



7/17/2026

FAILED INSPECTION NOTICE

Fu Wan Wong
2162 Pacific Ave
Alameda, CA 94501-1427

Property:
4200 FRAN WAY
RICHMOND, CA 94803-1924-

PropID:
Client ID: 12193

Dear Owner/Agent,

This letter is to inform you that your property at **4200 FRAN WAY RICHMOND, CA 94803-1924** failed the Housing Quality Standards (HQS) inspection on 07/06/2026.

A re-inspection has been scheduled for 08/25/2026 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>
2.1	Kitchen/Kitchen Area Present all burners must self ignite
2.4	Kitchen/Security patio screen damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards all smoke detectors cant exceed 10 year - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace master bedroom toilet base loose -repair/replace



7/17/2026

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



7/17/2026

FAILED INSPECTION NOTICE

Daniel Shulman
Lydia Steinauer
4674 Setting Sun Dr
El Sobrante, CA 94803-2110

Property:
3334 MORNINGSIDE DR
RICHMOND, CA 94803-2517-

PropID:
Client ID: 12845

Dear Owner/Agent,

This letter is to inform you that your property at **3334 MORNINGSIDE DR RICHMOND, CA 94803-2517 failed** the Housing Quality Standards (HQS) inspection on 07/06/2026.

A re-inspection has been scheduled for 08/25/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing

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



7/17/2026

FAILED INSPECTION NOTICE

Yonhong Pan
Yasumi Davis
827 Arnold Dr Suite 80
Martinez, CA 94553

Property:
5567 DEER RUN DR
RICHMOND, CA 94803-3871-

PropID:
Client ID: 12786

Dear Owner/Agent,

This letter is to inform you that your property at **5567 DEER RUN DR RICHMOND, CA 94803-3871** **failed** the Housing Quality Standards (HQS) inspection on 07/06/2026.

A re-inspection has been scheduled for 08/25/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms master bedroom GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl smoke /Co detector inop



7/17/2026

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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Shailesh & Laxmi Deshumkh
151 Belgatos Rd
Los Gatos, CA 95032

Property:
5302 SADDLEBACK CT
RICHMOND, CA 94803-3878-

PropID:
Client ID: 10101

Dear Owner/Agent,

This letter is to inform you that your property at **5302 SADDLEBACK CT RICHMOND, CA 94803-3878** **failed** the Housing Quality Standards (HQS) inspection on 07/06/2026.

A re-inspection has been scheduled for 08/25/2026 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>
4.4	Other Rooms/Security garage door handle not properly secure - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke/Co detector missing
3.12	Bathroom/Tub or Shower master bedroom shower handle not stopping as designed - repair/replace
3.3	Bathroom/Electrical Hazards 2nd fl hallway bathroom GFCI outlet missing
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl Co detector missing



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Sincerely,

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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Mohammad N Kashani
Clearview Realty
825 Cumberland Street
Pittsburg, CA 94565

Property:
965 35TH ST
RICHMOND, CA 94805-1314-

PropID:
Client ID: 10050

Dear Owner/Agent,

This letter is to inform you that your property at **965 35TH ST RICHMOND, CA 94805-1314** failed the Housing Quality Standards (HQS) inspection on 07/06/2026.

A re-inspection has been scheduled for 08/25/2026 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 bedroom smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
1.4	Living Room/Security back unit patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment back unit heater inop - repair/replace
2.3	Kitchen/Electrical Hazards light not working/turning on as designed - short/repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of front porch beam damaged - repair/replace



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Sincerely,

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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Jasmin Thon
6 Killdeer Ct
Alameda, CA 94501

Property:
651 41ST
RICHMOND, CA 94805-1820-

PropID:
Client ID: 8966

Dear Owner/Agent,

This letter is to inform you that your property at **651 41ST RICHMOND, CA 94805-1820** failed the Housing Quality Standards (HQS) inspection on 07/06/2026.

A re-inspection has been scheduled for 08/25/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater temperature control inop - unable to inspect heater - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing



7/17/2026

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7/17/2026

FAILED INSPECTION NOTICE

Vongdeuane & Thanthavongsa
2732 Arlington Blvd
El Cerrito, CA 94530-1518

Property:
667 HUMBOLDT ST
RICHMOND, CA 94805-1958-

PropID:
Client ID: 11045

Dear Owner/Agent,

This letter is to inform you that your property at **667 HUMBOLDT ST RICHMOND, CA 94805-1958** **failed** the Housing Quality Standards (HQS) inspection on 07/06/2026.

A re-inspection has been scheduled for 08/25/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke detector missing
3.12	Bathroom/Tub or Shower shower cold handle not properly secured - repair/replace
4.10	Other Rooms/Smoke Detectors garage bedroom smoke detector missing



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7/17/2026

FAILED INSPECTION NOTICE

Eiji & Kazue Kinoshita
6848 Charing Cross Rd
Berkeley, CA 94705-1719

Property:
5712 SIERRA AVE
RICHMOND, CA 94805-2019-

PropID:
Client ID: 10461

Dear Owner/Agent,

This letter is to inform you that your property at **5712 SIERRA AVE RICHMOND, CA 94805-2019** failed the Housing Quality Standards (HQS) inspection on 07/06/2026.

A re-inspection has been scheduled for 08/25/2026 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>
2.10	Kitchen/Stove or Range with Oven hood range light inop

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,

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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Jian Min Liang
685 40Th Ave
San Francisco, CA 94121-2909

Property:
461 40TH ST
RICHMOND, CA 94805-2219-

PropID:
Client ID: 10532

Dear Owner/Agent,

This letter is to inform you that your property at **461 40TH ST RICHMOND, CA 94805-2219** failed the Housing Quality Standards (HQS) inspection on 07/06/2026.

A re-inspection has been scheduled for 08/25/2026 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>
1.3	Living Room/Electrical Hazards light switch damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace bedroom heater inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove
5.2	Secondary Rooms/Security garage locked unable to inspect
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
3.5	Bathroom/Window Condition window broken - safety hazard - repair/replace
3.12	Bathroom/Tub or Shower ceiling has discoloration - remove/repair/repaint shower head leaking - repair/replace



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Sincerely,

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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Jasmin Thon
6 Killdeer Ct
Alameda, CA 94501

Property:
439 41ST ST
RICHMOND, CA 94805-2223-

PropID:
Client ID: 8966

Dear Owner/Agent,

This letter is to inform you that your property at **439 41ST ST RICHMOND, CA 94805-2223** failed the Housing Quality Standards (HQS) inspection on 07/06/2026.

A re-inspection has been scheduled for 08/25/2026 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>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



7/17/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Jasmin Thon
6 Killdeer Ct
Alameda, CA 94501

Property:
445 41ST ST
RICHMOND, CA 94805-2223-

PropID:
Client ID: 8966

Dear Owner/Agent,

This letter is to inform you that your property at **445 41ST ST RICHMOND, CA 94805-2223** failed the Housing Quality Standards (HQS) inspection on 07/06/2026.

A re-inspection has been scheduled for 08/25/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing

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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Dixon & Frances Sai Wong
460 Saint Francis Blvd
Daly City, CA 94015-2129

Property:
321 43RD ST
RICHMOND, CA 94805-2359-

PropID:
Client ID: 11870

Dear Owner/Agent,

This letter is to inform you that your property at **321 43RD ST RICHMOND, CA 94805-2359** failed the Housing Quality Standards (HQS) inspection on 07/06/2026.

A re-inspection has been scheduled for 08/25/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace

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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