



9/10/2025

FAILED INSPECTION NOTICE

King Yee & Mabel Lou
1933 Ganges St
El Cerrito, CA 94530-1867

Property:
1254 S 58TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 3033

Dear Owner/Agent,

This letter is to inform you that your property at **1254 S 58TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/04/2025.

A re-inspection has been scheduled for 11/04/2025 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>
8.1	General Health and Safety/Access to Unit refused - tenant was not aware of inspection
8.7	General Health and Safety/Other Interior Hazards hallway smoke & Co detector not working properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light not working - repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door



9/10/2025

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



9/10/2025

FAILED INSPECTION NOTICE

Ximena Macnamara
83 Villa Dr
San Pablo, CA 94806-3736

Property:
2347 WENDELL AVE Apt 2
RICHMOND, CA 94804-1212-

PropID:
Client ID: 7083

Dear Owner/Agent,

This letter is to inform you that your property at **2347 WENDELL AVE Apt 2 RICHMOND, CA 94804-1212** failed the Housing Quality Standards (HQS) inspection on 09/04/2025.

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>
1.5	Living Room/Window Condition replace missing screens
4.8	Other Rooms/Floor Condition torn carpet and exposed nails repair or 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
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

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

Property:
2500 GAYNOR AVE
RICHMOND, CA 94804-1381-

PropID:
Client ID: 8334

Dear Owner/Agent,

This letter is to inform you that your property at **2500 GAYNOR AVE RICHMOND, CA 94804-1381** **failed** the Housing Quality Standards (HQS) inspection on 09/04/2025.

A re-inspection has been scheduled for 11/03/2025 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>
4.10	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 Move furniture blocking access to window (fire exit), unable to inspect window
3.4	Bathroom/Security Remove keyed entry lock from bathroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
3.8	Bathroom/Floor Condition Secure loose tile on floor
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Tenant to clear items to allow access to outlets for inspection
8.1	General Health and Safety/Access to Unit Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.
2.4	Kitchen/Security Rear door missing striker plate, install
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Install handrail on rear stairs as there are 4 or more stairs present
1.3	Living Room/Electrical Hazards Tenant to clear items to allow access to outlets for inspection
1.4	Living Room/Security Install striker plate on front door



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Tielu & Xue Lan Wang
7029 Cutting Blvd
El Cerrito, CA 94530-1821

Property:
5005 FALLON AVE
RICHMOND, CA 94804-4706-

PropID:
Client ID: 11339

Dear Owner/Agent,

This letter is to inform you that your property at **5005 FALLON AVE RICHMOND, CA 94804-4706** failed the Housing Quality Standards (HQS) inspection on 09/04/2025.

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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair patio lock inoperable, repair



9/10/2025

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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Tielu & Xue Lan Wang
7029 Cutting Blvd
El Cerrito, CA 94530-1821

Property:
5007 FALLON AVE
RICHMOND, CA 94804-4706-

PropID:
Client ID: 11339

Dear Owner/Agent,

This letter is to inform you that your property at **5007 FALLON AVE RICHMOND, CA 94804-4706** failed the Housing Quality Standards (HQS) inspection on 09/04/2025.

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>
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on right wall (Black wall)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters both inoperable, 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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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

Tielu & Xue Lan Wang
7029 Cutting Blvd
El Cerrito, CA 94530-1821

Property:
5009 FALLON AVE
RICHMOND, CA 94804-4706-

PropID:
Client ID: 11339

Dear Owner/Agent,

This letter is to inform you that your property at **5009 FALLON AVE RICHMOND, CA 94804-4706** failed the Housing Quality Standards (HQS) inspection on 09/04/2025.

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>
4.5	Other Rooms/Window Condition Repair window seal, evidence of water damage/dry rotted
4.10	Other Rooms/Smoke Detectors Install smoke detector in bedroom
4.3	Other Rooms/Electrical Hazards Replace cracked outlet underneath window
7.2	Heating and Plumbing/Safety of Heating Equipment Replace missing heater cover for living room heater
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weatherproof cover, replace
8.10	General Health and Safety/Site and Neighborhood Conditions Repair fencing on right side of unit, fence is severely leaning
	Install cover on exterior electrical meter



9/10/2025

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



9/10/2025

FAILED INSPECTION NOTICE

Tielu & Xue Lan Wang
7029 Cutting Blvd
El Cerrito, CA 94530-1821

Property:
5351 FLEMING
RICHMOND, CA 94804-4754-

PropID:
Client ID: 11339

Dear Owner/Agent,

This letter is to inform you that your property at **5351 FLEMING RICHMOND, CA 94804-4754** failed the Housing Quality Standards (HQS) inspection on 09/04/2025.

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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3	Secondary Rooms/Electrical Hazards garage outlet on right wall missing cover plate, replace



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Haohui Zeng
1346 Monterey St
Richmond, CA 94804-4943

Property:
6210 HUNTINGTON AVE
RICHMOND, CA 94804-5742-

PropID:
Client ID: 12397

Dear Owner/Agent,

This letter is to inform you that your property at **6210 HUNTINGTON AVE RICHMOND, CA 94804-5742** failed the Housing Quality Standards (HQS) inspection on 09/04/2025.

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>
8.1	General Health and Safety/Access to Unit Patio light inoperable, 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



9/10/2025

FAILED INSPECTION NOTICE

Haohui Zeng
1346 Monterey St
Richmond, CA 94804-4943

Property:
6212 HUNTINGTON AVE
RICHMOND, CA 94804-5742-

PropID:
Client ID: 12397

Dear Owner/Agent,

This letter is to inform you that your property at **6212 HUNTINGTON AVE RICHMOND, CA 94804-5742** failed the Housing Quality Standards (HQS) inspection on 09/04/2025.

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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector over bed in living room inoperable, 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
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

King Yee & Mabel Lou
1933 Ganges St
El Cerrito, CA 94530-1867

Property:
5114 PRATHER AVE
RICHMOND, CA 94805-2445-

PropID:
Client ID: 3033

Dear Owner/Agent,

This letter is to inform you that your property at **5114 PRATHER AVE RICHMOND, CA 94805-2445** **failed** the Housing Quality Standards (HQS) inspection on 09/04/2025.

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

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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