



9/10/2025

FAILED INSPECTION NOTICE

Matthew T & Joanne Sundberg
825 Maison Way
El Sobrante, CA 94803-3571

Property:
1815 ROOSEVELT AVE Apt B
RICHMOND, CA 94801-2833-

PropID:
Client ID: 8601

Dear Owner/Agent,

This letter is to inform you that your property at **1815 ROOSEVELT AVE Apt B RICHMOND, CA 94801-2833** failed the Housing Quality Standards (HQS) inspection on 09/03/2025.

A re-inspection has been scheduled for 11/05/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace
8.7	General Health and Safety/Other Interior Hazards Replace inoperable carbon monoxide detector (2013), exceeds 10 year life span.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
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.



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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



9/10/2025

FAILED INSPECTION NOTICE

Matthew T & Joanne Sundberg
825 Maison Way
El Sobrante, CA 94803-3571

Property:
1815 ROOSEVELT AVE Apt C
RICHMOND, CA 94801-2833-

PropID:
Client ID: 8601

Dear Owner/Agent,

This letter is to inform you that your property at **1815 ROOSEVELT AVE Apt C RICHMOND, CA 94801-2833** failed the Housing Quality Standards (HQS) inspection on 09/03/2025.

A re-inspection has been scheduled for 11/05/2025 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 Lock striker plate must work and be securely fastened to door frame. Door frame split, repair or replace
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Jose G & Angelina Chavarria
227 3Rd St
Richmond, CA 94801-3454

Property:
230 3RD ST
RICHMOND, CA 94801-3455-

PropID:
Client ID: 3530

Dear Owner/Agent,

This letter is to inform you that your property at **230 3RD ST RICHMOND, CA 94801-3455** failed the Housing Quality Standards (HQS) inspection on 09/03/2025.

A re-inspection has been scheduled for 11/05/2025 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>
1.1	Living Room/Living Room Present Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list replace deteriorated wheatherstrip on front door.
4.10	Other Rooms/Smoke Detectors replace missing smoke detector 9/3/2025 Smoke detector inoperable, to be replaced



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

William W Shie
Helen Shie
2872 29Th Ave W
Seattle, WA 98199

Property:
2527 RHEEM AVE
RICHMOND, CA 94804-1074-

PropID:
Client ID: 8479

Dear Owner/Agent,

This letter is to inform you that your property at **2527 RHEEM AVE RICHMOND, CA 94804-1074** failed the Housing Quality Standards (HQS) inspection on 09/03/2025.

A re-inspection has been scheduled for 11/03/2025 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 1- Shower head leaking in rear, repair 2- Resurface tub
3.5	Bathroom/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. Window must be openable and remain open without props. (Level 1 bathroom)
8.10	General Health and Safety/Site and Neighborhood Conditions Secure scaffolding in rear of unit Rear fence leaning, brace fencing or repair



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Sincerely,

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Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Edward I Shie
2872 29Th Ave W
Seattle, WA 98199

Property:
2508 DOWNER AVE
RICHMOND, CA 94804-1438-

PropID:
Client ID: 8334

Dear Owner/Agent,

This letter is to inform you that your property at **2508 DOWNER AVE RICHMOND, CA 94804-1438** **failed** the Housing Quality Standards (HQS) inspection on 09/03/2025.

A re-inspection has been scheduled for 11/04/2025 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
8.7	General Health and Safety/Other Interior Hazards living room and hallway smoke detector missing - repair/replace Co detector missing -repair/replace
2.12	Kitchen/Sink caulking behind sink very badly worn -repair/recaulk faucet base not properly secured -repair/replace
4.4	Other Rooms/Security remove key lock doors from all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Edward I Shie
2872 29Th Ave W
Seattle, WA 98199

Property:
318 44TH ST
RICHMOND, CA 94805-2362-

PropID:
Client ID: 8334

Dear Owner/Agent,

This letter is to inform you that your property at **318 44TH ST RICHMOND, CA 94805-2362** failed the Housing Quality Standards (HQS) inspection on 09/03/2025.

A re-inspection has been scheduled for 11/04/2025 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 remove key door lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards Co detector not working properly - 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,

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Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Brian C Mcsharry
286 Thrift St
San Francisco, CA 94112-2923

Property:
4508 MCGLOTHEN WAY
RICHMOND, CA 94806-1816-

PropID:
Client ID: 12073

Dear Owner/Agent,

This letter is to inform you that your property at **4508 MCGLOTHEN WAY RICHMOND, CA 94806-1816** failed the Housing Quality Standards (HQS) inspection on 09/03/2025.

A re-inspection has been scheduled for 11/04/2025 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.



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<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 missing common area smoke detector
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater cut off for summer, repair for inspection
8.10	General Health and Safety/Site and Neighborhood Conditions 1- Cut down tall weeds in yard 2- Remove paint supplies from yard
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.
4.4	Other Rooms/Security 1- Door damaged, repair or replace 2- Remove keyed entry lock from door
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.

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,

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Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Ricardo Romero
1414 26Th St
Richmond, CA 94806-4520

Property:
1440 26TH ST
RICHMOND, CA 94806-4520-

PropID:
Client ID: 9530

Dear Owner/Agent,

This letter is to inform you that your property at **1440 26TH ST RICHMOND, CA 94806-4520** failed the Housing Quality Standards (HQS) inspection on 09/03/2025.

A re-inspection has been scheduled for 11/04/2025 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>
8.1	General Health and Safety/Access to Unit Repair opening on rear security gate (cutting hazard)
2.10	Kitchen/Stove or Range with Oven Right rear burner not self lighting, 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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