



9/29/2023

FAILED INSPECTION NOTICE

Hao Jiang
Hao Jiang
2310 Highgate Dr
San Pablo, CA 94806

Property:
655 16TH ST
RICHMOND, CA 94801-2843-

PropID:
Client ID: 14192

Dear Owner/Agent,

This letter is to inform you that your property at **655 16TH ST RICHMOND, CA 94801-2843** failed the Housing Quality Standards (HQS) inspection on 09/21/2023.

A re-inspection has been scheduled for 11/13/2023 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>
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
2.10	Kitchen/Stove or Range with Oven refrigerator light inoperable,repair	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector downstairs install common area co detector in	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	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
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O



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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



9/29/2023

FAILED INSPECTION NOTICE

Sorin M Feraru
106 Flagship Pl
Richmond, CA 94801

Property:
1513 CHANSLOR AVE
RICHMOND, CA 94801-3639-

PropID:
Client ID: 11938

Dear Owner/Agent,

This letter is to inform you that your property at **1513 CHANSLOR AVE RICHMOND, CA 94801-3639** **failed** the Housing Quality Standards (HQS) inspection on 09/21/2023.

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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 tub rusting,resurface	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O

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9/29/2023

FAILED INSPECTION NOTICE

Preeyahat & Van Ky Quach
Andrea West
546 Arch St
San Francisco, CA 94132

Property:
4813 MEADOWBROOK DR
RICHMOND, CA 94803-

PropID:
Client ID: 17627

Dear Owner/Agent,

This letter is to inform you that your property at **4813 MEADOWBROOK DR RICHMOND, CA 94803** **failed** the Housing Quality Standards (HQS) inspection on 09/21/2023.

A re-inspection has been scheduled for 11/13/2023 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>
2.3	Kitchen/Electrical Hazards Gfi will not test/rest, repair/replace	O
7.4	Heating and Plumbing/Water Heater water heater must drain outside, can not drain into utility sink in garage, Safty hazard	O
5.2	Secondary Rooms/Security garage exit door leading outside has large gap at bottom, allowing moisture and possibly vermin and bugs ,repair	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite,repair	O



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9/29/2023

FAILED INSPECTION NOTICE

Hsueh Y L Chen
4117 Lilac Ridge Rd
San Ramon, CA 94582

Property:
4614 SANTA RITA RD
RICHMOND, CA 94803-

PropID:
Client ID: 13277

Dear Owner/Agent,

This letter is to inform you that your property at **4614 SANTA RITA RD RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 09/21/2023.

A re-inspection has been scheduled for 11/13/2023 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>
8.10	General Health and Safety/Site and Neighborhood Conditions 1. fence leaning down in front ,repair/replace 2. cut overgrown vegetation growing over/onto house 3. walkway overhang pergola in backyard deteriorating, repair/replace, safty hazard	O
2.10	Kitchen/Stove or Range with Oven ventilation fan light inoperable,repair	O
2.7	Kitchen/Wall Condition repair cracking on wall	O
1.7	Living Room/Wall Condition repair cracking on wall,	O
4.7	Other Rooms/Wall Condition repair cracking on wall	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet intake valves leaking,repair	O
3.7	Bathroom/Wall Condition wall discolored behind sink, evidence of leak, repair	O



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9/29/2023

FAILED INSPECTION NOTICE

Ivan Peo-I Hwang
15 Vista Del Mar
Orinda, CA 94563

Property:
3430 MORNINGSIDE DR
RICHMOND, CA 94803-2519-

PropID:
Client ID: 8161

Dear Owner/Agent,

This letter is to inform you that your property at **3430 MORNINGSIDE DR RICHMOND, CA 94803-2519** failed the Housing Quality Standards (HQS) inspection on 09/21/2023.

A re-inspection has been scheduled for 11/13/2023 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>
3.6	Bathroom/Ceiling Condition ceiling both bathrooms, black discoloration,repair	O
3.7	Bathroom/Wall Condition wall peeling paint, repair hallway bath	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit rear bathroom sink is rusting,resurface	O
4.5	Other Rooms/Window Condition install missing screen	O



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9/29/2023

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 09/21/2023.

A re-inspection has been scheduled for 11/13/2023 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
3.3	Bathroom/Electrical Hazards install Gfi outlets	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose at base hallway bathroom, reset toilet	O
5.2	Secondary Rooms/Security install door sweep on garage let up door large gaps at bottom when closed, varment and moisture/water enrtymetry	O
5.4	Secondary Rooms/Other Potential Hazardous Features ceiling in garage has evidence of water damage,repair	O
7.4	Heating and Plumbing/Water Heater pressure release valve pipe must be copper or cpvc piping rated for hot water, can not be pvr pipping. replace	O



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