



7/16/2026

FAILED INSPECTION NOTICE

Eugene N Zajerko
3135 Keith Dr
Richmond, CA 94803-1905

Property:
4812 MEADOWBROOK DR
RICHMOND, CA 94803-2032-

PropID:
Client ID: 11224

Dear Owner/Agent,

This letter is to inform you that your property at **4812 MEADOWBROOK DR RICHMOND, CA 94803-2032** failed the Housing Quality Standards (HQS) inspection on 07/07/2026.

A re-inspection has been scheduled for 08/11/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - 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



7/16/2026

FAILED INSPECTION NOTICE

Gustavo Gonzalez
2885 Buckskin Rd
Pinole, CA 94110-2851

Property:
4601 CYPRESS AVE
RICHMOND, CA 94804-4430-

PropID:
Client ID: 9330

Dear Owner/Agent,

This letter is to inform you that your property at **4601 CYPRESS AVE RICHMOND, CA 94804-4430** **failed** the Housing Quality Standards (HQS) inspection on 07/07/2026.

A re-inspection has been scheduled for 08/17/2026 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 heater inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms

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,

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7/16/2026

FAILED INSPECTION NOTICE

Kim P Sze
629 37Th St
Richmond, CA 94805-1757

Property:
4741 ARNO CT
RICHMOND, CA 94804-4464-

PropID:
Client ID: 11020

Dear Owner/Agent,

This letter is to inform you that your property at **4741 ARNO CT RICHMOND, CA 94804-4464** failed the Housing Quality Standards (HQS) inspection on 07/07/2026.

A re-inspection has been scheduled for 08/17/2026 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>
3.12	Bathroom/Tub or Shower shower handle damaged/broken in 2x bathrooms

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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Residential Rental Inspections Program



7/16/2026

FAILED INSPECTION NOTICE

Jiandong Cao
2800 Mcandrew Ct
San Jose, CA 95121-1100

Property:
1203 MELVILLE SQ Apt #217
RICHMOND, CA 94804-4552-

PropID:
Client ID: 11823

Dear Owner/Agent,

This letter is to inform you that your property at **1203 MELVILLE SQ Apt #217 RICHMOND, CA 94804-4552** failed the Housing Quality Standards (HQS) inspection on 07/07/2026.

A re-inspection has been scheduled for 08/17/2026 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>
1.4	Living Room/Security door bell not working
4.4	Other Rooms/Security remove key lock from bedroom door

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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Residential Rental Inspections Program



7/16/2026

FAILED INSPECTION NOTICE

Lan Sherlock
Po Box 62411
Sunnyvale, CA 94088-2411

Property:
956 CARLSON BLVD
RICHMOND, CA 94804-4632-

PropID:
Client ID: 12395

Dear Owner/Agent,

This letter is to inform you that your property at **956 CARLSON BLVD RICHMOND, CA 94804-4632** **failed** the Housing Quality Standards (HQS) inspection on 07/07/2026.

A re-inspection has been scheduled for 08/17/2026 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>
4.4	Other Rooms/Security remove key latch from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range screens missing / light inop - repair/replace
3.4	Bathroom/Security remove key lock from bathroom door
3.3	Bathroom/Electrical Hazards 2nd fl bathroom GFCI outlet not testing - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing



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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.

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7/16/2026

FAILED INSPECTION NOTICE

Kevin D Curry
3060 El Cerrito Plz #117
El Cerrito, CA 94530-4011

Property:
5116 CREELY AVE
RICHMOND, CA 94804-4739-

PropID:
Client ID: 10074

Dear Owner/Agent,

This letter is to inform you that your property at **5116 CREELY AVE RICHMOND, CA 94804-4739** failed the Housing Quality Standards (HQS) inspection on 07/07/2026.

A re-inspection has been scheduled for 08/17/2026 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>
2.10	Kitchen/Stove or Range with Oven hood range light inop - 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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Residential Rental Inspections Program



7/16/2026

FAILED INSPECTION NOTICE

Ivy Feibelman
4223 Se Madison St
Portland, OR 97215-2428

Property:
5513 FRESNO AVE
RICHMOND, CA 94804-5637-

PropID:
Client ID: 10148

Dear Owner/Agent,

This letter is to inform you that your property at **5513 FRESNO AVE RICHMOND, CA 94804-5637** **failed** the Housing Quality Standards (HQS) inspection on 07/07/2026.

A re-inspection has been scheduled for 08/17/2026 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>
1.4	Living Room/Security patio screen damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector 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



7/16/2026

FAILED INSPECTION NOTICE

Aleksandr Shnayder
2249 Tywood Ct
San Jose, CA 95116

Property:
6106 COLUMBIA AVE
RICHMOND, CA 94804-5748-

PropID:
Client ID: 9199

Dear Owner/Agent,

This letter is to inform you that your property at **6106 COLUMBIA AVE RICHMOND, CA 94804-5748** **failed** the Housing Quality Standards (HQS) inspection on 07/07/2026.

A re-inspection has been scheduled for 08/17/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector 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



7/16/2026

FAILED INSPECTION NOTICE

Harold L Hoffman
Stan Hoffman
144 Bahama Reef
Novato, CA 94949

Property:
5713 SAN JOSE AVE
RICHMOND, CA 94804-5914-

PropID:
Client ID: 7277

Dear Owner/Agent,

This letter is to inform you that your property at **5713 SAN JOSE AVE RICHMOND, CA 94804-5914** **failed** the Housing Quality Standards (HQS) inspection on 07/07/2026.

A re-inspection has been scheduled for 08/17/2026 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

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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7/16/2026

FAILED INSPECTION NOTICE

Isabel C Chang
4455 Lisa Dr
Union City, CA 94587

Property:
3015 HOWARD ST
RICHMOND, CA 94804-6011-

PropID:
Client ID: 9016

Dear Owner/Agent,

This letter is to inform you that your property at **3015 HOWARD ST RICHMOND, CA 94804-6011** failed the Housing Quality Standards (HQS) inspection on 07/07/2026.

A re-inspection has been scheduled for 08/17/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
5.2	Secondary Rooms/Security side door not opening repair/replace
1.4	Living Room/Security patio door not locking as designed - repair/replace
2.12	Kitchen/Sink Faucet Water Pressure Low.



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