



7/28/2025

**FAILED INSPECTION NOTICE**

Isabel L Estrada  
753 23Rd St  
Richmond, CA 94804-1465

Property:  
2111 NEVIN AVE  
RICHMOND, CA 94801-3316-

PropID:  
Client ID: 6901

Dear Owner/Agent,

This letter is to inform you that your property at **2111 NEVIN AVE RICHMOND, CA 94801-3316** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/15/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.
2.10	Kitchen/Stove or Range with Oven Excessive oil splatter on stove, clean.

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**

Sean Jiam  
347 Alberta Way  
Hillsborough, CA 94539-3747

Property:  
709 21ST ST  
RICHMOND, CA 94801-3369-

PropID:  
Client ID: 8364

Dear Owner/Agent,

This letter is to inform you that your property at **709 21ST ST RICHMOND, CA 94801-3369** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/18/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway, smoke detector, missing repair/replace

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**

Patrick & Maria Geoghegan  
115 Hardie Dr  
Moraga, CA 94556-1105

Property:  
453 19TH ST Apt 7  
RICHMOND, CA 94801-4700-

PropID:  
Client ID: 1361

Dear Owner/Agent,

This letter is to inform you that your property at **453 19TH ST Apt 7 RICHMOND, CA 94801-4700** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/18/2025 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>
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. Replace cracked receptacle on left wall
8.6	General Health and Safety/Interior Stairs and Common Halls Replace cracked outlet in common hallway
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - Replace cracked outlet right of patio door - Replace cracked outlet by front door
2.12	Kitchen/Sink Garbage disposal inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
8.10	General Health and Safety/Site and Neighborhood Conditions Replace cracked outlet in common shared laundry room
6.4	Building Exterior/Condition of Exterior Surfaces Install exterior dryer vent in shared exterior carport



7/28/2025

## **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



7/28/2025

**FAILED INSPECTION NOTICE**

Patrick & Maria Geoghegan  
115 Hardie Dr  
Moraga, CA 94556-1105

Property:  
453 19TH ST Apt 8  
RICHMOND, CA 94801-4700-

PropID:  
Client ID: 1361

Dear Owner/Agent,

This letter is to inform you that your property at **453 19TH ST Apt 8 RICHMOND, CA 94801-4700** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/18/2025 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>
4.5	Other Rooms/Window Condition Tenant to move bed blocking window (fire exit)
8.10	General Health and Safety/Site and Neighborhood Conditions Replace cracked outlet in common shared laundry room

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



7/28/2025

**FAILED INSPECTION NOTICE**

Patrick & Maria Geoghegan  
115 Hardie Dr  
Moraga, CA 94556-1105

Property:  
453 19TH ST Apt 6  
RICHMOND, CA 94801-4700-

PropID:  
Client ID: 1361

Dear Owner/Agent,

This letter is to inform you that your property at **453 19TH ST Apt 6 RICHMOND, CA 94801-4700** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/18/2025 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.



7/28/2025

## FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
3.4	Bathroom/Security Remove keyed entry lock from bathroom door
3.12	Bathroom/Tub or Shower Recaulk tub exterior and interior
3.7	Bathroom/Wall Condition Treat discoloration on walls
3.6	Bathroom/Ceiling Condition Treat discoloration on ceiling
4.5	Other Rooms/Window Condition Interior window seal dry rotted, repair
4.3	Other Rooms/Electrical Hazards Outlet on right wall lower receptacle has no power, repair
2.10	Kitchen/Stove or Range with Oven Front left burner inoperable, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive items on patio
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Replace cracked outlet in common shared laundry room

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



7/28/2025

**FAILED INSPECTION NOTICE**

Patrick & Maria Geoghegan  
115 Hardie Dr  
Moraga, CA 94556-1105

Property:  
453 19TH ST Apt 5  
RICHMOND, CA 94801-4700-

PropID:  
Client ID: 1361

Dear Owner/Agent,

This letter is to inform you that your property at **453 19TH ST Apt 5 RICHMOND, CA 94801-4700** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/18/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit

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





7/28/2025

**FAILED INSPECTION NOTICE**

Patrick & Maria Geoghegan  
115 Hardie Dr  
Moraga, CA 94556-1105

Property:  
453 19TH ST Apt 4  
RICHMOND, CA 94801-4700-

PropID:  
Client ID: 1361

Dear Owner/Agent,

This letter is to inform you that your property at **453 19TH ST Apt 4 RICHMOND, CA 94801-4700** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/18/2025 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>
3.5	Bathroom/Window Condition Lock missing, install
2.3	Kitchen/Electrical Hazards 1- Install GFCI outlet by sink  2- Damaged outlet presents an electrical hazard. Replace outlet where light switch is.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Replace cracked outlet in common shared laundry room



7/28/2025

## **FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/28/2025

**FAILED INSPECTION NOTICE**

Patrick & Maria Geoghegan  
115 Hardie Dr  
Moraga, CA 94556-1105

Property:  
453 19TH ST Apt 1  
RICHMOND, CA 94801-4700-

PropID:  
Client ID: 1361

Dear Owner/Agent,

This letter is to inform you that your property at **453 19TH ST Apt 1 RICHMOND, CA 94801-4700** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/18/2025 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.4	Other Rooms/Security Install striker plates
2.3	Kitchen/Electrical Hazards Damaged outlet presents an electrical hazard. Replace cracked outlet right of sink.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/28/2025

**FAILED INSPECTION NOTICE**

Patrick & Maria Geoghegan  
115 Hardie Dr  
Moraga, CA 94556-1105

Property:  
453 19TH ST Apt 2  
RICHMOND, CA 94801-4700-

PropID:  
Client ID: 1361

Dear Owner/Agent,

This letter is to inform you that your property at **453 19TH ST Apt 2 RICHMOND, CA 94801-4700** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/18/2025 between 01:00PM and 04:00PM.**

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7/28/2025

## FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4 Other Rooms/Security	Remove keyed lock from interior door.  Remove latch mechanism from exterior of bedroom door
4.5 Other Rooms/Window Condition	Move bed blocking access to window (fire exit)
4.3 Other Rooms/Electrical Hazards	1- Damaged outlet presents an electrical hazard. Outlet on right wall to be replaced.  2- Loose outlet presents an electrical hazard. Outlet underneath window
3.12 Bathroom/Tub or Shower	Tub diverter inoperable as unit is stuck in tub mode, repair
1.3 Living Room/Electrical Hazards	Damaged outlet presents an electrical hazard. Outlet left of front door to be replaced.
2.3 Kitchen/Electrical Hazards	A missing and/or cracked coverplate presents an electrical hazard. GFCI outlet missing coverplate
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heater inoperable, repair
8.7 General Health and Safety/Other Interior Hazards	Install carbon monoxide detector in unit
8.4 General Health and Safety/Garbage and Debris	Remove excessive amount of items stored on patio
8.1 General Health and Safety/Access to Unit	Install patio door screen
8.10 General Health and Safety/Site and Neighborhood Conditions	Replace cracked outlet in common shared laundry room



7/28/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/28/2025

**FAILED INSPECTION NOTICE**

Sean Jiam  
347 Alberta Way  
Hillsborough, CA 94539-3747

Property:  
2400 GARVIN AVE  
RICHMOND, CA 94804-1347-

PropID:  
Client ID: 8364

Dear Owner/Agent,

This letter is to inform you that your property at **2400 GARVIN AVE RICHMOND, CA 94804-1347** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/18/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector in living room exceeds 10 year life span replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.7	Bathroom/Wall Condition Clean discoloration on bathroom walls
8.7	General Health and Safety/Other Interior Hazards C02 detector level 2 inoperable, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



7/28/2025

## **FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program





7/28/2025

**FAILED INSPECTION NOTICE**

Melanie V & Marcos P Indalecio  
2551 Goodrick Ave  
Richmond, CA 94801

Property:  
534 31ST ST  
RICHMOND, CA 94804-1528-

PropID:  
Client ID: 18423

Dear Owner/Agent,

This letter is to inform you that your property at **534 31ST ST RICHMOND, CA 94804-1528** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/19/2025 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.



7/28/2025

## FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
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.
8.6	General Health and Safety/Interior Stairs and Common Halls 1- Common area smoke detectors both inoperable, replace  2- Install carbon monoxide detector in unit
2.10	Kitchen/Stove or Range with Oven Replace missing vent screens
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.
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.
4.5	Other Rooms/Window Condition Clean discoloration on window/window seal
3.3	Bathroom/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with GFCI.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

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**

Melanie V & Marcos P Indalecio  
2551 Goodrick Ave  
Richmond, CA 94801

Property:  
536 31ST ST  
RICHMOND, CA 94804-1528-

PropID:  
Client ID: 18423

Dear Owner/Agent,

This letter is to inform you that your property at **536 31ST ST RICHMOND, CA 94804-1528** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/19/2025 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>
8.7	General Health and Safety/Other Interior Hazards Replace common area smoke detector, exceeds 10 year lifespan
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 as it exceeds 10 year life span.
3.3	Bathroom/Electrical Hazards Install GFCI by sink
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



7/28/2025

## **FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/28/2025

**FAILED INSPECTION NOTICE**

Melanie V & Marcos P Indalecio  
2551 Goodrick Ave  
Richmond, CA 94801

Property:  
342 31ST ST  
RICHMOND, CA 94804-1766-

PropID:  
Client ID: 18423

Dear Owner/Agent,

This letter is to inform you that your property at **342 31ST ST RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/19/2025 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.



7/28/2025

## FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.
8.10	General Health and Safety/Site and Neighborhood Conditions Laundry room smoke detector and carbon monoxide detector missing, replace
2.3	Kitchen/Electrical Hazards 1- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. Outlet on left wall  2- A missing and/or cracked coverplate presents an electrical hazard. Outlet right of sink.
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.
1.3	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.
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector inoperable, replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
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.



7/28/2025

## 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



7/28/2025

**FAILED INSPECTION NOTICE**

Melanie V & Marcos P Indalecio  
2551 Goodrick Ave  
Richmond, CA 94801

Property:  
346 31ST ST  
RICHMOND, CA 94804-1766-

PropID:  
Client ID: 18423

Dear Owner/Agent,

This letter is to inform you that your property at **346 31ST ST RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/19/2025 between 09:00AM and 12:00PM.**

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7/28/2025

## FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.1	General Health and Safety/Access to Unit Front exterior light inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair  Thermostat has no display
1.6	Living Room/Ceiling Condition Living room smoke detector inoperable, repair or remove as there is another common area smoke detector in unit
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall by window missing coverplate.
3.12	Bathroom/Tub or Shower Repair rust around drain
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair rust around drain
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan
2.10	Kitchen/Stove or Range with Oven Rear left burner inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present

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



7/28/2025

**FAILED INSPECTION NOTICE**

Melanie V & Marcos P Indalecio  
2551 Goodrick Ave  
Richmond, CA 94801

Property:  
3100 NEVIN AVE  
RICHMOND, CA 94804-1766-

PropID:  
Client ID: 18423

Dear Owner/Agent,

This letter is to inform you that your property at **3100 NEVIN AVE RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/19/2025 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>
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.
2.10	Kitchen/Stove or Range with Oven Rear left burner inoperable, repair  Replace missing vent screen
2.11	Kitchen/Refrigerator Light inoperable, repair
8.1	General Health and Safety/Access to Unit Rear deck light inoperable , repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window screen missing by rear door



7/28/2025

**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



7/28/2025

**FAILED INSPECTION NOTICE**

Melanie V & Marcos P Indalecio  
2551 Goodrick Ave  
Richmond, CA 94801

Property:  
350 31ST ST  
RICHMOND, CA 94804-1766-

PropID:  
Client ID: 18423

Dear Owner/Agent,

This letter is to inform you that your property at **350 31ST ST RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/19/2025 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>
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, replace
2.10	Kitchen/Stove or Range with Oven Replace missing range hood vent screens
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
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.
3.5	Bathroom/Window Condition Window screen torn, repair



7/28/2025

## **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



7/28/2025

**FAILED INSPECTION NOTICE**

Virginia Nickel-Pock  
831 Cerrito St  
Albany, CA 94706-1502

Property:  
5219 COLUSA AVE  
RICHMOND, CA 94804-5137-

PropID:  
Client ID: 12287

Dear Owner/Agent,

This letter is to inform you that your property at **5219 COLUSA AVE RICHMOND, CA 94804-5137** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/17/2025 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>
1.3	Living Room/Electrical Hazards Outlet left of heater has hot/neutral reverse, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
3.3	Bathroom/Electrical Hazards Outlet by sink to be replaced with GFCI, current outlet has hot/neutral reverse.
8.6	General Health and Safety/Interior Stairs and Common Halls Cover hole on wall where old smoke detector was removed



7/28/2025

**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



7/28/2025

**FAILED INSPECTION NOTICE**

Virginia Nickel-Pock  
831 Cerrito St  
Albany, CA 94706-1502

Property:  
5217 COLUSA AVE  
RICHMOND, CA 94804-5137-

PropID:  
Client ID: 12287

Dear Owner/Agent,

This letter is to inform you that your property at **5217 COLUSA AVE RICHMOND, CA 94804-5137** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/17/2025 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>
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
4.6	Other Rooms/Celing Condition Repair cracks on ceiling
3.13	Bathroom/Ventilation Replace missing vent cover for fan
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.4	General Health and Safety/Garbage and Debris Declutter unit, excessive clutter throughout unit





7/28/2025

## **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



7/28/2025

**FAILED INSPECTION NOTICE**

Virginia Nickel-Pock  
831 Cerrito St  
Albany, CA 94706-1502

Property:  
5215 COLUSA AVE  
RICHMOND, CA 94804-5137-

PropID:  
Client ID: 12287

Dear Owner/Agent,

This letter is to inform you that your property at **5215 COLUSA AVE RICHMOND, CA 94804-5137** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/17/2025 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.



7/28/2025

## FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace  Install carbon monoxide detector in unit
2.3	Kitchen/Electrical Hazards Install GFCI above sink
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors  Resurface tub  Repair leak behind hot water control knob  Recaulk inside of tub and exterior of tub
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
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.

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**

Virginia Nickel-Pock  
831 Cerrito St  
Albany, CA 94706-1502

Property:  
5213 COLUSA AVE  
RICHMOND, CA 94804-5137-

PropID:  
Client ID: 12287

Dear Owner/Agent,

This letter is to inform you that your property at **5213 COLUSA AVE RICHMOND, CA 94804-5137** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/17/2025 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>
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.
3.3	Bathroom/Electrical Hazards Install GFCI by sink
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector inoperable, replace
2.3	Kitchen/Electrical Hazards Install GFCI by kitchen sink
2.11	Kitchen/Refrigerator Light inoperable, repair



7/28/2025

## **FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/28/2025

**FAILED INSPECTION NOTICE**

Youwu Wang  
5448 Heatherland Dr  
San Ramon, CA 94582

Property:  
3501 PARK RIDGE DR  
RICHMOND, CA 94806-

PropID:  
Client ID: 15094

Dear Owner/Agent,

This letter is to inform you that your property at **3501 PARK RIDGE DR RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/15/2025 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>
4.10	Other Rooms/Smoke Detectors Smoke detector not operable in master bedroom, repair.

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**

Wei Sheng & Yu Ching Huang  
308 Haight Ave  
Alameda, CA 94501

Property:  
2921 GILMA DR  
RICHMOND, CA 94806-2606-

PropID:  
Client ID: 9088

Dear Owner/Agent,

This letter is to inform you that your property at **2921 GILMA DR RICHMOND, CA 94806-2606** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/15/2025 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>
4.10	Other Rooms/Smoke Detectors No smoke detector in 3rd bedroom, install.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.

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



7/28/2025

**FAILED INSPECTION NOTICE**

Vincent M B Heung  
239 Morton Dr  
Daly City, CA 94015

Property:  
3077 BIRMINGHAM DR  
RICHMOND, CA 94806-2667-

PropID:  
Client ID: 13157

Dear Owner/Agent,

This letter is to inform you that your property at **3077 BIRMINGHAM DR RICHMOND, CA 94806-2667** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/15/2025 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>
4.10	Other Rooms/Smoke Detectors Front right bedroom non operable, repair.
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.

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**

Khamphoui Bounkhoun  
2610 Moyers Rd  
Richmond, CA 94806-2725

Property:  
2846 JO ANN  
RICHMOND, CA 94806-2717-

PropID:  
Client ID: 8675

Dear Owner/Agent,

This letter is to inform you that your property at **2846 JO ANN RICHMOND, CA 94806-2717** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/15/2025 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>
4.10	Other Rooms/Smoke Detectors No smoke detector in 3rd bedroom, install.

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**

Merly R Dino  
3507 River Shoal Ave  
Sacramento, CA 95833-9640

Property:  
2929 MOYERS RD  
RICHMOND, CA 94806-2730-

PropID:  
Client ID: 10108

Dear Owner/Agent,

This letter is to inform you that your property at **2929 MOYERS RD RICHMOND, CA 94806-2730** **failed** the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/15/2025 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>
4.10	Other Rooms/Smoke Detectors Missing smoke detector in back right bedroom, install

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



7/28/2025

**FAILED INSPECTION NOTICE**

Xuanda Chen  
15407 Se Ivy Creek St  
Happy Valley, OR 97086

Property:  
608 S 49TH ST  
RICHMOND, CA 94806-4330-

PropID:  
Client ID: 15783

Dear Owner/Agent,

This letter is to inform you that your property at **608 S 49TH ST RICHMOND, CA 94806-4330** failed the Housing Quality Standards (HQS) inspection on 07/23/2025.

**A re-inspection has been scheduled for 09/15/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet water pressure low in downstairs bathroom, repair.
2.3	Kitchen/Electrical Hazards Electrical panel in kitchen, malfunctioned, repair or replace.
4.5	Other Rooms/Window Condition Missing screen on bedroom 2, install.

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