



9/12/2022

**FAILED INSPECTION NOTICE**

Gary Yu  
1539 Elm St  
El Cerrito, CA 94530

Property:  
719 ALAMO AVE  
RICHMOND, CA 94801-2128-

PropID:  
Client ID: 9241

Dear Owner/Agent,

This letter is to inform you that your property at **719 ALAMO AVE RICHMOND, CA 94801-2128** failed the Housing Quality Standards (HQS) inspection on 08/15/2022.

**A re-inspection has been scheduled for 10/10/2022 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>	<u>Tenant/Owner</u>
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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



9/12/2022

**FAILED INSPECTION NOTICE**

Sergio C Dasilva  
9834 Shepard Pl  
Wellington, FL 33414-6418

Property:  
735 GERTRUDE AVE  
RICHMOND, CA 94801-2147-

PropID:  
Client ID: 12357

Dear Owner/Agent,

This letter is to inform you that your property at **735 GERTRUDE AVE RICHMOND, CA 94801-2147** **failed** the Housing Quality Standards (HQS) inspection on 08/15/2022.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light fixture missing, repair	O
1.4	Living Room/Security weatherstripping badly worn/deteriorating, replace	O
8.7	General Health and Safety/Other Interior Hazards smoke detector missing, repair	O



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9/12/2022

**FAILED INSPECTION NOTICE**

Fu Shing Tse  
204 Franciscan Dr  
Daly City, CA 94014

Property:  
829 PENNSYLVANIA AVE  
RICHMOND, CA 94801-2263-

PropID:  
Client ID: 15921

Dear Owner/Agent,

This letter is to inform you that your property at **829 PENNSYLVANIA AVE RICHMOND, CA 94801-2263** failed the Housing Quality Standards (HQS) inspection on 08/15/2022.

**A re-inspection has been scheduled for 10/10/2022 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>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Remove keyed lock from interior door. All bedroom	O

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9/12/2022

**FAILED INSPECTION NOTICE**

1701 San Joaquin Llc  
Andrew Hibbert  
506 Commodore Dr  
Richmond, CA 94804-4583

Property:  
1701 SAN JOAQUIN ST Apt 2  
RICHMOND, CA 94804-5100-

PropID:  
Client ID: 12994

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 2 RICHMOND, CA 94804-5100** failed the Housing Quality Standards (HQS) inspection on 08/15/2022.

**A re-inspection has been scheduled for 10/11/2022 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>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet Not Properly Mounted / Loose from Floor Flange.	O

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9/12/2022

**FAILED INSPECTION NOTICE**

Kesner Sorel  
Ohanks Management  
5054 El Portal Dr Suite C  
El Sobrante, CA 94803

Property:  
503 37TH ST  
RICHMOND, CA 94805-2205-

PropID:  
Client ID: 8145

Dear Owner/Agent,

This letter is to inform you that your property at **503 37TH ST RICHMOND, CA 94805-2205** failed the Housing Quality Standards (HQS) inspection on 08/15/2022.

**A re-inspection has been scheduled for 10/10/2022 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>
3.12	Bathroom/Tub or Shower Tub surface peeling / rusting	O

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9/12/2022

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
2300 Lancaster Drive  
Richmond, CA 94806

Property:  
2320 LANCASTER DR Apt 6  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2320 LANCASTER DR Apt 6 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 08/15/2022.

**A re-inspection has been scheduled for 09/14/2022 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>	<u>Tenant/Owner</u>
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