



7/17/2026

FAILED INSPECTION NOTICE

Alice L Huynh
1539 Elm St
El Cerrito, CA 94530-2203

Property:
304 CHESLEY
RICHMOND, CA 94801-1529-

PropID:
Client ID: 11699

Dear Owner/Agent,

This letter is to inform you that your property at **304 CHESLEY RICHMOND, CA 94801-1529** failed the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
4.5	Other Rooms/Window Condition 7/16/2026 Install quick release for security bars or remove (fire exit). Unable to access at initial inspection due to furniture blocking windows
8.4	General Health and Safety/Garbage and Debris Remove trash, old furniture and clutter from yard
4.7	Other Rooms/Wall Condition Address severe discolorauon on walls that was covered up initially by furniture



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

Rodolfo E & Elia G Solano
4310 Hilltop Dr
El Sobrante, CA 94803

Property:
700 18TH ST
RICHMOND, CA 94801-2502-

PropID:
Client ID: 5609

Dear Owner/Agent,

This letter is to inform you that your property at **700 18TH ST RICHMOND, CA 94801-2502** failed the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
4.5	Other Rooms/Window Condition replace missing screens
3.5	Bathroom/Window Condition replace missing screens
3.8	Bathroom/Floor Condition floor soft and spongy in front of tub. evidence of water damage



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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Rodolfo E & Elia G Solano
4310 Hilltop Dr
El Sobrante, CA 94803

Property:
710 18TH ST
RICHMOND, CA 94801-2502-

PropID:
Client ID: 5609

Dear Owner/Agent,

This letter is to inform you that your property at **710 18TH ST RICHMOND, CA 94801-2502** failed the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls install smoke detector in laundry area

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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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Rodolfo E & Elia G Solano
4310 Hilltop Dr
El Sobrante, CA 94803

Property:
708 18TH ST
RICHMOND, CA 94801-2502-

PropID:
Client ID: 5609

Dear Owner/Agent,

This letter is to inform you that your property at **708 18TH ST RICHMOND, CA 94801-2502** failed the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls install smoke detector in common area

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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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Hin Chung & Wendy Tsang
18802 Clement Dr
Castro Valley, CA 94552

Property:
623 19TH ST Apt 25A
RICHMOND, CA 94801-2800-

PropID:
Client ID: 2970

Dear Owner/Agent,

This letter is to inform you that your property at **623 19TH ST Apt 25A RICHMOND, CA 94801-2800** **failed** the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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 chipping and peeling paint on rangehood repair or 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.

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Sincerely,

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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Hin Chung & Wendy Tsang
18802 Clement Dr
Castro Valley, CA 94552

Property:
623 19TH ST Apt 27A
RICHMOND, CA 94801-2800-

PropID:
Client ID: 2970

Dear Owner/Agent,

This letter is to inform you that your property at **623 19TH ST Apt 27A RICHMOND, CA 94801-2800** **failed** the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls install smoke and CO detector
4.10	Other Rooms/Smoke Detectors install smoke detector

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

Rodolfo E & Elia G Solano
4310 Hilltop Dr
El Sobrante, CA 94803

Property:
1931 BARRETT AVE
RICHMOND, CA 94801-2854-

PropID:
Client ID: 5609

Dear Owner/Agent,

This letter is to inform you that your property at **1931 BARRETT AVE RICHMOND, CA 94801-2854** **failed** the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
5.2	Secondary Rooms/Security laundry room- window will not stay up without being propped.

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

Benjamin Bahr
877 Castlewood Dr Apt 4
Los Gatos, CA 95032

Property:
208 15TH ST
RICHMOND, CA 94801-3213-

PropID:
Client ID: 7564

Dear Owner/Agent,

This letter is to inform you that your property at **208 15TH ST RICHMOND, CA 94801-3213** failed the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
4.10	Other Rooms/Smoke Detectors install smoke detector.
8.6	General Health and Safety/Interior Stairs and Common Halls install CO detector on 2nd floor

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

Benjamin Bahr
877 Castlewood Dr Apt 4
Los Gatos, CA 95032

Property:
210 15TH ST
RICHMOND, CA 94801-3213-

PropID:
Client ID: 7564

Dear Owner/Agent,

This letter is to inform you that your property at **210 15TH ST RICHMOND, CA 94801-3213** failed the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls install CO detector on 2nd floor

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



7/17/2026

FAILED INSPECTION NOTICE

Ram P & Ashu K Vohra
2372 18Th St
San Pablo, CA 94806

Property:
135 8TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 8205

Dear Owner/Agent,

This letter is to inform you that your property at **135 8TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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.



7/17/2026

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
6.1	Building Exterior/Condition of Foundation COMPLETE REPAIRS TO EXTERIOR FOUNDATION. OPEN TRENCHES ALL AROUND HOME DUE TO ONGOING REPAIRS
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector in unit
4.4	Other Rooms/Security Remove deadbolt and keyed entry digital locks from door
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5	Other Rooms/Window Condition 1. Install quick release for security bars (fire exit) 2. Repair damaged window screen
4.3	Other Rooms/Electrical Hazards No access to outlets in room for inspection due to excessive personal items in room.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Rear heater inoperable, repair
4.7	Other Rooms/Wall Condition Address/treat severe discoloration on bedroom walls
3.3	Bathroom/Electrical Hazards 1. Install GFCI protected receptacle by sink 2. Light fixture inoperable, repair
3.12	Bathroom/Tub or Shower Replace missing tiles around tub spout
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet doors - left of sink - left of stove
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by kitchen sink
7.4	Heating and Plumbing/Water Heater 1. Wtr. Htr. = Missing Discharge Pipe. 2. Wtr. Htr. = Missing Pilot Light Cover. 3. Earthquake straps needed on top and bottom.
2.10	Kitchen/Stove or Range with Oven Range hood inoperable, repair or replace



7/17/2026

FAILED INSPECTION NOTICE

5.4 Secondary Rooms/Other Potential Hazardous Features

1. Install smoke detector in room in garage
2. Remove keyed entry lock on room in garage

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Yoshiharu & Annette Tre Okada
19769 Glen Brae Dr
Saratoga, CA 95070

Property:
1319 58TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 17599

Dear Owner/Agent,

This letter is to inform you that your property at **1319 58TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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 Install deadbolt on rear door
4.5	Other Rooms/Window Condition Clear items to allow access to window
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet on left wall - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3	Secondary Rooms/Electrical Hazards Outlets in garage at entry have no power and damaged receptacles, replace and repair



7/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
5736 BAYVIEW AVE
RICHMOND, CA 94804-4829-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **5736 BAYVIEW AVE RICHMOND, CA 94804-4829** **failed** the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector
1.3	Living Room/Electrical Hazards 1. Secure outlets to wall 2. Replace missing outlet cover plates 3. Secure/install light fixtures as wires hanging from ceiling
4.3	Other Rooms/Electrical Hazards 1. Install light fixture as wires hanging from ceiling 2. Install missing outlet cover plates
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.11	Kitchen/Refrigerator Vacant unit, install refrigerator in unit



7/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Marco Antonio Flores-Gallo
Doris Mitchell
615 Talbot Ave
Albany, CA 94706-2520

Property:
2020 CARLSON BLVD
RICHMOND, CA 94804-5266-

PropID:
Client ID: 12612

Dear Owner/Agent,

This letter is to inform you that your property at **2020 CARLSON BLVD RICHMOND, CA 94804-5266** **failed** the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
2.10	Kitchen/Stove or Range with Oven Front left burner not self lighting, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span

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



7/17/2026

FAILED INSPECTION NOTICE

Zhiheng Wu
1640 San Benito St
Richmond, CA 94804

Property:
1640 SAN BENITO ST
RICHMOND, CA 94804-5327-

PropID:
Client ID: 19388

Dear Owner/Agent,

This letter is to inform you that your property at **1640 SAN BENITO ST RICHMOND, CA 94804-5327** **failed** the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
1.3	Living Room/Electrical Hazards Replacer damaged receptacles underneath window
2.10	Kitchen/Stove or Range with Oven Clean excessive grease splatter on range hood vent screens
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door as it leads to exterior



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.

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Sincerely,

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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Zhiheng Wu
1640 San Benito St
Richmond, CA 94804

Property:
1642 SAN BENITO ST
RICHMOND, CA 94804-5327-

PropID:
Client ID: 19388

Dear Owner/Agent,

This letter is to inform you that your property at **1642 SAN BENITO ST RICHMOND, CA 94804-5327** **failed** the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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.



7/17/2026

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source in unit.
8.7	General Health and Safety/Other Interior Hazards Install common area smoke detector in unit
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards No access to outlets for inspection in room
4.5	Other Rooms/Window Condition Clear items to allow access to window
3.4	Bathroom/Security Remove keyed entry lock from door
2.12	Kitchen/Sink Dishwasher inoperable, repair
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.
5.4	Secondary Rooms/Other Potential Hazardous Features Install smoke detector in front/center room

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



7/17/2026

FAILED INSPECTION NOTICE

Hongxia Xu & Michael Sha
7751 Coolidge Ct
Castro Valley, CA 94552

Property:
5109 CADDIE CT
RICHMOND, CA 94806-

PropID:
Client ID: 17718

Dear Owner/Agent,

This letter is to inform you that your property at **5109 CADDIE CT RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st base toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd floor smoke/Co detector -missing/inop
4.10	Other Rooms/Smoke Detectors smoke detectors in 3x bedrooms exceed 10yr - replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
3.3	Bathroom/Electrical Hazards master bedroom bathroom GFCI outlet missing next to left sink - repair



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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Weeratat Sansangasakun
6901 Se Oaks Park Way Slip 25
Portland, OR 97202

Property:
6320 BONITA CT
RICHMOND, CA 94806-

PropID:
Client ID: 17658

Dear Owner/Agent,

This letter is to inform you that your property at **6320 BONITA CT RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
2.12 Kitchen/Sink	couldnt get dishwasher to run for inspection
5.4 Secondary Rooms/Other Potential Hazardous Features	garage smoke detector inop
4.4 Other Rooms/Security	remove key locks from 3x bedroom doors

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

Cheng-Chih & Chien-Shi Hsu
411 W Wolf Rd
Peoria, IL 61614-2052

Property:
450 SUMMER LN
RICHMOND, CA 94806-

PropID:
Client ID: 11695

Dear Owner/Agent,

This letter is to inform you that your property at **450 SUMMER LN RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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 install smoke detector on 1st fl over garage door entry
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop - repair/replace
4.3	Other Rooms/Electrical Hazards change washroom outlet to GFCI



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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Christopher G Erickson
Po Box 70757
Richmond, CA 94807

Property:
2554 TREESIDE WAY
RICHMOND, CA 94806-1954-

PropID:
Client ID: 3807

Dear Owner/Agent,

This letter is to inform you that your property at **2554 TREESIDE WAY RICHMOND, CA 94806-1954** **failed** the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
2.10	Kitchen/Stove or Range with Oven front right burner inop - repair/replace
1.8	Living Room/Floor Condition living room carpet torn/damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not flushing - 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

Jiaqin Lin
5632 Vista Dr
San Pablo, CA 94806

Property:
3149 CHAPARRAL CT
RICHMOND, CA 94806-5736-

PropID:
Client ID: 18620

Dear Owner/Agent,

This letter is to inform you that your property at **3149 CHAPARRAL CT RICHMOND, CA 94806-5736** **failed** the Housing Quality Standards (HQS) inspection on 07/16/2026.

A re-inspection has been scheduled for 08/24/2026 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>
2.12	Kitchen/Sink garbage disposal inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
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 exceed the 10 year warranty - replace 2nd fl smoke detector inop / exceeds 10 yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards 1st fl GFCI outlet missing 2x GFCI missing in master bathroom 2nd fl hallway GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector in 3x bedroom exceeds 10yr or inop - replace
3.12	Bathroom/Tub or Shower hallway shower head leaking - repair/replace H/C handle leaking- repair/replace tub diverter inop - 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