



8/25/2025

**FAILED INSPECTION NOTICE**

Mohammad Kolahdooz  
2697 El Portal Dr  
San Pablo, CA 94806

Property:  
1628 LINCOLN AVE  
RICHMOND, CA 94801-2471-

PropID:  
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **1628 LINCOLN AVE RICHMOND, CA 94801-2471** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/17/2025 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	Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
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.
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.
4.3 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.
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heater inoperable, repair



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.

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**

Chuk Foun & Sandy Lee  
109 Big Bear Ct  
Richmond, CA 94803

Property:  
4420 SANTA RITA RD  
RICHMOND, CA 94803-2311-

PropID:  
Client ID: 7941

Dear Owner/Agent,

This letter is to inform you that your property at **4420 SANTA RITA RD RICHMOND, CA 94803-2311** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/13/2025 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>
8.1	General Health and Safety/Access to Unit broken and leaning fence repair or replace.
4.5	Other Rooms/Window Condition replace missing screens
4.4	Other Rooms/Security remove key locks

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**

Mohammad Kolahdooz  
2697 El Portal Dr  
San Pablo, CA 94806

Property:  
2320 RHEEM AVE  
RICHMOND, CA 94804-1018-

PropID:  
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2320 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/17/2025 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>
3.4 Bathroom/Security	Remove keyed entry lock from door
2.3 Kitchen/Electrical Hazards	Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. LEFT OUTLET
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heater inoperable, repair



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.

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**

Mohammad Kolahdooz  
2697 El Portal Dr  
San Pablo, CA 94806

Property:  
2324 RHEEM AVE  
RICHMOND, CA 94804-1018-

PropID:  
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2324 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/17/2025 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>
3.12 Bathroom/Tub or Shower	Tub diverter inoperable as tub runs at same time as shower, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit	Hot water knob damaged, replace
4.5 Other Rooms/Window Condition	Move furniture blocking window (fire exit)
4.4 Other Rooms/Security	Remove keyed entry lock from closet door
2.10 Kitchen/Stove or Range with Oven	Clean grease splatter on stove, range hood and backsplash



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.

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**

Mohammad Kolahdooz  
2697 El Portal Dr  
San Pablo, CA 94806

Property:  
2328 RHEEM AVE  
RICHMOND, CA 94804-1018-

PropID:  
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2328 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/17/2025 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>
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.13	Kitchen/Space for Storage, Prep and Serving Secure cabinet door underneath 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**

Mohammad Kolahdooz  
2697 El Portal Dr  
San Pablo, CA 94806

Property:  
2332 RHEEM AVE  
RICHMOND, CA 94804-1018-

PropID:  
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2332 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/17/2025 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>
3.3	Bathroom/Electrical Hazards GFCI has hot/neutral reverse, repair
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.7	General Health and Safety/Other Interior Hazards Replace missing light cover switch for patio light
1.4	Living Room/Security Remove keyed entry lock on door in living room



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.

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**

Gerald D & Carolina Jones  
3621 Barrett Ave  
Richmond, CA 94805

Property:  
3307 MARICOPA AVE  
RICHMOND, CA 94804-1135-

PropID:  
Client ID: 4989

Dear Owner/Agent,

This letter is to inform you that your property at **3307 MARICOPA AVE RICHMOND, CA 94804-1135** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/17/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.10	Kitchen/Stove or Range with Oven Left rear burner not self lighting, repair
2.3	Kitchen/Electrical Hazards Light fixture cover missing, replace



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.

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**

Hongfeng Gao  
548 Richmond St  
El Cerrito, CA 94530

Property:  
3226 RHEEM AVE  
RICHMOND, CA 94804-1146-

PropID:  
Client ID: 8544

Dear Owner/Agent,

This letter is to inform you that your property at **3226 RHEEM AVE RICHMOND, CA 94804-1146** failed the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/13/2025 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>
8.7	General Health and Safety/Other Interior Hazards replace missing co detector
3.3	Bathroom/Electrical Hazards gfcı will not trip or reset. repair or 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**

Mohammad Kolahdooz  
2697 El Portal Dr  
San Pablo, CA 94806

Property:  
2369 ANDRADE AVE  
RICHMOND, CA 94804-1222-

PropID:  
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2369 ANDRADE AVE RICHMOND, CA 94804-1222** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/17/2025 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>
5.3	Secondary Rooms/Electrical Hazards Garage - Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1	General Health and Safety/Access to Unit Install deadbolt on garage door leading to exterior
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. -outlet underneath left window
4.4	Other Rooms/Security REAR SECURITY GATE LOCK DAMAGED IN BEDROOM, REPAIR
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.
2.12	Kitchen/Sink Dishwasher inoperable, repair
8.3	General Health and Safety/Evidence of Infestation ant infestation in kitchen



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.

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**

Gerald D & Carolina Jones  
3621 Barrett Ave  
Richmond, CA 94805

Property:  
629 33RD ST  
RICHMOND, CA 94804-1537-

PropID:  
Client ID: 4989

Dear Owner/Agent,

This letter is to inform you that your property at **629 33RD ST RICHMOND, CA 94804-1537** failed the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/17/2025 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>
4.10	Other Rooms/Smoke Detectors Secure smoke detector to ceiling
4.4	Other Rooms/Security Install striker plates on door frame
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
2.10	Kitchen/Stove or Range with Oven Plug in stove, unable to test
8.1	General Health and Safety/Access to Unit Install door sweep on rear door
6.4	Building Exterior/Condition of Exterior Surfaces Replace missing exterior vent screen covers
2.3	Kitchen/Electrical Hazards Left GFCI underneath sink has no power and will not reset. Repair/replace





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.

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**

Mohammad Kolahdooz  
2697 El Portal Dr  
San Pablo, CA 94806

Property:  
2224 FLORIDA AVE  
RICHMOND, CA 94804-2733-

PropID:  
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2224 FLORIDA AVE RICHMOND, CA 94804-2733** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/17/2025 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>
3.12 Bathroom/Tub or Shower	Caulk tub (interior)
2.10 Kitchen/Stove or Range with Oven	Clean grease splatter on stove and walls
2.6 Kitchen/Ceiling Condition	Clean grease splatter and great discoloration on ceiling
5.2 Secondary Rooms/Security	Glass closet door in basement damaged, repair or remove
REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR	



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.

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**

Mohammad Kolahdooz  
2697 El Portal Dr  
San Pablo, CA 94806

Property:  
2226 FLORIDA AVE  
RICHMOND, CA 94804-2733-

PropID:  
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2226 FLORIDA AVE RICHMOND, CA 94804-2733** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/17/2025 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>
5.4	Secondary Rooms/Other Potential Hazardous Features Install smoke detector in basement
5.2	Secondary Rooms/Security Remove keyed entry lock from basement door and hall door
3.3	Bathroom/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.



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.

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**

Mohammad Kolahdooz  
2697 El Portal Dr  
San Pablo, CA 94806

Property:  
2230 FLORIDA AVE  
RICHMOND, CA 94804-2733-

PropID:  
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2230 FLORIDA AVE RICHMOND, CA 94804-2733** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/17/2025 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>
3.3	Bathroom/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling in yard
8.1	General Health and Safety/Access to Unit Install striker plates on rear door



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.

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**

Thomas S Anthony  
5666 Telegraph Ave  
Oakland, CA 94609

Property:  
1301 S 56TH ST Apt 2  
RICHMOND, CA 94804-4804-

PropID:  
Client ID: 8117

Dear Owner/Agent,

This letter is to inform you that your property at **1301 S 56TH ST Apt 2 RICHMOND, CA 94804-4804** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/13/2025 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches loose board on steps repair or replace.
2.5	Kitchen/Window Condition replace broken window and missing screen
1.8	Living Room/Floor Condition torn carpet in hallway repair or replace
2.10	Kitchen/Stove or Range with Oven non working oven repair or replace
3.5	Bathroom/Window Condition replace missing screens
4.5	Other Rooms/Window Condition replace missing screens
8.6	General Health and Safety/Interior Stairs and Common Halls replace missing smoke and co detector





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.

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**

Thomas S Anthony  
5666 Telegraph Ave  
Oakland, CA 94609

Property:  
1301 S 56TH ST Apt 1  
RICHMOND, CA 94804-4804-

PropID:  
Client ID: 8117

Dear Owner/Agent,

This letter is to inform you that your property at **1301 S 56TH ST Apt 1 RICHMOND, CA 94804-4804** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/13/2025 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 replace missing smoke detector

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**

Chuk Fount & Sandy Lee  
109 Big Bear Ct  
Richmond, CA 94803

Property:  
5640 CARLOS AVE  
RICHMOND, CA 94804-4834-

PropID:  
Client ID: 7941

Dear Owner/Agent,

This letter is to inform you that your property at **5640 CARLOS AVE RICHMOND, CA 94804-4834** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/13/2025 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>
6.4	Building Exterior/Condition of Exterior Surfaces chipping and peeling paint on entire right side of house. repaint.
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown trees and bushes front and back yard.

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**

Hongfeng Gao  
548 Richmond St  
El Cerrito, CA 94530

Property:  
5607 ALAMEDA AVE  
RICHMOND, CA 94804-4878-

PropID:  
Client ID: 8544

Dear Owner/Agent,

This letter is to inform you that your property at **5607 ALAMEDA AVE RICHMOND, CA 94804-4878** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/13/2025 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>
8.7	General Health and Safety/Other Interior Hazards replace missing CO detector
4.10	Other Rooms/Smoke Detectors replace missing smoke detector

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**

Hongfeng Gao  
548 Richmond St  
El Cerrito, CA 94530

Property:  
5240 TEHAMA AVE  
RICHMOND, CA 94804-5128-

PropID:  
Client ID: 8544

Dear Owner/Agent,

This letter is to inform you that your property at **5240 TEHAMA AVE RICHMOND, CA 94804-5128** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/13/2025 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 key lock
3.6	Bathroom/Ceiling Condition non working ceiling . repair or replace.
2.10	Kitchen/Stove or Range with Oven fan makes a loud noise. repair or 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**

John & Sherry Zalabak  
402 Vermont Ave  
Berkeley, CA 94707-1722

Property:  
1812 CARLSON BLVD Apt 1  
RICHMOND, CA 94804-5222-

PropID:  
Client ID: 8985

Dear Owner/Agent,

This letter is to inform you that your property at **1812 CARLSON BLVD Apt 1 RICHMOND, CA 94804-5222** failed the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/13/2025 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>
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
8.6	General Health and Safety/Interior Stairs and Common Halls replace missing smoke detector.

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**

Gerald D & Carolina Jones  
3621 Barrett Ave  
Richmond, CA 94805

Property:  
859 38TH ST  
RICHMOND, CA 94805-1320-

PropID:  
Client ID: 4989

Dear Owner/Agent,

This letter is to inform you that your property at **859 38TH ST RICHMOND, CA 94805-1320** failed the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/17/2025 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.



8/25/2025

**FAILED INSPECTION NOTICE**

<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 in living room 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.
1.3	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.
2.5	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.
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.
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle right of window
3.5	Bathroom/Window Condition Install lock on window
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Remove old smoke detector bases throughout unit
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door





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.

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**

Gerald D & Carolina Jones  
3621 Barrett Ave  
Richmond, CA 94805

Property:  
945 WILSON  
RICHMOND, CA 94805-1350-

PropID:  
Client ID: 4989

Dear Owner/Agent,

This letter is to inform you that your property at **945 WILSON RICHMOND, CA 94805-1350** failed the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/17/2025 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>
4.5	Other Rooms/Window Condition Tenant to clear items to allow clear path to patio door (fire exit)
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
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.
3.3	Bathroom/Electrical Hazards Outlet by sink has open grounds, replace with GFCI
3.12	Bathroom/Tub or Shower Repair leak at hot water control knob
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door
5.3	Secondary Rooms/Electrical Hazards Electrical Outlet Cover Damaged. Outlet next to hot water heater



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.

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**

Mohammad Kolahdooz  
2697 El Portal Dr  
San Pablo, CA 94806

Property:  
320 42ND ST  
RICHMOND, CA 94805-2323-

PropID:  
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **320 42ND ST RICHMOND, CA 94805-2323** failed the Housing Quality Standards (HQS) inspection on 08/21/2025.

**A re-inspection has been scheduled for 10/17/2025 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.



8/25/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Front security gate damaged, repair/replace or remove
4.4	Other Rooms/Security 1- Door frame damaged, repair  2- Tenant to remove keyed entry lock from door
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12	Bathroom/Tub or Shower Repair damaged caulking on inside and outside of tub
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair damaged wall behind toilet
2.10	Kitchen/Stove or Range with Oven Replace missing knobs
5.2	Secondary Rooms/Security Laundry room window screen missing, replace  Tenant to clean organic black discoloration on window and window seal
2.8	Kitchen/Floor Condition Baseboard trim damaged by kitchen door, repair

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