



9/10/2025

FAILED INSPECTION NOTICE

Laouida J Gray
241 Arrowhead Dr
Vallejo, CA 94589-1782

Property:
332 WILLARD AVE
RICHMOND, CA 94801-1962-

PropID:
Client ID: 3740

Dear Owner/Agent,

This letter is to inform you that your property at **332 WILLARD AVE RICHMOND, CA 94801-1962** **failed** the Housing Quality Standards (HQS) inspection on 09/08/2025.

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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Replace missing smoke detector

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

Wei Zhong & Wan Lan Ma
Celina Kan
1354 Gilman Ave
San Francisco, CA 94577

Property:
1301 GARVIN AVE
RICHMOND, CA 94801-2321-

PropID:
Client ID: 5653

Dear Owner/Agent,

This letter is to inform you that your property at **1301 GARVIN AVE RICHMOND, CA 94801-2321** failed the Housing Quality Standards (HQS) inspection on 09/08/2025.

A re-inspection has been scheduled for 11/06/2025 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>
8.1	General Health and Safety/Access to Unit 9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE. -INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR
8.10	General Health and Safety/Site and Neighborhood Conditions install separate mail box for units.
5.4	Secondary Rooms/Other Potential Hazardous Features Window lock in attic room missing, replace cap off old smoke detector base secure door knob
4.5	Other Rooms/Window Condition Move bed blocking access to window (fire exit)
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground.



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Sincerely,

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Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Huei-Chen Kuo
Alex Lay
1050 Rudgear Rd
Walnut Creek, CA 94596-6448

Property:
524 20TH ST
RICHMOND, CA 94801-2822-

PropID:
Client ID: 1016

Dear Owner/Agent,

This letter is to inform you that your property at **524 20TH ST RICHMOND, CA 94801-2822** failed the Housing Quality Standards (HQS) inspection on 09/08/2025.

A re-inspection has been scheduled for 11/03/2025 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>
3.12 Bathroom/Tub or Shower	Broken and and leaking faucet repair or replace
	Remove Brown discoloration in tub
3.5 Bathroom/Window Condition	Replace missing screen

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



9/10/2025

FAILED INSPECTION NOTICE

Huei-Chen Kuo
Alex Lay
1050 Rudgear Rd
Walnut Creek, CA 94596-6448

Property:
526 20TH ST
RICHMOND, CA 94801-2822-

PropID:
Client ID: 1016

Dear Owner/Agent,

This letter is to inform you that your property at **526 20TH ST RICHMOND, CA 94801-2822** failed the Housing Quality Standards (HQS) inspection on 09/08/2025.

A re-inspection has been scheduled for 11/03/2025 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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Scott Bretall
824 Contra Costa Dr
El Cerrito, CA 94530-3041

Property:
2862 ESMOND
RICHMOND, CA 94804-1314-

PropID:
Client ID: 9379

Dear Owner/Agent,

This letter is to inform you that your property at **2862 ESMOND RICHMOND, CA 94804-1314** failed the Housing Quality Standards (HQS) inspection on 09/08/2025.

A re-inspection has been scheduled for 11/06/2025 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
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Drawer. Missing left of sink
4.4	Other Rooms/Security Remove keyed lock from interior door. Remove key lock on bedroom door in in law unit
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.
8.6	General Health and Safety/Interior Stairs and Common Halls 1- Common area smoke detector in in law unit missing, replace 2- Front common area smoke detector in main house inoperable, repair or replace 3- Install carbon monoxide detector in main house
8.7	General Health and Safety/Other Interior Hazards Replace rear common area smoke detectors (x2) as they have been removed



9/10/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Wei Zhong & Wan Lan Ma
Celina Kan
1354 Gilman Ave
San Francisco, CA 94577

Property:
3111 FLORIDA AVE
RICHMOND, CA 94804-3109-

PropID:
Client ID: 5653

Dear Owner/Agent,

This letter is to inform you that your property at **3111 FLORIDA AVE RICHMOND, CA 94804-3109** **failed** the Housing Quality Standards (HQS) inspection on 09/08/2025.

A re-inspection has been scheduled for 11/06/2025 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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2011)
1.5	Living Room/Window Condition Left window screen missing, 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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Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Wei Zhong & Wan Lan Ma
Celina Kan
1354 Gilman Ave
San Francisco, CA 94577

Property:
3117 FLORIDA AVE
RICHMOND, CA 94804-3109-

PropID:
Client ID: 5653

Dear Owner/Agent,

This letter is to inform you that your property at **3117 FLORIDA AVE RICHMOND, CA 94804-3109** **failed** the Housing Quality Standards (HQS) inspection on 09/08/2025.

A re-inspection has been scheduled for 11/06/2025 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>
8.1	General Health and Safety/Access to Unit Install deadbolt locks on front and rear doors.

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

Zheng Huo Kuang
2450 Vicente St
San Francisco, CA 94804-3444

Property:
4819 REECE CT
RICHMOND, CA 94804-3444-

PropID:
Client ID: 10474

Dear Owner/Agent,

This letter is to inform you that your property at **4819 REECE CT RICHMOND, CA 94804-3444** failed the Housing Quality Standards (HQS) inspection on 09/08/2025.

A re-inspection has been scheduled for 11/06/2025 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>
8.4	General Health and Safety/Garbage and Debris Tenant to move old appliances from site located in rear of complex, also remove excessive recycling in rear yard

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



9/10/2025

FAILED INSPECTION NOTICE

Camille Abbington
Bartels Property Management
12996 San Pablo Ave
Richmond, CA 94805

Property:
555 S 31ST ST
RICHMOND, CA 94804-4020-

PropID:
Client ID: 6263

Dear Owner/Agent,

This letter is to inform you that your property at **555 S 31ST ST RICHMOND, CA 94804-4020** failed the Housing Quality Standards (HQS) inspection on 09/08/2025.

A re-inspection has been scheduled for 11/06/2025 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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair
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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or a GFCI.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Camille Abbington
Bartels Property Management
12996 San Pablo Ave
Richmond, CA 94805

Property:
559 S 31ST ST
RICHMOND, CA 94804-4020-

PropID:
Client ID: 6263

Dear Owner/Agent,

This letter is to inform you that your property at **559 S 31ST ST RICHMOND, CA 94804-4020** failed the Housing Quality Standards (HQS) inspection on 09/08/2025.

A re-inspection has been scheduled for 11/06/2025 between 11:00AM and 02:00PM.

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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 Carbon monoxide detector inoperable, replace
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
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.
2.10	Kitchen/Stove or Range with Oven vent fan inoperable, repair



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Kesner Sorel
Ohanks Management
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
503 37TH ST
RICHMOND, CA 94805-2205-

PropID:
Client ID: 8145

Dear Owner/Agent,

This letter is to inform you that your property at **503 37TH ST RICHMOND, CA 94805-2205** failed the Housing Quality Standards (HQS) inspection on 09/08/2025.

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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.5	Living Room/Window Condition replace missing screen on sliding glass door.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose at base repair or replace.
3.12	Bathroom/Tub or Shower brown discoloration remove or resurface.
3.3	Bathroom/Electrical Hazards replace outlet with gfci outlet next to sink.
4.5	Other Rooms/Window Condition repair or replaced cracked window replace missing screen



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Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Wei Zhong & Wan Lan Ma
Celina Kan
1354 Gilman Ave
San Francisco, CA 94577

Property:
320 43RD ST Apt 2
RICHMOND, CA 94805-2300-

PropID:
Client ID: 5653

Dear Owner/Agent,

This letter is to inform you that your property at **320 43RD ST Apt 2 RICHMOND, CA 94805-2300** failed the Housing Quality Standards (HQS) inspection on 09/08/2025.

A re-inspection has been scheduled for 11/06/2025 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>
2.12	Kitchen/Sink Dishwasher inoperable, repair 9/8/2025 Dishwasher drains through air gap and drains water all over countertop, repair. Drain must go through garbage disposal.
8.6	General Health and Safety/Interior Stairs and Common Halls Replace cracked receptacle next to water heater



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Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

Wei Zhong & Wan Lan Ma
Celina Kan
1354 Gilman Ave
San Francisco, CA 94577

Property:
320 43RD ST Apt 3
RICHMOND, CA 94805-2300-

PropID:
Client ID: 5653

Dear Owner/Agent,

This letter is to inform you that your property at **320 43RD ST Apt 3 RICHMOND, CA 94805-2300** failed the Housing Quality Standards (HQS) inspection on 09/08/2025.

A re-inspection has been scheduled for 11/06/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.12 Kitchen/Sink	Repair dishwasher as it drains through air gap and allows water to drain all over countertop. Dishwasher must drain through garbage disposal.

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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