



8/29/2023

FAILED INSPECTION NOTICE

John Shuk Yong Suen
50 Maddux Ave
San Francisco, CA 94124-2015

Property:
2337 LOWELL AVE
RICHMOND, CA 94804-1034-

PropID:
Client ID: 5907

Dear Owner/Agent,

This letter is to inform you that your property at **2337 LOWELL AVE RICHMOND, CA 94804-1034** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2023.

A re-inspection has been scheduled for 10/05/2023 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>
3.3	Bathroom/Electrical Hazards Install Gfi outlet for safety	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

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



8/29/2023

FAILED INSPECTION NOTICE

Caesar M & Edna Roque
449 Michigan Ave
Berkeley, CA 94707-1713

Property:
3226 MORAN AVE
RICHMOND, CA 94804-1107-

PropID:
Client ID: 13047

Dear Owner/Agent,

This letter is to inform you that your property at **3226 MORAN AVE RICHMOND, CA 94804-1107** failed the Housing Quality Standards (HQS) inspection on 08/22/2023.

A re-inspection has been scheduled for 10/03/2023 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>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
3.3	Bathroom/Electrical Hazards 1. light fixture deteriorating,rusting, replace 2. gfi will not test/rest, replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation on property	O



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Residential Rental Inspections Program



8/29/2023

FAILED INSPECTION NOTICE

Yun Fay & Jiaxin S Yee
623 Lakeview Ave
San Francisco, CA 94112-2201

Property:
3314 MARICOPA AVE
RICHMOND, CA 94804-1136-

PropID:
Client ID: 11207

Dear Owner/Agent,

This letter is to inform you that your property at **3314 MARICOPA AVE RICHMOND, CA 94804-1136** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2023.

A re-inspection has been scheduled for 10/03/2023 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>
3.3	Bathroom/Electrical Hazards sensor light switch in bathroom broken,replace	O
3.5	Bathroom/Window Condition replace tattered screen	O
4.5	Other Rooms/Window Condition replace tattered screens in bedrooms	O
8.7	General Health and Safety/Other Interior Hazards install Co detector	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrail on rear porch and garage	O



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Sincerely,

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Residential Rental Inspections Program



8/29/2023

FAILED INSPECTION NOTICE

Mia Baldwin
Mia Baldwin
2930 Domingo Ave #514
Berkeley, CA 94705

Property:
2510 HUMPHREY AVE
RICHMOND, CA 94804-1275-

PropID:
Client ID: 10931

Dear Owner/Agent,

This letter is to inform you that your property at **2510 HUMPHREY AVE RICHMOND, CA 94804-1275** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2023.

A re-inspection has been scheduled for 10/03/2023 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
3.12	Bathroom/Tub or Shower 1. shower handle leaking,repair/replace 2. recaulk around tub	O



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Residential Rental Inspections Program



8/29/2023

FAILED INSPECTION NOTICE

Kao C Phan
2664 Mendocino Dr
Pinole, CA 94564

Property:
2730 WENDELL AVE
RICHMOND, CA 94804-1375-

PropID:
Client ID: 14378

Dear Owner/Agent,

This letter is to inform you that your property at **2730 WENDELL AVE RICHMOND, CA 94804-1375** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2023.

A re-inspection has been scheduled for 10/05/2023 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>
2.8	Kitchen/Floor Condition replace deteriorating kitchen floor	O
6.4	Building Exterior/Condition of Exterior Surfaces Back and side of house peeling paint,repair	O
2.10	Kitchen/Stove or Range with Oven ventilation fan inoperable,repair/replace	O
3.8	Bathroom/Floor Condition bathroom floor deteriorating,replace	O



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8/29/2023

FAILED INSPECTION NOTICE

Kenny Ha
1359 40Th Ave
San Francisco, CA 94122-1202

Property:
2930 GRANT AVE
RICHMOND, CA 94804-1557-

PropID:
Client ID: 12004

Dear Owner/Agent,

This letter is to inform you that your property at **2930 GRANT AVE RICHMOND, CA 94804-1557** failed the Housing Quality Standards (HQS) inspection on 08/22/2023.

A re-inspection has been scheduled for 10/05/2023 between 09:00AM and 12:00PM.

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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 Kitchen ceiling peeling,repair	O
8.7	General Health and Safety/Other Interior Hazards 1. Unit must have one carbon monoxide detector per level. 2. Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. all levels common area	O
3.7	Bathroom/Wall Condition 1. Downstairs bathroom wall is cracking,repair 2. upstairs wall is peeling, repair	O
1.8	Living Room/Floor Condition Floor is buckled,evidence of water damage,repair	O



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8/29/2023

FAILED INSPECTION NOTICE

Max & Joanna Full
711 Moraga Rd
Moraga, CA 94556-2341

Property:
166 24TH ST
RICHMOND, CA 94804-1802-

PropID:
Client ID: 6793

Dear Owner/Agent,

This letter is to inform you that your property at **166 24TH ST RICHMOND, CA 94804-1802** failed the Housing Quality Standards (HQS) inspection on 08/22/2023.

A re-inspection has been scheduled for 10/03/2023 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>
3.12	Bathroom/Tub or Shower Tub deteriorating, resurface tub	O

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Residential Rental Inspections Program



8/29/2023

FAILED INSPECTION NOTICE

Jacqueline Roberts
Po Box 1641
Brentwood, CA 94513-3641

Property:
1200 OHIO AVE
RICHMOND, CA 94804-2443-

PropID:
Client ID: 10858

Dear Owner/Agent,

This letter is to inform you that your property at **1200 OHIO AVE RICHMOND, CA 94804-2443** failed the Housing Quality Standards (HQS) inspection on 08/22/2023.

A re-inspection has been scheduled for 10/05/2023 between 09:00AM and 12:00PM.

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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 Install Gfi outlet,safty hazard	O
3.3	Bathroom/Electrical Hazards Install Gfi outlet,safety hazard	O
2.4	Kitchen/Security no egress in kitchen, repair	O

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8/29/2023

FAILED INSPECTION NOTICE

Chinju Ho
Mingjean Fan
7706 Oak Meadow Ct
Cupertino, CA 95014-5201

Property:
1501 POTRERO AVE
RICHMOND, CA 94804-3765-

PropID:
Client ID: 12939

Dear Owner/Agent,

This letter is to inform you that your property at **1501 POTRERO AVE RICHMOND, CA 94804-3765** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.8	Bathroom/Floor Condition Upstairs bath floor has evidence of water damage,repair	O

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8/29/2023

FAILED INSPECTION NOTICE

Abdo A & Fowzia Mana
2388 Shawn Dr
San Pablo, CA 94806

Property:
5523 BAYVIEW AVE Apt 1
RICHMOND, CA 94804-4825-

PropID:
Client ID: 6944

Dear Owner/Agent,

This letter is to inform you that your property at **5523 BAYVIEW AVE Apt 1 RICHMOND, CA 94804-4825** failed the Housing Quality Standards (HQS) inspection on 08/22/2023.

A re-inspection has been scheduled for 10/05/2023 between 09:00AM and 12:00PM.

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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 roaches.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.	O
3.12	Bathroom/Tub or Shower Tub rusting,resurfce tub	O
4.5	Other Rooms/Window Condition 1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
	2. Burglar bars must have quick release mechanism	
1.5	Living Room/Window Condition Burglar bars must have quick release mechanism	O



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