



8/18/2022

FAILED INSPECTION NOTICE

Patrick P & Nancy A Cheung
5720 Jefferson Ave
Richmond, CA 94804-4865

Property:
3307 HUMPHREY AVE
RICHMOND, CA 94804-1187-

PropID:
Client ID: 10009

Dear Owner/Agent,

This letter is to inform you that your property at **3307 HUMPHREY AVE RICHMOND, CA 94804-1187** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2022.

A re-inspection has been scheduled for 09/13/2022 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>	<u>Tenant/Owner</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rear deck has loose deteriorating boards and nails pulling up, repair/replace rear deck	O

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



8/18/2022

FAILED INSPECTION NOTICE

Lian Trang
1126 Brunswick St
Daly City, CA 94014-1153

Property:
2519 BARRETT AVE
RICHMOND, CA 94804-1641-

PropID:
Client ID: 9699

Dear Owner/Agent,

This letter is to inform you that your property at **2519 BARRETT AVE RICHMOND, CA 94804-1641** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2022.

A re-inspection has been scheduled for 09/13/2022 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. and one common area smoke detector per floor, install both on all 4 levels of home	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit basement toilet running constantly, repair	O
3.6	Bathroom/Ceiling Condition remove black organic substances	O
2.6	Kitchen/Ceiling Condition evidence of leak, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features basement ceiling has evidence of water damage, repair	O
2.11	Kitchen/Refrigerator Replace missing Refrig handle.	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches masonry on steps and walkway in front of house has loose and broken bricks, safty and trip haz, repair	O



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Sincerely,

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8/18/2022

FAILED INSPECTION NOTICE

Castillo Partners Llc
3053 Fillmore St #261
San Francisco, CA 94123-4009

Property:
3110 FLORIDA AVE
RICHMOND, CA 94804-3110-

PropID:
Client ID: 8395

Dear Owner/Agent,

This letter is to inform you that your property at **3110 FLORIDA AVE RICHMOND, CA 94804-3110** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2022.

A re-inspection has been scheduled for 09/13/2022 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>	<u>Tenant/Owner</u>
6.3	Building Exterior/Condition of Roof and Gutters Ext. = Gutters Damaged. downspout disconnected at front of house, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.	O
2.10	Kitchen/Stove or Range with Oven all burners must be in working condition and self -ignite, repair	O
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.	O
6.4	Building Exterior/Condition of Exterior Surfaces exterior light outside kitchen inop, repair	O
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.	O



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Residential Rental Inspections Program



8/18/2022

FAILED INSPECTION NOTICE

Wanda H Mulcahy
2222 Parker St
Berkeley, CA 94704-2712

Property:
431 S 36TH ST
RICHMOND, CA 94804-3231-

PropID:
Client ID: 8367

Dear Owner/Agent,

This letter is to inform you that your property at **431 S 36TH ST RICHMOND, CA 94804-3231** failed the Housing Quality Standards (HQS) inspection on 08/11/2022.

A re-inspection has been scheduled for 09/13/2022 between 11:00AM and 02:00PM.

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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven 1.all burners must self ignite	O
	2. oven control panel falling into stove, repair	
8.7	General Health and Safety/Other Interior Hazards all smoke detectors inop, each unit must have a common area smoke detector on each level and a smoke detector in each bedroom	O
3.13	Bathroom/Ventilation Bath Ventilation Fan Not Functioning/Damaged & Needs Repair. rear bath	O
3.4	Bathroom/Security door broken, repair/replace middle bathroom	O
3.3	Bathroom/Electrical Hazards light fixture inop middle bathroom	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Bath Sink vanity top Cracked/Needs Repair/Replacement.	O
	middle bath	
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Clogged/Leaking/ or not working properly.	O
	front bath	
3.5	Bathroom/Window Condition Window must be openable and remain open without props.	O
2.12	Kitchen/Sink sink faucet loose, repair	O



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8/18/2022

FAILED INSPECTION NOTICE

Qia Xiang Zhou
950 Taraval St
San Francisco, CA 94116

Property:
1529 POTRERO AVE Apt A
RICHMOND, CA 94804-3751-

PropID:
Client ID: 2499

Dear Owner/Agent,

This letter is to inform you that your property at **1529 POTRERO AVE Apt A RICHMOND, CA 94804-3751** failed the Housing Quality Standards (HQS) inspection on 08/11/2022.

A re-inspection has been scheduled for 09/13/2022 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower tub faucet constantly running, handel broken	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rear porch staircase has loose and deteriorating steps,and railings replace boards	O
6.3	Building Exterior/Condition of Roof and Gutters Roof or gutter condition indicates the potential of structural collapse. rear staircase porch overhang. replace	O
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.	O



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8/18/2022

FAILED INSPECTION NOTICE

Castillo Partners Llc
3053 Fillmore St #261
San Francisco, CA 94123-4009

Property:
833 S 49TH ST
RICHMOND, CA 94804-4428-

PropID:
Client ID: 8395

Dear Owner/Agent,

This letter is to inform you that your property at **833 S 49TH ST RICHMOND, CA 94804-4428** failed the Housing Quality Standards (HQS) inspection on 08/11/2022.

A re-inspection has been scheduled for 09/13/2022 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.7	Bathroom/Wall Condition wall next to tub has water damage, repair	O

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8/18/2022

FAILED INSPECTION NOTICE

Pai-Yau & Hsin-Yi Tsai
2815 Las Gallinas Ave
San Rafael, CA 94903-1428

Property:
1551 MARIPOSA ST
RICHMOND, CA 94804-5015-

PropID:
Client ID: 1146

Dear Owner/Agent,

This letter is to inform you that your property at **1551 MARIPOSA ST RICHMOND, CA 94804-5015** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2022.

A re-inspection has been scheduled for 09/13/2022 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards gfi will not test/reset, right of sink. repalce	O
5.2	Secondary Rooms/Security garage.... exit door to yard has large gaps around, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features step leading down to garage from kitchen is loose, safty haz, repair	O
5.3	Secondary Rooms/Electrical Hazards light fixture in garage missing bulb, repair	O



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Residential Rental Inspections Program



8/18/2022

FAILED INSPECTION NOTICE

Andrew Chi
1553 Merced St
Richmond, CA 94709-0292

Property:
622 34TH ST
RICHMOND, CA 94805-1752-

PropID:
Client ID: 9069

Dear Owner/Agent,

This letter is to inform you that your property at **622 34TH ST RICHMOND, CA 94805-1752** failed the Housing Quality Standards (HQS) inspection on 08/11/2022.

A re-inspection has been scheduled for 09/15/2022 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.6	Kitchen/Ceiling Condition repair cracks on ceiling	O
3.3	Bathroom/Electrical Hazards install GFCI outlet	O
2.12	Kitchen/Sink Faucet damaged/leakage. loose, repair	O

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Residential Rental Inspections Program



8/18/2022

FAILED INSPECTION NOTICE

James R & Patricia L Nunn
1213 Upper Happy Valley Rd
Lafayette, CA 94549-2724

Property:
414 DIMM ST
RICHMOND, CA 94805-2422-

PropID:
Client ID: 1702

Dear Owner/Agent,

This letter is to inform you that your property at **414 DIMM ST RICHMOND, CA 94805-2422** failed the Housing Quality Standards (HQS) inspection on 08/11/2022.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice. evidence of infestation	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector on third level of home	O
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.	O



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Residential Rental Inspections Program



8/18/2022

FAILED INSPECTION NOTICE

James E & Vanessa Szumlas
4980 Appian Way #205
El Sobrante, CA 94803

Property:
3150 BIRMINGHAM DR
RICHMOND, CA 94806-2635-

PropID:
Client ID: 1775

Dear Owner/Agent,

This letter is to inform you that your property at **3150 BIRMINGHAM DR RICHMOND, CA 94806-2635** failed the Housing Quality Standards (HQS) inspection on 08/11/2022.

A re-inspection has been scheduled for 09/15/2022 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.	O
8.7	General Health and Safety/Other Interior Hazards 1. Unit must have one working carbon monoxide detector per level. upstairs co inop 2. install common area co and smoke detectors downstairs	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O



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8/18/2022

FAILED INSPECTION NOTICE

James E & Vanessa Szumlas
4980 Appian Way #205
El Sobrante, CA 94803

Property:
3152 BIRMINGHAM DR
RICHMOND, CA 94806-2635-

PropID:
Client ID: 1775

Dear Owner/Agent,

This letter is to inform you that your property at **3152 BIRMINGHAM DR RICHMOND, CA 94806-2635** failed the Housing Quality Standards (HQS) inspection on 08/11/2022.

A re-inspection has been scheduled for 09/15/2022 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>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater No Access To Wtr. Htr, unable to inspect. Owner must provide access at next inspection.	O

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