



8/27/2026

FAILED INSPECTION NOTICE

Alberto & Eugenia Ledesma
400 Limerick Rd
Pinole, CA 94564-2679

Property:
609 21ST ST
RICHMOND, CA 94801-3321-

PropID:
Client ID: 12706

Dear Owner/Agent,

This letter is to inform you that your property at **609 21ST ST RICHMOND, CA 94801-3321** failed the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/23/2026 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>
2.3	Kitchen/Electrical Hazards Lower wall receptacle by 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.

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



8/27/2026

FAILED INSPECTION NOTICE

Connie C Calica
5306 Boyd Ave
Oakland, CA 94618-1112

Property:
1922 HELLINGS AVE
RICHMOND, CA 94801-4204-

PropID:
Client ID: 6130

Dear Owner/Agent,

This letter is to inform you that your property at **1922 HELLINGS AVE RICHMOND, CA 94801-4204** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/23/2026 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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<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 or replaced with a GFCI.
3.5	Bathroom/Window Condition 1. 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. Window must be openable and remain open without props.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
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.
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.
2.3	Kitchen/Electrical Hazards 1. Replace damaged outlet left of refrigerator. Receptacle also has open grounds, repair 2. GFCI by kitchen sink has hot/neutral reverse, repair



8/27/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/27/2026

FAILED INSPECTION NOTICE

Daniel Shulman
Lydia Steinauer
4674 Setting Sun Dr
El Sobrante, CA 94803-2110

Property:
3334 MORNINGSIDE DR
RICHMOND, CA 94803-2517-

PropID:
Client ID: 12845

Dear Owner/Agent,

This letter is to inform you that your property at **3334 MORNINGSIDE DR RICHMOND, CA 94803-2517 failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/23/2026 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.

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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/27/2026

FAILED INSPECTION NOTICE

Donald R & Sandra L Powell
1427 Finley Ln
Alamo, CA 94507-1126

Property:
2215 GREENRIDGE DR
RICHMOND, CA 94803-3211-

PropID:
Client ID: 2288

Dear Owner/Agent,

This letter is to inform you that your property at **2215 GREENRIDGE DR RICHMOND, CA 94803-3211** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/23/2026 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 back yard gate not stable secure - leaning - repair/replace
8.2	General Health and Safety/Exits downstairs door not opening as designed - repair/replace
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace

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



8/27/2026

FAILED INSPECTION NOTICE

Cheer Wish Inc
I-Wen Wang
2255 Showers Drive Apt 263
Mountain View, CA 94040

Property:
1025 RIDGEVIEW DR
RICHMOND, CA 94803-3641-

PropID:
Client ID: 17979

Dear Owner/Agent,

This letter is to inform you that your property at **1025 RIDGEVIEW DR RICHMOND, CA 94803-3641** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/16/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Door removed, remove hardware like hinges still present or replace door.
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet drawer fronts
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
3.12	Bathroom/Tub or Shower Shower head leaking in hall bathroom level 2. REPAIR
8.1	General Health and Safety/Access to Unit Install door sweep on garage door leading to exterior. Light/air intrusion at bottom of door.



8/27/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/27/2026

FAILED INSPECTION NOTICE

Scott T Regan
Nicole Chabot
1022 Shattuck Ave
Berkeley, CA 94707

Property:
5717 CARL AVE
RICHMOND, CA 94804-

PropID:
Client ID: 12809

Dear Owner/Agent,

This letter is to inform you that your property at **5717 CARL AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/22/2026 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>
5.3	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.

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



8/27/2026

FAILED INSPECTION NOTICE

Maria Katznelson
505 Grandview Ct
Richmond, CA 94801-3700

Property:
2337 MARICOPA AVE
RICHMOND, CA 94804-1007-

PropID:
Client ID: 5950

Dear Owner/Agent,

This letter is to inform you that your property at **2337 MARICOPA AVE RICHMOND, CA 94804-1007** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/22/2026 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 outlet or replaced with a GFCI.
4.4	Other Rooms/Security Remove keyed lock from interior door.
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 Window is severely cracked or broken which presents a cutting or air access hazard. Replace.



8/27/2026

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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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



8/27/2026

FAILED INSPECTION NOTICE

Maria Katznelson
505 Grandview Ct
Richmond, CA 94801-3700

Property:
2339 MARICOPA AVE
RICHMOND, CA 94804-1007-

PropID:
Client ID: 5950

Dear Owner/Agent,

This letter is to inform you that your property at **2339 MARICOPA AVE RICHMOND, CA 94804-1007** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/22/2026 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>
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.
2.3	Kitchen/Electrical Hazards 1. Replace damaged receptacle by countertop 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. -Receptacle by kitchen window



8/27/2026

FAILED INSPECTION NOTICE

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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



8/27/2026

FAILED INSPECTION NOTICE

Maria Katznelson
505 Grandview Ct
Richmond, CA 94801-3700

Property:
2341 MARICOPA AVE
RICHMOND, CA 94804-1007-

PropID:
Client ID: 5950

Dear Owner/Agent,

This letter is to inform you that your property at **2341 MARICOPA AVE RICHMOND, CA 94804-1007** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/22/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.5	Heating and Plumbing/Water Supply Water Shut Off In Entire Unit.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - Replace receptacle on right wall



8/27/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/27/2026

FAILED INSPECTION NOTICE

Maria Katznelson
505 Grandview Ct
Richmond, CA 94801-3700

Property:
2343 MARICOPA AVE
RICHMOND, CA 94804-1007-

PropID:
Client ID: 5950

Dear Owner/Agent,

This letter is to inform you that your property at **2343 MARICOPA AVE RICHMOND, CA 94804-1007** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/22/2026 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.



8/27/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.
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 to be replaces, peeling paint/rust present
8.7	General Health and Safety/Other Interior Hazards 1. Replace common area smoke detector, exceeds 10 year life span (2015) 2. Install carbon monoxide detector in unit
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5	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 1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2. A missing and/or cracked coverplate presents an electrical hazard. - outlet on left wall
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom



8/27/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/27/2026

FAILED INSPECTION NOTICE

Paula D Sayler
2210 Sunrise Dr
Anchorage, AK 99508

Property:
500 CIVIC CENTER ST
RICHMOND, CA 94804-1613-

PropID:
Client ID: 5973

Dear Owner/Agent,

This letter is to inform you that your property at **500 CIVIC CENTER ST RICHMOND, CA 94804-1613** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/23/2026 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>
2.4	Kitchen/Security door to basement not staying closed as designed - 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



8/27/2026

FAILED INSPECTION NOTICE

Community Fund
1032 East 14Th St
San Leandro, CA 94577

Property:
302 S 18TH ST
RICHMOND, CA 94804-2628-

PropID:
Client ID: 15706

Dear Owner/Agent,

This letter is to inform you that your property at **302 S 18TH ST RICHMOND, CA 94804-2628** failed the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/22/2026 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 Replace, exceeds 10 year life span (2011)
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.



8/27/2026

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



8/27/2026

FAILED INSPECTION NOTICE

Rashmi Thajali
2360 18Th St
San Pablo, CA 94806

Property:
2218 VIRGINIA AVE
RICHMOND, CA 94804-2744-

PropID:
Client ID: 20549

Dear Owner/Agent,

This letter is to inform you that your property at **2218 VIRGINIA AVE RICHMOND, CA 94804-2744** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/23/2026 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>
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
5.4	Secondary Rooms/Other Potential Hazardous Features basement smoke detector missing

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



8/27/2026

FAILED INSPECTION NOTICE

Rashmi Thajali
2360 18Th St
San Pablo, CA 94806

Property:
2226 VIRGINIA AVE
RICHMOND, CA 94804-2744-

PropID:
Client ID: 20549

Dear Owner/Agent,

This letter is to inform you that your property at **2226 VIRGINIA AVE RICHMOND, CA 94804-2744** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/23/2026 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 GFCI outlet missing
5.4	Secondary Rooms/Other Potential Hazardous Features basement smoke detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop - repair/replace

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



8/27/2026

FAILED INSPECTION NOTICE

Rashmi Thajali
2360 18Th St
San Pablo, CA 94806

Property:
2230 VIRGINIA AVE
RICHMOND, CA 94804-2744-

PropID:
Client ID: 20549

Dear Owner/Agent,

This letter is to inform you that your property at **2230 VIRGINIA AVE RICHMOND, CA 94804-2744** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/23/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions back yard has large amount of overgrowth - cut /remove

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



8/27/2026

FAILED INSPECTION NOTICE

Andrew Wong
2205 Scenic Ct
El Cerrito, CA 94530

Property:
5305 FRESNO AVE
RICHMOND, CA 94804-5414-

PropID:
Client ID: 7429

Dear Owner/Agent,

This letter is to inform you that your property at **5305 FRESNO AVE RICHMOND, CA 94804-5414** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/22/2026 between 11:00AM and 02:00PM.

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<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.
2.3	Kitchen/Electrical Hazards Install GFCI protected outlet by sink
5.3	Secondary Rooms/Electrical Hazards Replace cracked receptacles left and right side of washing machine in garage



8/27/2026

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



8/27/2026

FAILED INSPECTION NOTICE

Andrew Wong
2205 Scenic Ct
El Cerrito, CA 94530

Property:
5307 FRESNO AVE
RICHMOND, CA 94804-5414-

PropID:
Client ID: 7429

Dear Owner/Agent,

This letter is to inform you that your property at **5307 FRESNO AVE RICHMOND, CA 94804-5414** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/22/2026 between 11:00AM and 02:00PM.

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<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 outlet or replaced with a GFCI.
4.5	Other Rooms/Window Condition Move headboard blocking window (fire exit)
2.10	Kitchen/Stove or Range with Oven Range hood fan inoperable, repair or replace



8/27/2026

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



8/27/2026

FAILED INSPECTION NOTICE

Andrew Wong
2205 Scenic Ct
El Cerrito, CA 94530

Property:
5309 FRESNO AVE
RICHMOND, CA 94804-5414-

PropID:
Client ID: 7429

Dear Owner/Agent,

This letter is to inform you that your property at **5309 FRESNO AVE RICHMOND, CA 94804-5414** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/22/2026 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 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
2.10	Kitchen/Stove or Range with Oven Install stove/oven in unit (fail waiver due to tenant preference). Tenant has a microwave to heat food and does not want a stove/oven.



8/27/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/27/2026

FAILED INSPECTION NOTICE

Karen Mary Sumner
347 Perkins St
Oakland, CA 94610

Property:
671 34TH ST
RICHMOND, CA 94805-1751-

PropID:
Client ID: 7251

Dear Owner/Agent,

This letter is to inform you that your property at **671 34TH ST RICHMOND, CA 94805-1751** failed the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/23/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector in hallway, exceeds 10 year life span
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.
2.10	Kitchen/Stove or Range with Oven Rear burners not self lighting, repair
2.6	Kitchen/Ceiling Condition Clean excessive dust build up on ceiling vent fan
5.3	Secondary Rooms/Electrical Hazards Replace cracked receptacle in garage across from water heater



8/27/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/27/2026

FAILED INSPECTION NOTICE

Jasmin Thon
6 Killdeer Ct
Alameda, CA 94501

Property:
651 41ST
RICHMOND, CA 94805-1820-

PropID:
Client ID: 8966

Dear Owner/Agent,

This letter is to inform you that your property at **651 41ST RICHMOND, CA 94805-1820** failed the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/22/2026 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 bedroom smoke detector missing

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



8/27/2026

FAILED INSPECTION NOTICE

Fu-Chung Wang
1074 Orchard Rd
Lafayette, CA 94549-3140

Property:
572 KEY BLVD
RICHMOND, CA 94805-1919-

PropID:
Client ID: 11113

Dear Owner/Agent,

This letter is to inform you that your property at **572 KEY BLVD RICHMOND, CA 94805-1919** failed the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/23/2026 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 Dishwasher inoperable, repair/replace or remove
4.5	Other Rooms/Window Condition Window screen damaged, 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



8/27/2026

FAILED INSPECTION NOTICE

Jasmin Thon
6 Killdeer Ct
Alameda, CA 94501

Property:
439 41ST ST
RICHMOND, CA 94805-2223-

PropID:
Client ID: 8966

Dear Owner/Agent,

This letter is to inform you that your property at **439 41ST ST RICHMOND, CA 94805-2223** failed the Housing Quality Standards (HQS) inspection on 08/25/2026.

A re-inspection has been scheduled for 10/22/2026 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 all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - 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.

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Sincerely,

City of Richmond
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