



9/21/2023

FAILED INSPECTION NOTICE

Nina U Orike
Owolabi Rabiun
1833 63Rd St
Berkeley, CA 94703

Property:
1707 LIVINGSTON LN
RICHMOND, CA 94801-3268-

PropID:
Client ID: 14345

Dear Owner/Agent,

This letter is to inform you that your property at **1707 LIVINGSTON LN RICHMOND, CA 94801-3268** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2023.

A re-inspection has been scheduled for 10/23/2023 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>
2.11	Kitchen/Refrigerator secure/repair/replace refrigerator gasket/seal.	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

Shelter Inc
TOM GILBERT
1333 Willow Pass Rd Ste 206
Concord, CA 94520

Property:
2223 BARRETT AVE Apt 2
RICHMOND, CA 94801-3301-

PropID:
Client ID: 2913

Dear Owner/Agent,

This letter is to inform you that your property at **2223 BARRETT AVE Apt 2 RICHMOND, CA 94801-3301** failed the Housing Quality Standards (HQS) inspection on 09/18/2023.

A re-inspection has been scheduled for 10/23/2023 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>
2.3	Kitchen/Electrical Hazards replace kitchen outlets near sink with GFCI outlets and insure theyre properly wired and operable.	O
3.3	Bathroom/Electrical Hazards replace bathroom outlets near sink with GFCI outlets and insure theyre properly wired and operable.	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

Xiaoming Zheng
1359 Marin Ave
Albany, CA 94706-2130

Property:
5109 RAIN CLOUD DR
RICHMOND, CA 94803-2618-

PropID:
Client ID: 11506

Dear Owner/Agent,

This letter is to inform you that your property at **5109 RAIN CLOUD DR RICHMOND, CA 94803-2618** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2023.

A re-inspection has been scheduled for 10/19/2023 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>
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
5.2	Secondary Rooms/Security garage exit door has gaps, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions fence leaning/missing boards, repair	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.	O



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Sincerely,

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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Eugenio F & Maria N Vieira
PAULO VIEIRA
1090 Seascape Circle
Rodeo, CA 94572

Property:
1079 HUMPHREY AVE
RICHMOND, CA 94804-

PropID:
Client ID: 5933

Dear Owner/Agent,

This letter is to inform you that your property at **1079 HUMPHREY AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/18/2023.

A re-inspection has been scheduled for 10/26/2023 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>	<u>Tenant/Owner</u>
5.4	Secondary Rooms/Other Potential Hazardous Features repair/replace damaged/cracked floor tiles in laundry room. trip/cut hazard.	O
4.2	Other Rooms/Electricity/Illumination repair/replace inoperable bedroom light fixture & light fixture globe.	O
1.5	Living Room/Window Condition repair/replace missing/damaged living room window screens.	O

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



9/21/2023

FAILED INSPECTION NOTICE

David & Monique Fuller Taylor
5631 Fernhoff Rd
Oakland, CA 94619-3166

Property:
1143 24TH ST
RICHMOND, CA 94804-1017-

PropID:
Client ID: 6291

Dear Owner/Agent,

This letter is to inform you that your property at **1143 24TH ST RICHMOND, CA 94804-1017** failed the Housing Quality Standards (HQS) inspection on 09/18/2023.

A re-inspection has been scheduled for 10/26/2023 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable. repair/replace.	O
2.10	Kitchen/Stove or Range with Oven repair/replace inoperable stove burners.	O

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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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Eugenio F & Maria N Vieira
PAULO VIEIRA
1090 Seascape Circle
Rodeo, CA 94572

Property:
2835 LOWELL AVE
RICHMOND, CA 94804-1041-

PropID:
Client ID: 5933

Dear Owner/Agent,

This letter is to inform you that your property at **2835 LOWELL AVE RICHMOND, CA 94804-1041** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2023.

A re-inspection has been scheduled for 10/26/2023 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>
2.10	Kitchen/Stove or Range with Oven repair/replace any/all inoperable stove burners and/or inoperable hardware.	O

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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Yi Tien Chou
559 29Th St
Richmond, CA 94804-1519

Property:
2809 GAYNOR AVE
RICHMOND, CA 94804-1359-

PropID:
Client ID: 11613

Dear Owner/Agent,

This letter is to inform you that your property at **2809 GAYNOR AVE RICHMOND, CA 94804-1359** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2023.

A re-inspection has been scheduled for 10/26/2023 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>
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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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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Agnes F Morales
Eleanor Flaherty
2900 Grant Ave
Richmond, CA 94804

Property:
626 27TH ST
RICHMOND, CA 94804-1506-

PropID:
Client ID: 12488

Dear Owner/Agent,

This letter is to inform you that your property at **626 27TH ST RICHMOND, CA 94804-1506** failed the Housing Quality Standards (HQS) inspection on 09/18/2023.

A re-inspection has been scheduled for 10/26/2023 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>
2.6	Kitchen/Ceiling Condition repair chipping/peeling paint on kitchen ceiling.	O
4.2	Other Rooms/Electricity/Illumination repair/replace damaged/missing light fixture globe in upstairs bedroom.	O
4.10	Other Rooms/Smoke Detectors every bedroom in unit must have an operable smoke detector present. repair.	O



9/21/2023

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

David & Monique Fuller Taylor
5631 Fernhoff Rd
Oakland, CA 94619-3166

Property:
2328 ROOSEVELT AVE
RICHMOND, CA 94804-1633-

PropID:
Client ID: 6291

Dear Owner/Agent,

This letter is to inform you that your property at **2328 ROOSEVELT AVE RICHMOND, CA 94804-1633** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2023.

A re-inspection has been scheduled for 10/26/2023 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit . Toilet Not Properly Mounted / Loose from Floor Flange.	O
4.10	Other Rooms/Smoke Detectors every bedroom in unit must have a working smoke detector present. repair.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable. repair/replace.	O

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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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Dickson Chan
5212 Gately Ave
Richmond, CA 94804-4762

Property:
5133 FLEMING AVE
RICHMOND, CA 94804-4762-

PropID:
Client ID: 9976

Dear Owner/Agent,

This letter is to inform you that your property at **5133 FLEMING AVE RICHMOND, CA 94804-4762** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2023.

A re-inspection has been scheduled for 10/26/2023 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>
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

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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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Owais & Ryokoa Qureshi
2300 Monte Vista Dr
Pinole, CA 94564-1123

Property:
2612 SAN LUIS AVE
RICHMOND, CA 94804-5638-

PropID:
Client ID: 3578

Dear Owner/Agent,

This letter is to inform you that your property at **2612 SAN LUIS AVE RICHMOND, CA 94804-5638** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2023.

A re-inspection has been scheduled for 10/26/2023 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>
8.7	General Health and Safety/Other Interior Hazards every unit must have an operable carbon monoxide detector on each level of unit in a common area. repair.	O
2.3	Kitchen/Electrical Hazards replace kitchen outlets near sink with GFCI outlets.	O
3.3	Bathroom/Electrical Hazards replace all bathroom outlets with GFCI outlets.	O
3.2	Bathroom/Electricity repair/replace inoperable light fixture/bulb in master bathroom.	O
4.2	Other Rooms/Electricity/Illumination repair/replace inoperable light fixture/bulb in walk-in closet.	O



9/21/2023

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Yu Mao Li
855 Mcallister St #Apt G
San Francisco, CA 94102-3144

Property:
1350 SUMMER LN
RICHMOND, CA 94806-2091-

PropID:
Client ID: 11730

Dear Owner/Agent,

This letter is to inform you that your property at **1350 SUMMER LN RICHMOND, CA 94806-2091** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2023.

A re-inspection has been scheduled for 10/20/2023 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>	<u>Tenant/Owner</u>
1.2	Living Room/Electricity repair/replace inoperable light fixture/bulb in living room.	O
3.12	Bathroom/Tub or Shower remove discoloration/mold/mildew from bathroom shower enclosure.	O

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Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Khamphone Khamsonphou
2461 Mahan Way
San Pablo, CA 94806

Property:
2525 SHANE DR
RICHMOND, CA 94806-3124-

PropID:
Client ID: 10423

Dear Owner/Agent,

This letter is to inform you that your property at **2525 SHANE DR RICHMOND, CA 94806-3124** failed the Housing Quality Standards (HQS) inspection on 09/18/2023.

A re-inspection has been scheduled for 10/20/2023 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>	<u>Tenant/Owner</u>
3.3	Bathroom/Electrical Hazards replace both bathroom outlets with GFCI outlets.	O
8.1	General Health and Safety/Access to Unit unable to inspect sub/electrical panel, provide access at next inspection.	O
7.4	Heating and Plumbing/Water Heater unable to inspect water heater, provide access at next inspection.	O

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City of Richmond
Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Nam Van Lam
1515 162Nd Ave
San Leandro, CA 94578

Property:
1116 EAGLEWOOD CT
RICHMOND, CA 94806-5823-

PropID:
Client ID: 16167

Dear Owner/Agent,

This letter is to inform you that your property at **1116 EAGLEWOOD CT RICHMOND, CA 94806-5823** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2023.

A re-inspection has been scheduled for 10/23/2023 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 replace light bulbs in stove exhaust fan.	O
2.3	Kitchen/Electrical Hazards replace kitchen outlets near sink with GFCI outlets.	O

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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