



8/19/2024

FAILED INSPECTION NOTICE

Carl T Emura
585 9Th St #328
Oakland, CA 94607-3831

Property:
2501 ESMOND AVE
RICHMOND, CA 94804-1309-

PropID:
Client ID: 10133

Dear Owner/Agent,

This letter is to inform you that your property at **2501 ESMOND AVE RICHMOND, CA 94804-1309** **failed** the Housing Quality Standards (HQS) inspection on 08/16/2024.

A re-inspection has been scheduled for 09/23/2024 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>
4.6	Other Rooms/Celing Condition remove black discoloration	O
3.6	Bathroom/Ceiling Condition remove black discoloration	O
3.7	Bathroom/Wall Condition remove black discoloration	O
4.5	Other Rooms/Window Condition window crank broken, repair/replace	O
5.4	Secondary Rooms/Other Potential Hazardous Features dining room ceiling cracking, repair	O
8.7	General Health and Safety/Other Interior Hazards install co detector	O



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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



8/19/2024

FAILED INSPECTION NOTICE

Griselda Ledesma
Po Box 2248
Fremont, CA 94536

Property:
655 23RD ST Apt 4
RICHMOND, CA 94804-1463-

PropID:
Client ID: 2857

Dear Owner/Agent,

This letter is to inform you that your property at **655 23RD ST Apt 4 RICHMOND, CA 94804-1463** failed the Housing Quality Standards (HQS) inspection on 08/16/2024.

A re-inspection has been scheduled for 09/23/2024 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>
4.5	Other Rooms/Window Condition window will not stay up without a prop, repair	O
2.11	Kitchen/Refrigerator 1. refrigerator leaking/not cooling as designed, repair/replace 2. Refrigerator Gasket Deteriorated. replace	O
2.5	Kitchen/Window Condition screen tattered, repair	O



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8/19/2024

FAILED INSPECTION NOTICE

Evelyn Ngai
544 Seastorm Dr
, 94065

Property:
521 28TH ST
RICHMOND, CA 94804-1515-

PropID:
Client ID: 16239

Dear Owner/Agent,

This letter is to inform you that your property at **521 28TH ST RICHMOND, CA 94804-1515** failed the Housing Quality Standards (HQS) inspection on 08/16/2024.

A re-inspection has been scheduled for 09/23/2024 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>
8.1	General Health and Safety/Access to Unit	O
	1. install common area co detector in basement and main level of house	

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8/19/2024

FAILED INSPECTION NOTICE

Cyrus Ganjia
3616 Black Feather Dr
El Sobrante, CA 94803-2122

Property:
554 32ND ST
RICHMOND, CA 94804-1532-

PropID:
Client ID: 8964

Dear Owner/Agent,

This letter is to inform you that your property at **554 32ND ST RICHMOND, CA 94804-1532** failed the Housing Quality Standards (HQS) inspection on 08/16/2024.

A re-inspection has been scheduled for 09/23/2024 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 water heater discharge line must run outside, safety hazard	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. install in bottom bedroom	O
8.7	General Health and Safety/Other Interior Hazards 1. install common area co/smoke detector in basement/laundry /water heater area 2. install co detector in common area of house	O
2.13	Kitchen/Space for Storage, Prep and Serving kitchen countertop deteriorating/has holes around sink area, repair/replace	O
2.3	Kitchen/Electrical Hazards install Gfi outlets on right and left sides of sink	O
8.10	General Health and Safety/Site and Neighborhood Conditions rear fence missing boards, repair	O
3.3	Bathroom/Electrical Hazards install Gfi outlets in both bathrooms	O
3.8	Bathroom/Floor Condition flooring pulling up in front of tub, repair (hallway)	O
3.5	Bathroom/Window Condition window frame peeling/water damaged.repair	O

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8/19/2024

FAILED INSPECTION NOTICE

Javier Castro
2717 Roosevelt Ave
Richmond, CA 94804-1513

Property:
531 25TH ST
RICHMOND, CA 94804-1602-

PropID:
Client ID: 4164

Dear Owner/Agent,

This letter is to inform you that your property at **531 25TH ST RICHMOND, CA 94804-1602** failed the Housing Quality Standards (HQS) inspection on 08/16/2024.

A re-inspection has been scheduled for 09/27/2024 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>
6.3	Building Exterior/Condition of Roof and Gutters install gutter downspouts and clean gutters	O
1.5	Living Room/Window Condition install missing screens	O
4.5	Other Rooms/Window Condition install missing screens	O
4.3	Other Rooms/Electrical Hazards install light switch cover	O
2.3	Kitchen/Electrical Hazards install GFI outlets on right and left side of sink	O
8.7	General Health and Safety/Other Interior Hazards install common area CO detector	O
3.12	Bathroom/Tub or Shower recaulk around tub	O



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8/19/2024

FAILED INSPECTION NOTICE

Juan Javier Santamaria
415 S 16Th St, Apt A
Richmond, CA 94804-2565

Property:
415 S 16TH ST Apt C
RICHMOND, CA 94804-2565-

PropID:
Client ID: 2412

Dear Owner/Agent,

This letter is to inform you that your property at **415 S 16TH ST Apt C RICHMOND, CA 94804-2565** **failed** the Housing Quality Standards (HQS) inspection on 08/16/2024.

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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 outlets	O
3.3	Bathroom/Electrical Hazards install Gfi outlets	O
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door has holes, repair	O

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8/19/2024

FAILED INSPECTION NOTICE

Hector Orozco
2110 Jackson St #101
San Francisco, CA 94115

Property:
369 S 34TH ST
RICHMOND, CA 94804-3119-

PropID:
Client ID: 12780

Dear Owner/Agent,

This letter is to inform you that your property at **369 S 34TH ST RICHMOND, CA 94804-3119** failed the Housing Quality Standards (HQS) inspection on 08/16/2024.

A re-inspection has been scheduled for 09/27/2024 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>
8.7	General Health and Safety/Other Interior Hazards common area co/smoke detectors inoperable, repair/replace	O

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8/19/2024

FAILED INSPECTION NOTICE

Eleanor M Blue
1849 Arlington Blvd
El Cerrito, CA 94530-1815

Property:
127 S 42ND ST
RICHMOND, CA 94804-3423-

PropID:
Client ID: 2949

Dear Owner/Agent,

This letter is to inform you that your property at **127 S 42ND ST RICHMOND, CA 94804-3423** failed the Housing Quality Standards (HQS) inspection on 08/16/2024.

A re-inspection has been scheduled for 09/27/2024 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>
2.5	Kitchen/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. install screens 2. window will not stay up, repair/replace	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. 2. windows will not stay up, repair/replace	O
3.3	Bathroom/Electrical Hazards light switch knob broken, replace	O
8.7	General Health and Safety/Other Interior Hazards install common area co/smoke detectors	O
7.4	Heating and Plumbing/Water Heater install proper earthquake safety straps, upper and lower strap	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrail for front porch	O



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8/19/2024

FAILED INSPECTION NOTICE

Mei Di Kuang
1592 28Th Ave
San Francisco, CA 94122-3232

Property:
535 S 16TH ST
RICHMOND, CA 94804-3714-

PropID:
Client ID: 13024

Dear Owner/Agent,

This letter is to inform you that your property at **535 S 16TH ST RICHMOND, CA 94804-3714** failed the Housing Quality Standards (HQS) inspection on 08/16/2024.

A re-inspection has been scheduled for 09/27/2024 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>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
3.3	Bathroom/Electrical Hazards install Gfi outlets	O
3.5	Bathroom/Window Condition replace tattered screen	O
4.5	Other Rooms/Window Condition replace tattered screens	O
2.5	Kitchen/Window Condition replace tattered screens	O
2.3	Kitchen/Electrical Hazards install gfi outlets	O



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8/19/2024

FAILED INSPECTION NOTICE

Luis A Guzman
2472 Sky Rd
Walnut Creek, CA 94597

Property:
758 S 40TH ST Apt IN LAW
RICHMOND, CA 94804-4409-

PropID:
Client ID: 13358

Dear Owner/Agent,

This letter is to inform you that your property at **758 S 40TH ST Apt IN LAW RICHMOND, CA 94804-4409** failed the Housing Quality Standards (HQS) inspection on 08/16/2024.

A re-inspection has been scheduled for 09/27/2024 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>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
8.10	General Health and Safety/Site and Neighborhood Conditions front and side exterior light inoperable, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable, repair	O
8.4	General Health and Safety/Garbage and Debris unit is a duplex not enough garbage cans, advise	O
2.3	Kitchen/Electrical Hazards install Gfi outlet next to sink	O
2.11	Kitchen/Refrigerator Freezer / Door Not Working Properly. gasket deteriorating, replace	O



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Sincerely,

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Residential Rental Inspections Program



8/19/2024

FAILED INSPECTION NOTICE

Isabelle Peschard
3148 Avis Way
Pinole, CA 94564

Property:
767 MCLAUGHLIN ST
RICHMOND, CA 94805-1454-

PropID:
Client ID: 11649

Dear Owner/Agent,

This letter is to inform you that your property at **767 MCLAUGHLIN ST RICHMOND, CA 94805-1454** **failed** the Housing Quality Standards (HQS) inspection on 08/16/2024.

A re-inspection has been scheduled for 09/24/2024 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>
8.10	General Health and Safety/Site and Neighborhood Conditions cut and remove overgrown vegetation	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit evidence of leak under sink	O

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