



9/2/2025

FAILED INSPECTION NOTICE

Yuk Yam & Shirley Lin Leung
74 Los Olivos Ave
Daly City, CA 94014-1066

Property:
640 15TH ST
RICHMOND, CA 94801-2899-

PropID:
Client ID: 11294

Dear Owner/Agent,

This letter is to inform you that your property at **640 15TH ST RICHMOND, CA 94801-2899** failed the Housing Quality Standards (HQS) inspection on 08/27/2025.

A re-inspection has been scheduled for 10/31/2025 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 Install permanently mounted heat source in unit adequate for unit size. No heat source in unit. Owner can install baseboard heaters in common area and bedrooms |

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



9/2/2025

FAILED INSPECTION NOTICE

Yuk Yam & Shirley Lin Leung
74 Los Olivos Ave
Daly City, CA 94014-1066

Property:
642 15TH ST Apt B
RICHMOND, CA 94801-2899-

PropID:
Client ID: 11294

Dear Owner/Agent,

This letter is to inform you that your property at **642 15TH ST Apt B RICHMOND, CA 94801-2899** failed the Housing Quality Standards (HQS) inspection on 08/27/2025.

A re-inspection has been scheduled for 10/31/2025 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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



9/2/2025

FAILED INSPECTION NOTICE

Roan Sisters Llc
CHRISTINA REDSE
Po Box 6419
Albany, CA 94706

Property:
224 WASHINGTON AVE Apt 3
RICHMOND, CA 94801-3921-

PropID:
Client ID: 11901

Dear Owner/Agent,

This letter is to inform you that your property at **224 WASHINGTON AVE Apt 3 RICHMOND, CA 94801-3921** failed the Housing Quality Standards (HQS) inspection on 08/27/2025.

A re-inspection has been scheduled for 10/31/2025 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 NO HEAT SOURCE IN UNIT. OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE ADEQUATE FOR UNIT |

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



9/2/2025

FAILED INSPECTION NOTICE

Ahmad S Zainol
100 Chevron Way, Rtc Bldg 10
Richmond, CA 94801

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

PropID:
Client ID: 16812

Dear Owner/Agent,

This letter is to inform you that your property at **137 SCHOONER CT RICHMOND, CA 94804-4576** **failed** the Housing Quality Standards (HQS) inspection on 08/27/2025.

A re-inspection has been scheduled for 10/30/2025 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 the same time as shower, repair |
| 7.4 | Heating and Plumbing/Water Heater Tenant to remove boxes being stored in hot water heater closet |

8/27/2025 Items stored in hot water heater closet belong to owner, not tenant

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



9/2/2025

FAILED INSPECTION NOTICE

Leland L & Tracy E Turner
5717 Oliver Ct
El Sobrante, CA 94803

Property:
5835 ALAMEDA AVE Apt 4
RICHMOND, CA 94804-4844-

PropID:
Client ID: 15243

Dear Owner/Agent,

This letter is to inform you that your property at **5835 ALAMEDA AVE Apt 4 RICHMOND, CA 94804-4844** failed the Housing Quality Standards (HQS) inspection on 08/27/2025.

A re-inspection has been scheduled for 10/30/2025 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> |
|-------------|--|
| 2.10 | Kitchen/Stove or Range with Oven Glass stove top damaged, 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



9/2/2025

FAILED INSPECTION NOTICE

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3193 GARRITY WAY Apt 218
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 218 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 08/27/2025.

A re-inspection has been scheduled for 10/31/2025 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> |
|-------------|--|
| 1.8 | Living Room/Floor Condition Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace. |
| 4.8 | Other Rooms/Floor Condition Flooring heavily soiled, clean or replace |
| 1.4 | Living Room/Security Repair damaged door seal on front door |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Common area carpeting heavily soiled, clean or replace |



9/2/2025

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