



9/21/2023

FAILED INSPECTION NOTICE

Ho Lam & Ailing Tsang
Cheeling Tsang
1528 Sutter Ave
San Pablo, CA 94806

Property:
1925 GAYNOR AVE
RICHMOND, CA 94801-

PropID:
Client ID: 16467

Dear Owner/Agent,

This letter is to inform you that your property at **1925 GAYNOR AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 09/08/2023.

A re-inspection has been scheduled for 10/20/2023 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>	<u>Tenant/Owner</u>
3.5	Bathroom/Window Condition Window must be openable and remain open without props.	O

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



9/21/2023

FAILED INSPECTION NOTICE

Israel & Maria Diaz Martinez
1495 Frances Rd
San Pablo, CA 94563-0745

Property:
833 8TH ST
RICHMOND, CA 94801-2224-

PropID:
Client ID: 11782

Dear Owner/Agent,

This letter is to inform you that your property at **833 8TH ST RICHMOND, CA 94801-2224** failed the Housing Quality Standards (HQS) inspection on 09/08/2023.

A re-inspection has been scheduled for 10/20/2023 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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven 1. install grease screen 2. ventilation fan light inoperable 3. all burners must self-ignite	O
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.	O



9/21/2023

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Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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City of Richmond
Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Pedro Isaac H Maldonado
88 Belvedere Street Suite 204
San Rafael, CA 94901

Property:
744 9TH ST
RICHMOND, CA 94801-2231-

PropID:
Client ID: 14245

Dear Owner/Agent,

This letter is to inform you that your property at **744 9TH ST RICHMOND, CA 94801-2231** failed the Housing Quality Standards (HQS) inspection on 09/08/2023.

A re-inspection has been scheduled for 10/20/2023 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>	<u>Tenant/Owner</u>
3.3	Bathroom/Electrical Hazards Gfi outlet will not test/reset replace	O
2.10	Kitchen/Stove or Range with Oven middle burner knob broken,repair	O
7.4	Heating and Plumbing/Water Heater The water heater must be equipped with both a temperature-pressure relief valve and discharge line down run outside.	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.7	General Health and Safety/Other Interior Hazards 1. install common area co detector upstairs common area 2. install common area smoke detector downstairs	O
2.13	Kitchen/Space for Storage, Prep and Serving bottom of cabinet under sink, water damaged, repair	O



9/21/2023

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Elizabeth Spilsbury
35 Bradcliff Ct
San Rafael, CA 94901-1330

Property:
1705 BURBECK AVE
RICHMOND, CA 94801-2420-

PropID:
Client ID: 10997

Dear Owner/Agent,

This letter is to inform you that your property at **1705 BURBECK AVE RICHMOND, CA 94801-2420** **failed** the Housing Quality Standards (HQS) inspection on 09/08/2023.

A re-inspection has been scheduled for 10/20/2023 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>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower 1. tub overflow valve is missing,install	O
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.	O
8.10	General Health and Safety/Site and Neighborhood Conditions clean and remove overgrown vegetation on sides of house	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Ramon & Irma Rojas
3921 Selmi Grv
San Pablo, CA 94806-1845

Property:
1612 DUNN AVE
RICHMOND, CA 94801-2461-

PropID:
Client ID: 11812

Dear Owner/Agent,

This letter is to inform you that your property at **1612 DUNN AVE RICHMOND, CA 94801-2461** failed the Housing Quality Standards (HQS) inspection on 09/08/2023.

A re-inspection has been scheduled for 10/20/2023 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>	<u>Tenant/Owner</u>
5.4	Secondary Rooms/Other Potential Hazardous Features finish repair to ceiling in garage, all repairs must be completed	O
2.10	Kitchen/Stove or Range with Oven install grease screen	O
3.12	Bathroom/Tub or Shower resurface tub	O

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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Yue Gui Yao
556 Velasco Ave
San Francisco, CA 94134

Property:
1819 VISALIA AVE
RICHMOND, CA 94801-2549-

PropID:
Client ID: 12207

Dear Owner/Agent,

This letter is to inform you that your property at **1819 VISALIA AVE RICHMOND, CA 94801-2549** failed the Housing Quality Standards (HQS) inspection on 09/08/2023.

A re-inspection has been scheduled for 10/20/2023 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower shower not working as designed,repair	O
3.7	Bathroom/Wall Condition install missing baseboards	O
1.4	Living Room/Security weatherize front door gaps allowing cold air inside	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O



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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Hin Chung & Wendy Tsang
Po Box 6262
Albany, CA 94706

Property:
623 19TH ST Apt #23
RICHMOND, CA 94801-2800-

PropID:
Client ID: 2970

Dear Owner/Agent,

This letter is to inform you that your property at **623 19TH ST Apt #23 RICHMOND, CA 94801-2800** **failed** the Housing Quality Standards (HQS) inspection on 09/08/2023.

A re-inspection has been scheduled for 10/20/2023 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>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower resurface tub, worn to metal	O
3.6	Bathroom/Ceiling Condition 1. remove excessive black discoloration 2. evidence of water damage,repair	O
3.7	Bathroom/Wall Condition remove excessive black discoloration	O
2.8	Kitchen/Floor Condition tile on kitchen floor damaged/loose, repair/replace	O
1.6	Living Room/Ceiling Condition Evidence of water damage,repair	O



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Sincerely,

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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Hin Chung & Wendy Tsang
Po Box 6262
Albany, CA 94706

Property:
623 19TH ST Apt 27
RICHMOND, CA 94801-2800-

PropID:
Client ID: 2970

Dear Owner/Agent,

This letter is to inform you that your property at **623 19TH ST Apt 27 RICHMOND, CA 94801-2800** failed the Housing Quality Standards (HQS) inspection on 09/08/2023.

A re-inspection has been scheduled for 10/20/2023 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.6	Other Rooms/Celing Condition excessive black discoloration,remove	O
4.7	Other Rooms/Wall Condition excessive black discoloration, remove	O
3.12	Bathroom/Tub or Shower caulk around tub	O
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.	O
8.7	General Health and Safety/Other Interior Hazards Common area 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.	O



9/21/2023

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City of Richmond
Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Harbor Apts Llc Palm
Project Solutions Llc
3630 Telegraph Ave
Oakland, CA 94609

Property:
225 16TH ST Apt E
RICHMOND, CA 94801-3214-

PropID:
Client ID: 16804

Dear Owner/Agent,

This letter is to inform you that your property at **225 16TH ST Apt E RICHMOND, CA 94801-3214** failed the Housing Quality Standards (HQS) inspection on 09/08/2023.

A re-inspection has been scheduled for 10/23/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet running constantly,repair	O
3.12	Bathroom/Tub or Shower tub rusting, resurface	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut and remove overgrown vegetation in backyard	O

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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Harbor Apts Llc Palm
Project Solutions Llc
3630 Telegraph Ave
Oakland, CA 94609

Property:
225 16TH ST Apt I
RICHMOND, CA 94801-3214-

PropID:
Client ID: 16804

Dear Owner/Agent,

This letter is to inform you that your property at **225 16TH ST Apt I RICHMOND, CA 94801-3214** failed the Housing Quality Standards (HQS) inspection on 09/08/2023.

A re-inspection has been scheduled for 10/23/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards patio door lock inoperable,repair	O

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City of Richmond
Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Harbor Apts Llc Palm
Project Solutions Llc
3630 Telegraph Ave
Oakland, CA 94609

Property:
225 16TH ST Apt P
RICHMOND, CA 94801-3214-

PropID:
Client ID: 16804

Dear Owner/Agent,

This letter is to inform you that your property at **225 16TH ST Apt P RICHMOND, CA 94801-3214** failed the Housing Quality Standards (HQS) inspection on 09/08/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working	O
8.3	General Health and Safety/Evidence of Infestation evidence of roach infestation	O
3.8	Bathroom/Floor Condition Flooring sinking down, repair evidence of water damage	O
3.3	Bathroom/Electrical Hazards light fixture deteriorating/rusting, repair	O



9/21/2023

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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Harbor Apts Llc Palm
Project Solutions Llc
3630 Telegraph Ave
Oakland, CA 94609

Property:
225 16TH ST Apt T
RICHMOND, CA 94801-3214-

PropID:
Client ID: 16804

Dear Owner/Agent,

This letter is to inform you that your property at **225 16TH ST Apt T RICHMOND, CA 94801-3214** failed the Housing Quality Standards (HQS) inspection on 09/08/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
3.12	Bathroom/Tub or Shower resurface tub,worn/exposed to metal	O

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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Harbor Apts Llc Palm
Project Solutions Llc
3630 Telegraph Ave
Oakland, CA 94609

Property:

203 16TH ST Apt 1
RICHMOND, CA 94801-3248-

PropID:

Client ID: 16804

Dear Owner/Agent,

This letter is to inform you that your property at **203 16TH ST Apt 1 RICHMOND, CA 94801-3248** failed the Housing Quality Standards (HQS) inspection on 09/08/2023.

A re-inspection has been scheduled for 10/23/2023 between 09:00AM and 12:00PM.

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9/21/2023

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards 1. excessive clutter in unit,clean/organize unit. safety hazard (tenant) 2. install co detector	O
2.11	Kitchen/Refrigerator light inoperable,repair	O
2.12	Kitchen/Sink low water pressure for hot water,repair	O
4.6	Other Rooms/Celing Condition evidence of water damage/leak repair	O
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.	O
3.3	Bathroom/Electrical Hazards light fixture missing cover,repair	O
3.5	Bathroom/Window Condition window frame evidence of water damage,repair	O
3.7	Bathroom/Wall Condition 1. excessive black discoloration,repair 2. towel bar missing,repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink rusting, resurface/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front exterior staircase missing handrails,install, safety hazard	O



9/21/2023

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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Harbor Apts Llc Palm
Project Solutions Llc
3630 Telegraph Ave
Oakland, CA 94609

Property:
203 16TH ST Apt 3
RICHMOND, CA 94801-3248-

PropID:
Client ID: 16804

Dear Owner/Agent,

This letter is to inform you that your property at **203 16TH ST Apt 3 RICHMOND, CA 94801-3248** failed the Housing Quality Standards (HQS) inspection on 09/08/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition window will not stay up as designed,repair	O
3.12	Bathroom/Tub or Shower tub peeling paint,resurface tub	O
7.5	Heating and Plumbing/Water Supply water off in unit	O
7.4	Heating and Plumbing/Water Heater install pressure release valve pipe and run outside. safty hazard	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install handrail for exterior front staircase, safty hazard	O



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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Gilberto & Alejandro Sotelo
5728 Carlos Ave
Richmond, CA 94804

Property:
536 21ST ST
RICHMOND, CA 94801-3320-

PropID:
Client ID: 11841

Dear Owner/Agent,

This letter is to inform you that your property at **536 21ST ST RICHMOND, CA 94801-3320** failed the Housing Quality Standards (HQS) inspection on 09/08/2023.

A re-inspection has been scheduled for 10/20/2023 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
5.4	Secondary Rooms/Other Potential Hazardous Features replace deteriorating floor in laundryroom	O
8.7	General Health and Safety/Other Interior Hazards install smoke/co detectors in laundryroom	O

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