



7/28/2025

FAILED INSPECTION NOTICE

John Barnette
259 Bayview Cir
San Francisco, CA 94124-2276

Property:
3109 ANDRADE AVE
RICHMOND, CA 94804-

PropID:
Client ID: 12503

Dear Owner/Agent,

This letter is to inform you that your property at **3109 ANDRADE AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/21/2025.

A re-inspection has been scheduled for 09/11/2025 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>
1.4	Living Room/Security torn and ripped cut hazard repair or replaced.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose at base. repair or replace
1.3	Living Room/Electrical Hazards non working outlet repair or replace
2.5	Kitchen/Window Condition replace missing screens
4.10	Other Rooms/Smoke Detectors replace missing smoke detector



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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



7/28/2025

FAILED INSPECTION NOTICE

Russell Malboubi
Po Box 1003
El Cerrito, CA 94530-1003

Property:
815 24TH ST
RICHMOND, CA 94804-1339-

PropID:
Client ID: 7399

Dear Owner/Agent,

This letter is to inform you that your property at **815 24TH ST RICHMOND, CA 94804-1339** failed the Housing Quality Standards (HQS) inspection on 07/21/2025.

A re-inspection has been scheduled for 09/11/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater install proper earth quake straps
8.6	General Health and Safety/Interior Stairs and Common Halls replace non working smoke detector

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FAILED INSPECTION NOTICE

Helge Theiss-Nyland
1 Culloden Park Rd
San Rafael, CA 94901-1905

Property:
635 31ST ST
RICHMOND, CA 94804-1529-

PropID:
Client ID: 11852

Dear Owner/Agent,

This letter is to inform you that your property at **635 31ST ST RICHMOND, CA 94804-1529** failed the Housing Quality Standards (HQS) inspection on 07/21/2025.

A re-inspection has been scheduled for 09/11/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors replace missing smoke detector

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Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Anthony E & Maria Cassel
50 Nicholl Ave
150 Cavedale Rd
Sonoma, CA 95476

Property:
512 32ND ST
RICHMOND, CA 94804-1532-

PropID:
Client ID: 11301

Dear Owner/Agent,

This letter is to inform you that your property at **512 32ND ST RICHMOND, CA 94804-1532** failed the Housing Quality Standards (HQS) inspection on 07/21/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.5	Kitchen/Window Condition cracked window. repair or replace. replace missing screens
4.4	Other Rooms/Security remove key locks
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown grass in front and back yard



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7/28/2025

FAILED INSPECTION NOTICE

Katy Wengrofsky
655 31st St
Richmond, CA 94804

Property:
801 MAINE AVE
RICHMOND, CA 94804-2460-

PropID:
Client ID: 8441

Dear Owner/Agent,

This letter is to inform you that your property at **801 MAINE AVE RICHMOND, CA 94804-2460** failed the Housing Quality Standards (HQS) inspection on 07/21/2025.

A re-inspection has been scheduled for 09/11/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors replace smoke detector

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7/28/2025

FAILED INSPECTION NOTICE

Arturo Rodriguez
94 Grand St
Redwood City, CA 94062-1630

Property:
231 S 13TH ST
RICHMOND, CA 94804-2503-

PropID:
Client ID: 12116

Dear Owner/Agent,

This letter is to inform you that your property at **231 S 13TH ST RICHMOND, CA 94804-2503** failed the Housing Quality Standards (HQS) inspection on 07/21/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards install smoke and CO detector in common area
4.10	Other Rooms/Smoke Detectors replace missing smoke detector

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7/28/2025

FAILED INSPECTION NOTICE

Parin Patel
1025 Cervantez Ct
Milpitas, CA 95035-3450

Property:
63 SANDPOINT DR
RICHMOND, CA 94804-4517-

PropID:
Client ID: 11784

Dear Owner/Agent,

This letter is to inform you that your property at **63 SANDPOINT DR RICHMOND, CA 94804-4517** **failed** the Housing Quality Standards (HQS) inspection on 07/21/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater Tenant to clear items in garage surrounding hot water heater
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door by kitchen that leads directly to exterior
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.
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector level 1
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window



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7/28/2025

FAILED INSPECTION NOTICE

Marjorie Kalaveras
333 90Th St
Daly City, CA 94015

Property:
22 SHORELINE CT
RICHMOND, CA 94804-4586-

PropID:
Client ID: 14123

Dear Owner/Agent,

This letter is to inform you that your property at **22 SHORELINE CT RICHMOND, CA 94804-4586** **failed** the Housing Quality Standards (HQS) inspection on 07/21/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.4	Building Exterior/Condition of Exterior Surfaces Exterior patio outlet has cracked upper receptacle, replace
7.4	Heating and Plumbing/Water Heater Tenant to clear personal items being stored in hot water heater to allow hot water heater to be free and clear of items in direct contact.

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Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Matthew Oconnor & Amanda Stiles
5200 Fresno Ave
5200 Fresno Ave
Richmond, CA 94804

Property:
5202 FRESNO AVE
RICHMOND, CA 94804-5415-

PropID:
Client ID: 14336

Dear Owner/Agent,

This letter is to inform you that your property at **5202 FRESNO AVE RICHMOND, CA 94804-5415** **failed** the Housing Quality Standards (HQS) inspection on 07/21/2025.

A re-inspection has been scheduled for 09/17/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Outlet has hot/neutral reverse, repair
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.
1.6	Living Room/Ceiling Condition Clean discoloration on ceiling from incense/candles above stand
1.7	Living Room/Wall Condition Clean black smoke discoloration from walls
8.4	General Health and Safety/Garbage and Debris Remove old appliances and fencing from rear yard



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7/28/2025

FAILED INSPECTION NOTICE

Matthew Oconnor & Amanda Stiles
5200 Fresno Ave
5200 Fresno Ave
Richmond, CA 94804

Property:
5204 FRESNO AVE
RICHMOND, CA 94804-5415-

PropID:
Client ID: 14336

Dear Owner/Agent,

This letter is to inform you that your property at **5204 FRESNO AVE RICHMOND, CA 94804-5415** **failed** the Housing Quality Standards (HQS) inspection on 07/21/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris Remove old appliances and fencing from rear yard
4.3	Other Rooms/Electrical Hazards Outlet has hot/neutral reverse, repair
7.5	Heating and Plumbing/Water Supply No hot water in bathroom sink, repair
7.4	Heating and Plumbing/Water Heater No access to hot water heater, locked in exterior closet



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7/28/2025

FAILED INSPECTION NOTICE

Janet Copeland
1436 Eastshore Dr
1436 Eastshore Dr
Alameda, CA 94501

Property:
5819 COLUMBIA AVE
RICHMOND, CA 94804-5633-

PropID:
Client ID: 13828

Dear Owner/Agent,

This letter is to inform you that your property at **5819 COLUMBIA AVE RICHMOND, CA 94804-5633** **failed** the Housing Quality Standards (HQS) inspection on 07/21/2025.

A re-inspection has been scheduled for 09/17/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3	Bathroom/Electrical Hazards Outlet has hot/neutral reverse, repair Bathroom 2
2.3	Kitchen/Electrical Hazards GFCI outlet has hot/neutral reverse, repair
5.4	Secondary Rooms/Other Potential Hazardous Features Install window screen in laundry room



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