maria Yolanda Gonzalez  
603 Ralston Ct  
Brentwood, CA 94513-5078

Property:  
4071 MOZART DR  
RICHMOND, CA 94803-2749-

PropID:  
Client ID: 4470

Dear Owner/Agent,

This letter is to inform you that your property at **4071 MOZART DR RICHMOND, CA 94803-2749** **failed** the Housing Quality Standards (HQS) inspection on 07/18/2025.

**A re-inspection has been scheduled for 09/16/2025 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>
3.3	Bathroom/Electrical Hazards Install GFCI outlet by sink.	O
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.	O
2.6	Kitchen/Ceiling Condition Remove old smoke detector base from ceiling	O
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall.	O
8.7	General Health and Safety/Other Interior Hazards Install key blanks in openings in fuse panel located in garage	O



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Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Houshang Pourmohamad  
1105 Silver Belt Dr  
Richmond, CA 94803-2663

Property:  
5488 BROOKWOOD LN  
RICHMOND, CA 94803-3883-

PropID:  
Client ID: 1270

Dear Owner/Agent,

This letter is to inform you that your property at **5488 BROOKWOOD LN RICHMOND, CA 94803-3883** **failed** the Housing Quality Standards (HQS) inspection on 07/18/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as it must drain through garbage disposal.	O
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing smoke detector level 2 common hallway	O
8.7	General Health and Safety/Other Interior Hazards 1st level smoke detector/carbon monoxide detector inoperable, repair	O



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Sincerely,

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Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Elizabeth Koller  
808 Oxford St  
Berkeley, CA 94707-2014

Property:  
2401 MARITIME WAY  
RICHMOND, CA 94804-

PropID:  
Client ID: 7024

Dear Owner/Agent,

This letter is to inform you that your property at **2401 MARITIME WAY RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/18/2025.

**A re-inspection has been scheduled for 09/16/2025 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower Tub diverter in 1st floor bedroom is inoperable. Tub runs at same time as shower, repair	O
3.3	Bathroom/Electrical Hazards Install GFCI protected outlet on 2nd level bathroom by sink.	O

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Sincerely,

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Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Rosemarie M Bowler  
Rosemarie Bowler  
8371 Kent Dr  
El Cerrito, CA 94530

Property:  
2500 SAN MATEO ST  
RICHMOND, CA 94804-5618-

PropID:  
Client ID: 7997

Dear Owner/Agent,

This letter is to inform you that your property at **2500 SAN MATEO ST RICHMOND, CA 94804-5618** **failed** the Housing Quality Standards (HQS) inspection on 07/18/2025.

**A re-inspection has been scheduled for 09/12/2025 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>
8.1	General Health and Safety/Access to Unit Install turnstile deadbolt lock on rear door, remove double key entry lock	O
2.3	Kitchen/Electrical Hazards Install GFCI outlet by sink	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



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Residential Rental Inspections Program





7/22/2025

**FAILED INSPECTION NOTICE**

Mark R Garcia  
Bay Cities Property Mgmt  
5021 Woodminster Lane  
Oakland, CA 94602

Property:  
42 BAYSIDE CT  
RICHMOND, CA 94804-7443-

PropID:  
Client ID: 11284

Dear Owner/Agent,

This letter is to inform you that your property at **42 BAYSIDE CT RICHMOND, CA 94804-7443** failed the Housing Quality Standards (HQS) inspection on 07/18/2025.

**A re-inspection has been scheduled for 09/12/2025 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>
2.10	Kitchen/Stove or Range with Oven Microwave/ Range hood inoperable, repair. Unit has been unplugged due to electrical short per tenant. Tenant states owner is aware of issue with range hood.	O

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Sincerely,

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Residential Rental Inspections Program