



8/25/2025

FAILED INSPECTION NOTICE

James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Property:
1003 ROOSEVELT AVE Apt A
RICHMOND, CA 94801-2773-

PropID:
Client ID: 8911

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt A RICHMOND, CA 94801-2773** failed the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 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 inoperable, repair or 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.
2.10	Kitchen/Stove or Range with Oven Range hood light switch 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
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Property:
1003 ROOSEVELT AVE Apt B
RICHMOND, CA 94801-2773-

PropID:
Client ID: 8911

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt B RICHMOND, CA 94801-2773 failed** the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 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 Three prong outlet not testing as designed, must be grounded, replaced with a two prong receptacle or GFCI.
8.7	General Health and Safety/Other Interior Hazards Secure living room smoke detector to ceiling
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10	Kitchen/Stove or Range with Oven Range hood light and filter screens missing, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
1.5	Living Room/Window Condition Left window- Window must be openable and remain open without props.



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FAILED INSPECTION NOTICE

James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Property:
1003 ROOSEVELT AVE Apt C
RICHMOND, CA 94801-2773-

PropID:
Client ID: 8911

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt C RICHMOND, CA 94801-2773** failed the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Hall light inoperable, bulb removed. tenant to replace and install light fixture cover that has been removed
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.5	Other Rooms/Window Condition Move furniture blocking access to window (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.
2.3	Kitchen/Electrical Hazards Light inoperable, repair
8.1	General Health and Safety/Access to Unit Rear door frame damaged, repair or replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable as thermostat is missing, replace
2.10	Kitchen/Stove or Range with Oven Right rear burner not self lighting, repair
2.11	Kitchen/Refrigerator Light inoperable, repair



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Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Property:
1003 ROOSEVELT AVE Apt D
RICHMOND, CA 94801-2773-

PropID:
Client ID: 8911

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt D RICHMOND, CA 94801-2773 failed** the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 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>
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove
1.5	Living Room/Window Condition Clear items in front of window to allow access for inspection
8.6	General Health and Safety/Interior Stairs and Common Halls Replace removed common area smoke detector
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



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James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Property:
1003 ROOSEVELT AVE Apt E
RICHMOND, CA 94801-2773-

PropID:
Client ID: 8911

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt E RICHMOND, CA 94801-2773 failed** the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.11	Kitchen/Refrigerator Refrigerator constantly cuts off, replace
2.5	Kitchen/Window Condition Window must be openable and remain open without props.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Rear door in bedroom will not open, repair



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8/25/2025

FAILED INSPECTION NOTICE

James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Property:
1003 ROOSEVELT AVE Apt F
RICHMOND, CA 94801-2773-

PropID:
Client ID: 8911

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt F RICHMOND, CA 94801-2773 failed** the Housing Quality Standards (HQS) inspection on 08/22/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Range hood filter screens missing, replace
2.5	Kitchen/Window Condition Window must be openable and remain open without props.
3.12	Bathroom/Tub or Shower Clean discoloration in tub

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Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Property:
1003 ROOSEVELT AVE Apt H
RICHMOND, CA 94801-2773-

PropID:
Client ID: 8911

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt H RICHMOND, CA 94801-2773** failed the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, repair or replace
8.2	General Health and Safety/Exits Install striker plates on rear door frame
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Y & C Investments Llc
5831 Huntington Ave
Richmond, CA 94804

Property:
521 18TH ST
RICHMOND, CA 94801-2813-

PropID:
Client ID: 8433

Dear Owner/Agent,

This letter is to inform you that your property at **521 18TH ST RICHMOND, CA 94801-2813** failed the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 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>
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Door. Replace missing cabinet drawer fronts left of stove
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair Replace missing range hood vent screens



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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Yu Wang
JIE WANG
20 Corliss Dr
Moraga, CA 94556-1205

Property:
643 16TH ST Apt B
RICHMOND, CA 94801-2871-

PropID:
Client ID: 9229

Dear Owner/Agent,

This letter is to inform you that your property at **643 16TH ST Apt B RICHMOND, CA 94801-2871** failed the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 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>
6.4	Building Exterior/Condition of Exterior Surfaces Shared exterior areas at complex 1- Front and rear exterior dryer vent covers missing/damaged. Replace 2- Rear exterior outlet missing weatherproof cover and has open grounds, repair
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector level 1 inoperable, repair or replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.3	Bathroom/Electrical Hazards GFCI receptacle level 1 damaged, replace
2.3	Kitchen/Electrical Hazards Replace cracked receptacle left side of kitchen countertop
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
4.10	Other Rooms/Smoke Detectors Remove old smoke detector
4.3	Other Rooms/Electrical Hazards Light inoperable, repair



8/25/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Yu Wang
JIE WANG
20 Corliss Dr
Moraga, CA 94556-1205

Property:
643 16TH ST Apt C
RICHMOND, CA 94801-2871-

PropID:
Client ID: 9229

Dear Owner/Agent,

This letter is to inform you that your property at **643 16TH ST Apt C RICHMOND, CA 94801-2871** failed the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 between 11:00AM and 02:00PM.

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8/25/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.4	Building Exterior/Condition of Exterior Surfaces Shared exterior areas at complex 1- Front and rear exterior dryer vent covers missing/damaged. Replace 2- Rear exterior outlet missing weatherproof cover and has open grounds, repair
8.1	General Health and Safety/Access to Unit Front exterior light inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Replace cracked receptacles (3) in room
4.5	Other Rooms/Window Condition Clean discoloration on window
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.
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.
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair



8/25/2025

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City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Mission Hills Investment
SIMON KUO
40170 Canyon Heights Dr
Fremont, CA 94539-3082

Property:
209 1ST ST
RICHMOND, CA 94801-3442-

PropID:
Client ID: 8541

Dear Owner/Agent,

This letter is to inform you that your property at **209 1ST ST RICHMOND, CA 94801-3442** failed the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 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>
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector removed, replace
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 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.
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in unit



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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Y & C Investments Llc
5831 Huntington Ave
Richmond, CA 94804

Property:
1932 CHANSLOR AVE Apt A
RICHMOND, CA 94801-3648-

PropID:
Client ID: 8433

Dear Owner/Agent,

This letter is to inform you that your property at **1932 CHANSLOR AVE Apt A RICHMOND, CA 94801-3648** failed the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
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.
2.3	Kitchen/Electrical Hazards Outlet right of stove has 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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8/25/2025

FAILED INSPECTION NOTICE

Yu Wang
JIE WANG
20 Corliss Dr
Moraga, CA 94556-1205

Property:
2925 CENTER AVE
RICHMOND, CA 94804-3022-

PropID:
Client ID: 9229

Dear Owner/Agent,

This letter is to inform you that your property at **2925 CENTER AVE RICHMOND, CA 94804-3022** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 between 11:00AM and 02:00PM.

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<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
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Install quick release for security bars or remove bars (fire exit)
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
3.12	Bathroom/Tub or Shower Repair/recaulk tub



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Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Y & C Investments Llc
5831 Huntington Ave
Richmond, CA 94804

Property:
3411 FLORIDA AVE
RICHMOND, CA 94804-3214-

PropID:
Client ID: 8433

Dear Owner/Agent,

This letter is to inform you that your property at **3411 FLORIDA AVE RICHMOND, CA 94804-3214** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrtical Hazards A missing and/or cracked coverplate presents an electrical hazard. Outlet left of bed missing cover plate, replace
3.3	Bathroom/Electrical Hazards GFCI has no power and will not reset, replace
3.5	Bathroom/Window Condition Repair damaged window frame



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8/25/2025

FAILED INSPECTION NOTICE

Yu Wang
JIE WANG
20 Corliss Dr
Moraga, CA 94556-1205

Property:
357 S 36TH ST
RICHMOND, CA 94804-3229-

PropID:
Client ID: 9229

Dear Owner/Agent,

This letter is to inform you that your property at **357 S 36TH ST RICHMOND, CA 94804-3229** failed the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 between 11:00AM and 02:00PM.

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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 is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.4	Other Rooms/Security Secure door knobs to door
4.3	Other Rooms/Electrical Hazards Outlet on center wall has no power, repair
2.3	Kitchen/Electrical Hazards A missing and/or cracked cover plate presents an electrical hazard. Outlet left of sink missing cover plate, replace
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior for vent cover damaged, replace
6.3	Building Exterior/Condition of Roof and Gutters Secure rear roof gutters
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



8/25/2025

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FAILED INSPECTION NOTICE

James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Property:
120 SCHOONER CT
RICHMOND, CA 94804-4576-

PropID:
Client ID: 8911

Dear Owner/Agent,

This letter is to inform you that your property at **120 SCHOONER CT RICHMOND, CA 94804-4576** **failed** the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 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>
3.12 Bathroom/Tub or Shower	Shower head leaking, repair
1.3 Living Room/Electrical Hazards	Outlet across from front door has something broken inside, repair or replace
2.10 Kitchen/Stove or Range with Oven	Range hood light inoperable, 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



8/25/2025

FAILED INSPECTION NOTICE

James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Property:
81 BAYSIDE CT
RICHMOND, CA 94804-7444-

PropID:
Client ID: 8911

Dear Owner/Agent,

This letter is to inform you that your property at **81 BAYSIDE CT RICHMOND, CA 94804-7444** failed the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 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>
4.3	Other Rooms/Electrical Hazards Outlets on left wall have no power, 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



8/25/2025

FAILED INSPECTION NOTICE

James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Property:
157 MARINA LAKES DR
RICHMOND, CA 94804-7453-

PropID:
Client ID: 8911

Dear Owner/Agent,

This letter is to inform you that your property at **157 MARINA LAKES DR RICHMOND, CA 94804-7453** failed the Housing Quality Standards (HQS) inspection on 08/22/2025.

A re-inspection has been scheduled for 10/20/2025 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>
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. - Outlet across from front door has hot/neutral reverse, repair - Dining room outlet above heater has hot/neutral reverse, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet



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