



8/25/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
225 DUBOCE
RICHMOND, CA 94801-1840-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **225 DUBOCE RICHMOND, CA 94801-1840** failed the Housing Quality Standards (HQS) inspection on 08/15/2025.

A re-inspection has been scheduled for 10/14/2025 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.



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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Replace receptacle on right wall Damaged outlet presents an electrical hazard.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Seal cracks in bathroom sink
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10	Kitchen/Stove or Range with Oven Unable to test stove or range hood as they were unplugged, must be plugged in for inspection
8.4	General Health and Safety/Garbage and Debris Remove old appliances and discard of hazardous materials in yard
8.10	General Health and Safety/Site and Neighborhood Conditions No access to in law unit in rear
6.4	Building Exterior/Condition of Exterior Surfaces Exterior siding on left side of unit by windows dry rotted, repair Crawlspace by basement missing door, replace
8.7	General Health and Safety/Other Interior Hazards Install key blanks in openings in fuse panel/ breaker box
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor in basement
5.4	Secondary Rooms/Other Potential Hazardous Features Basement window screens damaged, repair
5.3	Secondary Rooms/Electrical Hazards Basement light switch cover plate missing, replace
8.6	General Health and Safety/Interior Stairs and Common Halls Unable to locate carbon monoxide detector in unit, locate or install in unit



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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



8/25/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
609 SANFORD AVE
RICHMOND, CA 94801-1951-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **609 SANFORD AVE RICHMOND, CA 94801-1951** **failed** the Housing Quality Standards (HQS) inspection on 08/15/2025.

A re-inspection has been scheduled for 10/14/2025 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Rear security door damaged, repair
1.4	Living Room/Security Install door sweep on front door
5.4	Secondary Rooms/Other Potential Hazardous Features FRONT LEFT ROOM 1- Smoke detector missing from front left room 2- Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 3- Outlet on left wall missing cover plate, replace 4- Window screen missing, replace
1.5	Living Room/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.
1.7	Living Room/Wall Condition Repair hole on wall left of heater
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.
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.
4.7	Other Rooms/Wall Condition Repair cracks on walls by right window
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.
3.4	Bathroom/Security Remove keyed entry lock from bathroom door
3.12	Bathroom/Tub or Shower Tub/Shower Faucet Knob(s) Damaged / Missing.



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4.4 Other Rooms/Security

Remove keyed lock from interior door.

2.13 Kitchen/Space for Storage, Prep and Serving

Kit = Cabinet Damaged / Missing.

Kit. = Missing Cabinet Drawer.

Repair/replace missing drawer fronts & cabinet doors

2.10 Kitchen/Stove or Range with Oven

Range hood inoperable, repair

2.3 Kitchen/Electrical Hazards

Outlet on right wall has hot/neutral reverse, repair

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Residential Rental Inspections Program



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FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
932 7TH ST
RICHMOND, CA 94801-2221-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **932 7TH ST RICHMOND, CA 94801-2221** failed the Housing Quality Standards (HQS) inspection on 08/15/2025.

A re-inspection has been scheduled for 10/14/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Install quick release for security bars or remove
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.
4.8	Other Rooms/Floor Condition Install transition strip at entry of room
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.1	General Health and Safety/Access to Unit Install striker plate on laundry room door
8.10	General Health and Safety/Site and Neighborhood Conditions Unable to inspect yard due to loose dogs



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FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
612 PENNSYLVANIA AVE
RICHMOND, CA 94801-2260-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **612 PENNSYLVANIA AVE RICHMOND, CA 94801-2260** failed the Housing Quality Standards (HQS) inspection on 08/15/2025.

A re-inspection has been scheduled for 10/14/2025 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>
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
4.3	Other Rooms/Electrical Hazards Ceiling light inoperable, repair
2.10	Kitchen/Stove or Range with Oven Right rear burner not self lighting, repair
6.3	Building Exterior/Condition of Roof and Gutters Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Rear shed in yard is severely deteriorated and missing windows, repair or remove.



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Residential Rental Inspections Program



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FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
1301 ESMOND
RICHMOND, CA 94801-2352-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **1301 ESMOND RICHMOND, CA 94801-2352** failed the Housing Quality Standards (HQS) inspection on 08/15/2025.

A re-inspection has been scheduled for 10/14/2025 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>
2.11 Kitchen/Refrigerator	No refrigerator in vacant unit
2.12 Kitchen/Sink	Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven	Rear left burner not self lighting, repair

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Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
1009 ROOSEVELT
RICHMOND, CA 94801-2759-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **1009 ROOSEVELT RICHMOND, CA 94801-2759** failed the Housing Quality Standards (HQS) inspection on 08/15/2025.

A re-inspection has been scheduled for 10/14/2025 between 09:00AM and 12:00PM.

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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris Move old appliance from front yard
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.
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.
4.3	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.
8.6	General Health and Safety/Interior Stairs and Common Halls Hall light switch missing cover plate, replace
5.2	Secondary Rooms/Security Remove keyed entry lock on front door of room located center/right level 1 Install quick release on window for security bars
5.4	Secondary Rooms/Other Potential Hazardous Features Center Right room missing window screen, replace
3.3	Bathroom/Electrical Hazards GFCI missing cover plate, replace
2.3	Kitchen/Electrical Hazards GFCI by refrigerator damaged, replace
2.13	Kitchen/Space for Storage, Prep and Serving Cabinet door underneath sink damaged, repair
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.
2.12	Kitchen/Sink Dishwasher inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



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Sincerely,

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Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
1532 CHANSLOR AVE Apt #V
RICHMOND, CA 94801-3280-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **1532 CHANSLOR AVE Apt #V RICHMOND, CA 94801-3280** failed the Housing Quality Standards (HQS) inspection on 08/15/2025.

A re-inspection has been scheduled for 08/18/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
5.4	Secondary Rooms/Other Potential Hazardous Features Install smoke detector in add on room
2.10	Kitchen/Stove or Range with Oven Range hood inoperable, repair

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FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
2019 GRANT AVE
RICHMOND, CA 94801-3342-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **2019 GRANT AVE RICHMOND, CA 94801-3342** failed the Housing Quality Standards (HQS) inspection on 08/15/2025.

A re-inspection has been scheduled for 08/18/2025 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>
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector exceeds 10 year life span, replace
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.
3.1	Bathroom/Bathroom Present NO ACCESS, OCCUPIED DURING INSPECTION
2.13	Kitchen/Space for Storage, Prep and Serving Front of kitchen countertop by sink deteriorated, repair Recaulk behind sink along countertop, caulking damaged
	Kit. = Missing Cabinet Drawer. Left of stove
2.12	Kitchen/Sink Dishwasher inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



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Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
317 FLORIDA
RICHMOND, CA 94804-2223-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **317 FLORIDA RICHMOND, CA 94804-2223** failed the Housing Quality Standards (HQS) inspection on 08/15/2025.

A re-inspection has been scheduled for 10/14/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Window screen torn, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.4	Bathroom/Security Remove keyed entry lock from door
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Remove cut down brush in rear of unit
6.4	Building Exterior/Condition of Exterior Surfaces Exterior siding dry rotted by hot water heater closet, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.



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8/25/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
854 S 45TH ST
RICHMOND, CA 94804-4458-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **854 S 45TH ST RICHMOND, CA 94804-4458** failed the Housing Quality Standards (HQS) inspection on 08/15/2025.

A re-inspection has been scheduled for 10/14/2025 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>
4.4	Other Rooms/Security Remove latch locks from door
3.12	Bathroom/Tub or Shower Resurface tub and repair damaged caulking inside of tub
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
4.5	Other Rooms/Window Condition Window lock mechanism missing, replace
4.8	Other Rooms/Floor Condition Flooring heavily soiled, clean carpet
3.13	Bathroom/Ventilation Clean vent fan
2.3	Kitchen/Electrical Hazards Light fixture cover damaged, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.
8.10	General Health and Safety/Site and Neighborhood Conditions Cut back brush leading to unit



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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Christopher Wei Jun Wong
6723 Hagen Blvd
El Cerrito, CA 94530-1718

Property:
2990 MC KENZIE DR
RICHMOND, CA 94806-2613-

PropID:
Client ID: 8872

Dear Owner/Agent,

This letter is to inform you that your property at **2990 MC KENZIE DR RICHMOND, CA 94806-2613** **failed** the Housing Quality Standards (HQS) inspection on 08/15/2025.

A re-inspection has been scheduled for 10/08/2025 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>
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.
3.3	Bathroom/Electrical Hazards Install GFCI above sink
2.11	Kitchen/Refrigerator Light inoperable, repair
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove, range hood and backsplash
8.1	General Health and Safety/Access to Unit Patio screen door missing, replace



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8/25/2025

FAILED INSPECTION NOTICE

Christopher Wei Jun Wong
6723 Hagen Blvd
El Cerrito, CA 94530-1718

Property:
3136 FAIRMEDE DR
RICHMOND, CA 94806-2765-

PropID:
Client ID: 8872

Dear Owner/Agent,

This letter is to inform you that your property at **3136 FAIRMEDE DR RICHMOND, CA 94806-2765** **failed** the Housing Quality Standards (HQS) inspection on 08/15/2025.

A re-inspection has been scheduled for 10/08/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris Move old appliances stored in yard Declutter exterior right side of house. Excessive amount of items stored alongside house.
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.
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. Replace cracked outlet on right wall
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Front heater inoperable, repair



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