



8/11/2025

FAILED INSPECTION NOTICE

Yu Bai
3 Dome Ct
Hercules, CA 94806-5054

Property:
1429 DUNN AVE
RICHMOND, CA 94801-2385-

PropID:
Client ID: 17105

Dear Owner/Agent,

This letter is to inform you that your property at **1429 DUNN AVE RICHMOND, CA 94801-2385** failed the Housing Quality Standards (HQS) inspection on 08/08/2025.

A re-inspection has been scheduled for 09/26/2025 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.



8/11/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.3	Kitchen/Electrical Hazards Replace missing light fixture covers Install GFCI outlet above kitchen sink Outlets have open grounds, repair
3.3	Bathroom/Electrical Hazards Replace heavily rusted light fixture
3.5	Bathroom/Window Condition 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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Install quick release inside of room for security bars. Fire exit must not be blocked, tenant must have the ability to escape room in a emergency.
4.3	Other Rooms/Electrical Hazards Replace missing light fixture cover
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.
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair Range hood fan and light inoperable, repair or replace
8.6	General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock from hall closet door



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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



8/11/2025

FAILED INSPECTION NOTICE

622 8Th Street Llc
Jason Harris
1611 Telegraph Ave Suite 1200
Oakland, CA 94612

Property:
622 8TH ST Apt C
RICHMOND, CA 94801-2728-

PropID:
Client ID: 17740

Dear Owner/Agent,

This letter is to inform you that your property at **622 8TH ST Apt C RICHMOND, CA 94801-2728** failed the Housing Quality Standards (HQS) inspection on 08/08/2025.

A re-inspection has been scheduled for 09/26/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions 1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet. 2- Cut down tall weeds in yard
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.
4.5	Other Rooms/Window Condition 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- Tenant to move furniture blocking access to window (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint and rust
8.6	General Health and Safety/Interior Stairs and Common Halls Install CO2 detector in unit Replace missing common area smoke detector
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install patio screen door
2.10	Kitchen/Stove or Range with Oven Range hood vent fan inoperable, repair
2.3	Kitchen/Electrical Hazards Install GFCI receptacle by kitchen sink



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Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

622 8Th Street Llc
Jason Harris
1611 Telegraph Ave Suite 1200
Oakland, CA 94612

Property:
622 8TH ST Apt B
RICHMOND, CA 94801-2728-

PropID:
Client ID: 17740

Dear Owner/Agent,

This letter is to inform you that your property at **622 8TH ST Apt B RICHMOND, CA 94801-2728** failed the Housing Quality Standards (HQS) inspection on 08/08/2025.

A re-inspection has been scheduled for 09/26/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions 1- Laundry room outlet has cracked receptacle, replace. Install missing cover plate on laundry room outlet. 2- Cut down tall weeds in yard 3- Garage door interior header beam has dry rotted wood by opening mechanism. Repair/ Replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. Replace cracked receptacle right of patio door
8.1	General Health and Safety/Access to Unit Front screen door torn around lock, repair



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Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

Valdemar Paredes
2111 Espanola Dr
2111 Espanola Dr
San Pablo, CA 94806

Property:
4208 JENKINS WAY
RICHMOND, CA 94806-1738-

PropID:
Client ID: 13485

Dear Owner/Agent,

This letter is to inform you that your property at **4208 JENKINS WAY RICHMOND, CA 94806-1738** **failed** the Housing Quality Standards (HQS) inspection on 08/08/2025.

A re-inspection has been scheduled for 09/26/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.5	Kitchen/Window Condition Window screen damaged, repair
2.12	Kitchen/Sink Garbage disposal and dishwasher inoperable, repair
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair Tenant to clean grease splatter on range hood
6.3	Building Exterior/Condition of Roof and Gutters Roof gutter by garage door damaged, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.4	Other Rooms/Security Remove keyed lock from interior door. Remove latch style lock from door as well.
4.5	Other Rooms/Window Condition Window screen damaged, repair
8.7	General Health and Safety/Other Interior Hazards Replace common area smoke detector, exceeds 10 year life span
4.3	Other Rooms/Electrical Hazards Light switch cover plate damaged, replace
1.5	Living Room/Window Condition Window screen damaged, repair



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Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

Llc Ycla
Po Box 1654
Benicia, CA 94510

Property:
605 BANKS DR
RICHMOND, CA 94806-1819-

PropID:
Client ID: 19405

Dear Owner/Agent,

This letter is to inform you that your property at **605 BANKS DR RICHMOND, CA 94806-1819** failed the Housing Quality Standards (HQS) inspection on 08/08/2025.

A re-inspection has been scheduled for 09/26/2025 between 01:00PM and 04:00PM.

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7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Range hood inoperable , repair
2.12	Kitchen/Sink Secure kitchen faucet to sink base
	Dishwasher drains through air gap, repair as drain should go through garbage disposal
2.5	Kitchen/Window Condition Window screen damaged, repair
8.1	General Health and Safety/Access to Unit Install patio screen door
7.4	Heating and Plumbing/Water Heater Door on hot water heater closet damaged, repair/replace
3.6	Bathroom/Ceiling Condition Clean discoloration/moisture condensation on bathroom ceiling
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4	Other Rooms/Security Remove digital lock from door
4.5	Other Rooms/Window Condition Window screen damaged, repair



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