



7/28/2025

FAILED INSPECTION NOTICE

6624 Estrella Avenue Llc
CLOVIS MANAGEMENT - IRMA
Po Box 6127
Concord, CA 94524

Property:
660 9TH ST
RICHMOND, CA 94801-2718-

PropID:
Client ID: 3851

Dear Owner/Agent,

This letter is to inform you that your property at **660 9TH ST RICHMOND, CA 94801-2718** failed the Housing Quality Standards (HQS) inspection on 07/25/2025.

A re-inspection has been scheduled for 09/16/2025 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 Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
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.



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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

Steven & Mona M Choi
6465 Crestwood Dr
Castro Valley, CA 94552-5230

Property:
649 20TH ST
RICHMOND, CA 94801-2868-

PropID:
Client ID: 7713

Dear Owner/Agent,

This letter is to inform you that your property at **649 20TH ST RICHMOND, CA 94801-2868** failed the Housing Quality Standards (HQS) inspection on 07/25/2025.

A re-inspection has been scheduled for 09/16/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower Repair rust in tub

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Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Moon-Yee Wang
7613 Balmoral Way
San Ramon, CA 94582

Property:
127 11TH ST
RICHMOND, CA 94801-3523-

PropID:
Client ID: 8550

Dear Owner/Agent,

This letter is to inform you that your property at **127 11TH ST RICHMOND, CA 94801-3523** failed the Housing Quality Standards (HQS) inspection on 07/25/2025.

A re-inspection has been scheduled for 09/16/2025 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.

Area	REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS
8.6	General Health and Safety/Interior Stairs and Common Halls Front and rear common area smoke detectors inoperable, repair/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.
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.
8.7	General Health and Safety/Other Interior Hazards Repair crack on hallway ceiling outside of left bedroom
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Rear heater inoperable, thermostat has no display
2.12	Kitchen/Sink Dishwasher inoperable, repair
8.1	General Health and Safety/Access to Unit Rear security gate damaged, repair as it presents cutting hazard on interior side of door.



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FAILED INSPECTION NOTICE

Stanley Huynh
968 Amador St
Richmond, CA 94805-1107

Property:
966 AMADOR ST
RICHMOND, CA 94805-1107-

PropID:
Client ID: 7346

Dear Owner/Agent,

This letter is to inform you that your property at **966 AMADOR ST RICHMOND, CA 94805-1107** failed the Housing Quality Standards (HQS) inspection on 07/25/2025.

A re-inspection has been scheduled for 09/16/2025 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.
8.7	General Health and Safety/Other Interior Hazards REPLACE COMMON AREA SMOKE DETECTOR, EXCEEDS 10 YEAR LIFE SPAN
5.4	Secondary Rooms/Other Potential Hazardous Features treat/clean walls and ceiling in laundry room, heavy yellow discoloration



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7/28/2025

FAILED INSPECTION NOTICE

Isaac M & Maria Fajardo
3820 Solano Ave
Richmond, CA 94805-1861

Property:
775 39TH ST
RICHMOND, CA 94805-1872-

PropID:
Client ID: 10146

Dear Owner/Agent,

This letter is to inform you that your property at **775 39TH ST RICHMOND, CA 94805-1872** failed the Housing Quality Standards (HQS) inspection on 07/25/2025.

A re-inspection has been scheduled for 09/16/2025 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>
6.4	Building Exterior/Condition of Exterior Surfaces Exterior dryer vent cover missing on left side of unit, replace as there is a large opening from exterior to interior
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install/replace missing patio screen door



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