



8/25/2025

FAILED INSPECTION NOTICE

Calvin Wu
FLORENCE CHAN
3039 Hillside Dr
Burlingame, CA 94010

Property:
5903 BAYVIEW AVE
RICHMOND, CA 94804-4859-

PropID:
Client ID: 9651

Dear Owner/Agent,

This letter is to inform you that your property at **5903 BAYVIEW AVE RICHMOND, CA 94804-4859** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2025.

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 |
| | 1. Missing screen at top right window in bedroom, replace. |
| | 2. Excessive discoloration on widow. |

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

Calvin Wu
FLORENCE CHAN
3039 Hillside Dr
Burlingame, CA 94010

Property:
5907 BAYVIEW AVE
RICHMOND, CA 94804-4859-

PropID:
Client ID: 9651

Dear Owner/Agent,

This letter is to inform you that your property at **5907 BAYVIEW AVE RICHMOND, CA 94804-4859** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2025.

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> |
|-------------|---|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Hole in walkway wall, repair. |
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit Upstairs bathroom cabinet door missing, replace. |
| 3.6 | Bathroom/Ceiling Condition Bathroom fan screen loose, repair/replace. |
| 4.10 | Other Rooms/Smoke Detectors Smoke detector non operable in right side bedroom, repair. |



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Sincerely,

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Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Robert D & Barbara J Smith
267 W Seaview Dr
Benicia, CA 94510-2124

Property:
1900 MENDOCINO ST
RICHMOND, CA 94804-5319-

PropID:
Client ID: 4113

Dear Owner/Agent,

This letter is to inform you that your property at **1900 MENDOCINO ST RICHMOND, CA 94804-5319** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2025.

A re-inspection has been scheduled for 10/07/2025 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.

| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u> |
|---|--|
| 3.10 Bathroom/Flush Toilet in Enclosed Room in Unit | Downstairs bathroom toilet flush/fill valve is stopped up. |
| 2.10 Kitchen/Stove or Range with Oven | Stove exhaust fan missing knob, replace. |

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.

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Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Calvin Wu
FLORENCE CHAN
3039 Hillside Dr
Burlingame, CA 94010

Property:
5233 SAN JOSE AVE Apt A
RICHMOND, CA 94804-5945-

PropID:
Client ID: 9651

Dear Owner/Agent,

This letter is to inform you that your property at **5233 SAN JOSE AVE Apt A RICHMOND, CA 94804-5945** failed the Housing Quality Standards (HQS) inspection on 08/18/2025.

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> |
|-------------|--|
| 4.10 | Other Rooms/Smoke Detectors Bedroom #2 smoke detector non operable, repair/replace. |

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

Schenkkan Family Trust
1201 California St Unit 1401
San Francisco, CA 94109-0010

Property:
16 MARINA LAKES DR
RICHMOND, CA 94804-7447-

PropID:
Client ID: 2615

Dear Owner/Agent,

This letter is to inform you that your property at **16 MARINA LAKES DR RICHMOND, CA 94804-7447** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2025.

A re-inspection has been scheduled for 10/08/2025 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> |
|-------------|---|
| 4.10 | Other Rooms/Smoke Detectors Missing smoke detector bedroom 2, install. |

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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Edward I Shie
2872 29Th Ave W
Seattle, WA 98199

Property:
5216 SOLANO AVE
RICHMOND, CA 94805-1449-

PropID:
Client ID: 8334

Dear Owner/Agent,

This letter is to inform you that your property at **5216 SOLANO AVE RICHMOND, CA 94805-1449** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2025.

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> |
|-------------|---|
| 2.3 | Kitchen/Electrical Hazards Outlets have open grounds, repair |
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. |
| 4.3 | Other Rooms/Electrical Hazards Outlet behind door has hot/neutral reverse, repair |
| 6.2 | Building Exterior/Condition of Stairs, Rails, and Porches Rear patio deck boards dry rotted, replace |
| 8.10 | General Health and Safety/Site and Neighborhood Conditions Cut down weeds in yard |
| 5.2 | Secondary Rooms/Security Remove keyed entry lock on hall door by kitchen |
| 3.5 | Bathroom/Window Condition Window screen damaged, repair |



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8/25/2025

FAILED INSPECTION NOTICE

Edward I Shie
2872 29Th Ave W
Seattle, WA 98199

Property:
830 36TH ST
RICHMOND, CA 94805-1712-

PropID:
Client ID: 8334

Dear Owner/Agent,

This letter is to inform you that your property at **830 36TH ST RICHMOND, CA 94805-1712** failed the Housing Quality Standards (HQS) inspection on 08/18/2025.

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.



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FAILED INSPECTION NOTICE

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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. Replace exceeds 10 year life span

8.7 General Health and Safety/Other Interior Hazards

Common area smoke detector exceeds 10 year life span, replace (2012)

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.

3.5 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.

2.10 Kitchen/Stove or Range with Oven

Range hood heavily rusted, replace

Front right burner not self lighting, repair

2.5 Kitchen/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.

7.1 Heating and Plumbing/Adequacy of Heating Equipment

Heater inoperable , repair



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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Michael Lee
508 Balra Dr
El Cerrito, CA 94530-3317

Property:
663 40TH ST
RICHMOND, CA 94805-1809-

PropID:
Client ID: 9753

Dear Owner/Agent,

This letter is to inform you that your property at **663 40TH ST RICHMOND, CA 94805-1809** failed the Housing Quality Standards (HQS) inspection on 08/18/2025.

A re-inspection has been scheduled for 10/10/2025 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> |
|-------------|--|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Common area smoke detectors levels 1 & 2 exceed 10 year life span, replace |
| 3.12 | Bathroom/Tub or Shower Shower head leaking in rear, repair |
| 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 exceeds 10 year life span, replace |
| 4.3 | Other Rooms/Electrical Hazards Outlet on left wall has something broken in upper receptacle, replace |
| 2.12 | Kitchen/Sink Garbage disposal inoperable, repair |
| 5.4 | Secondary Rooms/Other Potential Hazardous Features Laundry room window screen missing, replace |



8/25/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Michael Lee
508 Balra Dr
El Cerrito, CA 94530-3317

Property:
423 40TH ST Apt B
RICHMOND, CA 94805-2247-

PropID:
Client ID: 9753

Dear Owner/Agent,

This letter is to inform you that your property at **423 40TH ST Apt B RICHMOND, CA 94805-2247** failed the Housing Quality Standards (HQS) inspection on 08/18/2025.

A re-inspection has been scheduled for 09/01/2025 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> |
|-------------|---|
| 8.10 | General Health and Safety/Site and Neighborhood Conditions Cut down weeds in rear yard |
| 8.4 | General Health and Safety/Garbage and Debris Remove excessive recycling from rear yard |

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Michael Lee
508 Balra Dr
El Cerrito, CA 94530-3317

Property:
423 40TH ST Apt C
RICHMOND, CA 94805-2247-

PropID:
Client ID: 9753

Dear Owner/Agent,

This letter is to inform you that your property at **423 40TH ST Apt C RICHMOND, CA 94805-2247** failed the Housing Quality Standards (HQS) inspection on 08/18/2025.

A re-inspection has been scheduled for 09/01/2025 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> |
|-------------|--|
| 4.3 | Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. Replace cracked outlet underneath window |

Outlets have open grounds, 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Michael Lee
508 Balra Dr
El Cerrito, CA 94530-3317

Property:
423 40TH ST Apt D
RICHMOND, CA 94805-2247-

PropID:
Client ID: 9753

Dear Owner/Agent,

This letter is to inform you that your property at **423 40TH ST Apt D RICHMOND, CA 94805-2247** failed the Housing Quality Standards (HQS) inspection on 08/18/2025.

A re-inspection has been scheduled for 09/01/2025 between 09:00AM and 12:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace |
| 8.7 | General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, batteries removed. Replace |
| 4.10 | Other Rooms/Smoke Detectors Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. |
| 3.12 | Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair |
| 2.10 | Kitchen/Stove or Range with Oven Light switch on range hood missing, replace |



8/25/2025

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Michael Lee
508 Balra Dr
El Cerrito, CA 94530-3317

Property:
423 40TH ST Apt E
RICHMOND, CA 94805-2247-

PropID:
Client ID: 9753

Dear Owner/Agent,

This letter is to inform you that your property at **423 40TH ST Apt E RICHMOND, CA 94805-2247** failed the Housing Quality Standards (HQS) inspection on 08/18/2025.

A re-inspection has been scheduled for 09/01/2025 between 09:00AM and 12:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|---|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector |
| 3.12 | Bathroom/Tub or Shower shower head leaking in rear, repair |
| 2.13 | Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Drawer. Drawer front left of refrigerator missing, replace |



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Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Michael Lee
508 Balra Dr
El Cerrito, CA 94530-3317

Property:
423 40TH ST Apt F
RICHMOND, CA 94805-2247-

PropID:
Client ID: 9753

Dear Owner/Agent,

This letter is to inform you that your property at **423 40TH ST Apt F RICHMOND, CA 94805-2247** failed the Housing Quality Standards (HQS) inspection on 08/18/2025.

A re-inspection has been scheduled for 09/01/2025 between 09:00AM and 12:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|---|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace |
| 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. REPLACE, EXCEEDS 10 year life span (2012) |
| 3.4 | Bathroom/Security Remove keyed entry lock from bathroom door |



8/25/2025

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Sincerely,

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Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Edward I Shie
2872 29Th Ave W
Seattle, WA 98199

Property:
316 44TH ST
RICHMOND, CA 94805-2362-

PropID:
Client ID: 8334

Dear Owner/Agent,

This letter is to inform you that your property at **316 44TH ST RICHMOND, CA 94805-2362** failed the Housing Quality Standards (HQS) inspection on 08/18/2025.

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> |
|-------------|---|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace Carbon monoxide detector inoperable, repair |
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. |
| 4.10 | Other Rooms/Smoke Detectors Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit. |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair |
| 2.10 | Kitchen/Stove or Range with Oven Range hood fan inoperable, repair |



8/25/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Edward I Shie
2872 29Th Ave W
Seattle, WA 98199

Property:
322 44TH ST
RICHMOND, CA 94805-2362-

PropID:
Client ID: 8334

Dear Owner/Agent,

This letter is to inform you that your property at **322 44TH ST RICHMOND, CA 94805-2362** failed the Housing Quality Standards (HQS) inspection on 08/18/2025.

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> |
|-------------|--|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor. |
| 3.13 | Bathroom/Ventilation Clean dust build up on vent fan |
| 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. |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair |
| 8.7 | General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit |



8/25/2025

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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.

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8/25/2025

FAILED INSPECTION NOTICE

Edward I Shie
2872 29Th Ave W
Seattle, WA 98199

Property:
320 44TH ST
RICHMOND, CA 94805-2362-

PropID:
Client ID: 8334

Dear Owner/Agent,

This letter is to inform you that your property at **320 44TH ST RICHMOND, CA 94805-2362** failed the Housing Quality Standards (HQS) inspection on 08/18/2025.

A re-inspection has been scheduled for 10/08/2025 between 09:00AM and 12:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|---|
| 4.10 | Other Rooms/Smoke Detectors Smoke detector bedroom #2 non operable, repair. |
| 4.8 | Other Rooms/Floor Condition Carpet in second bedroom worn in poor condition, hoes, nails exposed. |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Carpet in common areas worn, in poor condition, holes, nails exposed. |

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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8/25/2025

FAILED INSPECTION NOTICE

Donald & Julia Lin
7000 Tamalpais Pl
El Cerrito, CA 94530

Property:
763 PT PINOLE CT
RICHMOND, CA 94806-1896-

PropID:
Client ID: 9305

Dear Owner/Agent,

This letter is to inform you that your property at **763 PT PINOLE CT RICHMOND, CA 94806-1896** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2025.

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 2.12 | Kitchen/Sink |
| | 1- Dishwasher drains through air gap, repair as DRAIN MUST GO THROUGH GARBAGE DISPOSAL |
| | 2- Recaulk behind kitchen sink |

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

Donald & Julia Lin
7000 Tamalpais Pl
El Cerrito, CA 94530

Property:
754 REGENTS CT
RICHMOND, CA 94806-1897-

PropID:
Client ID: 9305

Dear Owner/Agent,

This letter is to inform you that your property at **754 REGENTS CT RICHMOND, CA 94806-1897** failed the Housing Quality Standards (HQS) inspection on 08/18/2025.

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|---|
| 6.4 | Building Exterior/Condition of Exterior Surfaces Front exterior outlet missing weatherproof cover, replace |
| 7.4 | Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom. |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Seat needs repair/replacement. |
| 4.5 | Other Rooms/Window Condition Window screen torn, repair |
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. |
| 1.3 | Living Room/Electrical Hazards Light switch cover plate at entry of unit damaged, replace |
| 1.4 | Living Room/Security Install patio door screen |



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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Donald & Julia Lin
7000 Tamalpais Pl
El Cerrito, CA 94530

Property:
738 MONARCH CT
RICHMOND, CA 94806-1898-

PropID:
Client ID: 9305

Dear Owner/Agent,

This letter is to inform you that your property at **738 MONARCH CT RICHMOND, CA 94806-1898** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2025.

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|---|
| 6.4 | Building Exterior/Condition of Exterior Surfaces Front exterior outlet missing weatherproof cover, install |

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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Donald & Julia Lin
7000 Tamalpais Pl
El Cerrito, CA 94530

Property:
921 SUMMER LN
RICHMOND, CA 94806-2055-

PropID:
Client ID: 9305

Dear Owner/Agent,

This letter is to inform you that your property at **921 SUMMER LN RICHMOND, CA 94806-2055** failed the Housing Quality Standards (HQS) inspection on 08/18/2025.

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 3.12 | Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower LOWER LEVEL BATHROOM |
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. |

Lock striker plate must work and be securely fastened to door frame.



8/25/2025

FAILED INSPECTION NOTICE

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Donald & Julia Lin
7000 Tamalpais Pl
El Cerrito, CA 94530

Property:
5405 ACE CT
RICHMOND, CA 94806-5885-

PropID:
Client ID: 9305

Dear Owner/Agent,

This letter is to inform you that your property at **5405 ACE CT RICHMOND, CA 94806-5885** failed the Housing Quality Standards (HQS) inspection on 08/18/2025.

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|---|
| 8.1 | General Health and Safety/Access to Unit Install door sweep on garage door |
| 8.2 | General Health and Safety/Exits Patio door on left side of unit missing lock mechanism, replace |
| 8.4 | General Health and Safety/Garbage and Debris Remove old toilets from exterior left side of unit |
| 2.12 | Kitchen/Sink Dishwasher inoperable, repair |
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. Lock striker plate must work and be securely fastened to door frame. |
| 4.3 | Other Rooms/Electrical Hazards Outlet underneath thermostat has open neutral, repair |
| 4.5 | Other Rooms/Window Condition Window screen damaged, repair |



8/25/2025

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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
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