



9/10/2025

**FAILED INSPECTION NOTICE**

Hsueh Liu  
Gianna Burns  
3223 Blume Dr Suite 123  
Richmond, CA 94806

Property:  
244 SANFORD AVE  
RICHMOND, CA 94801-1815-

PropID:  
Client ID: 15297

Dear Owner/Agent,

This letter is to inform you that your property at **244 SANFORD AVE RICHMOND, CA 94801-1815** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2025.

**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>
8.7	General Health and Safety/Other Interior Hazards living room smoke detector not working properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway smoke detector missing -repair/replace
3.12	Bathroom/Tub or Shower caulking inside around tub very badly discolored - recaulk-repair-replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
4.5	Other Rooms/Window Condition window screen missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace



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**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
780 8TH ST  
RICHMOND, CA 94801-2223-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **780 8TH ST RICHMOND, CA 94801-2223** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

**A re-inspection has been scheduled for 11/05/2025 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>
4.10	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. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.3	Other Rooms/Electrical Hazards Replace missing light fixture cover
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches. -severe roach infestation in kitchen
6.4	Building Exterior/Condition of Exterior Surfaces Repair rear exterior outlet, outlet isn't secure and has sunken into wall.
8.1	General Health and Safety/Access to Unit Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob
8.4	General Health and Safety/Garbage and Debris Remove old furniture in yard



9/10/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/10/2025

**FAILED INSPECTION NOTICE**

Xenosys Llc  
Syd Najeeb  
850 Jamestown Ave  
San Francisco, CA 94124-3730

Property:  
1109 PENNSYLVANIA AVE  
RICHMOND, CA 94801-2338-

PropID:  
Client ID: 9648

Dear Owner/Agent,

This letter is to inform you that your property at **1109 PENNSYLVANIA AVE RICHMOND, CA 94801-2338** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

**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.

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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/10/2025

**FAILED INSPECTION NOTICE**

Tomas A Calvo Tre  
Tomas A Calvo Tre  
4624 Lawrence Dr  
Castro Valley, CA 94546-2208

Property:  
1151 BARRETT AVE  
RICHMOND, CA 94801-2740-

PropID:  
Client ID: 1368

Dear Owner/Agent,

This letter is to inform you that your property at **1151 BARRETT AVE RICHMOND, CA 94801-2740** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2025.

**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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose downstairs , 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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/10/2025

**FAILED INSPECTION NOTICE**

Pik Kei Yip  
16984 Nw Countryridge Drive  
Portland, OR 97229-7346

Property:  
553 22ND ST Apt 2  
RICHMOND, CA 94801-3324-

PropID:  
Client ID: 6249

Dear Owner/Agent,

This letter is to inform you that your property at **553 22ND ST Apt 2 RICHMOND, CA 94801-3324** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

**A re-inspection has been scheduled for 11/05/2025 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 A missing and/or cracked coverplate presents an electrical hazard. -outlet right of entry

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**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
158 5TH ST  
RICHMOND, CA 94801-3506-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **158 5TH ST RICHMOND, CA 94801-3506** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

**A re-inspection has been scheduled for 11/05/2025 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>
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
3.6	Bathroom/Ceiling Condition Treat ceiling for discoloration coming through paint
3.12	Bathroom/Tub or Shower Recaulk inside of tub enclosure
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)





9/10/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/10/2025

**FAILED INSPECTION NOTICE**

Ching Yi & Yu-Chun Jiang  
Reza Sadjadi  
Po Box 20622  
El Sobrante, CA 94820

Property:  
3700 BLACK FEATHER DR  
RICHMOND, CA 94803-2124-

PropID:  
Client ID: 1844

Dear Owner/Agent,

This letter is to inform you that your property at **3700 BLACK FEATHER DR RICHMOND, CA 94803-2124** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

**A re-inspection has been scheduled for 11/05/2025 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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/10/2025

**FAILED INSPECTION NOTICE**

Ronald Ray Arnold  
5054 El Portal Dr Suite C  
El Sobrante, CA 94803

Property:  
5332 CERRO SUR  
RICHMOND, CA 94803-3899-

PropID:  
Client ID: 6895

Dear Owner/Agent,

This letter is to inform you that your property at **5332 CERRO SUR RICHMOND, CA 94803-3899** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

**A re-inspection has been scheduled for 11/05/2025 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.

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**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
605 FLORIDA AVE  
RICHMOND, CA 94804-2331-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **605 FLORIDA AVE RICHMOND, CA 94804-2331** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

**A re-inspection has been scheduled for 11/05/2025 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>
4.10	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. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
8.7	General Health and Safety/Other Interior Hazards COMMON AREA SMOKE DETECTOR -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. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.5	Other Rooms/Window Condition Move storage shed on exterior of bedroom window blocking clear path exit
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down weeds in rear of unit and discard old furniture in yard
2.10	Kitchen/Stove or Range with Oven Replace rusted range hood
8.1	General Health and Safety/Access to Unit Repair damaged deadbolt lock on rear security gate



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.

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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**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
429 S 21ST ST  
RICHMOND, CA 94804-2718-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **429 S 21ST ST RICHMOND, CA 94804-2718** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

**A re-inspection has been scheduled for 11/05/2025 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. - Outlet on right wall

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**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
2619 VIRGINIA AVE  
RICHMOND, CA 94804-2909-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **2619 VIRGINIA AVE RICHMOND, CA 94804-2909** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2025.

**A re-inspection has been scheduled for 11/05/2025 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.

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.

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**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
2929 OHIO AVE  
RICHMOND, CA 94804-3030-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **2929 OHIO AVE RICHMOND, CA 94804-3030** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

**A re-inspection has been scheduled for 11/05/2025 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 Damaged outlet presents an electrical hazard. Replace cracked outlet on left 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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Sincerely,

City of Richmond  
Residential Rental Inspections Program





9/10/2025

**FAILED INSPECTION NOTICE**

Barbara Bush  
Po Box 20783  
El Sobrante, CA 94820

Property:  
554 43RD ST Apt FRONT  
RICHMOND, CA 94805-2354-

PropID:  
Client ID: 6256

Dear Owner/Agent,

This letter is to inform you that your property at **554 43RD ST Apt FRONT RICHMOND, CA 94805-2354** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2025.

**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>
4.3	Other Rooms/Electrical Hazards Need cover on ceiling light fixture in left bedroom.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working. 9/9/2025 Heater is still inoperable.
8.1	General Health and Safety/Access to Unit Furniture blocking windows in the dining room. Relocate furniture.



9/10/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/10/2025

**FAILED INSPECTION NOTICE**

Barbara Bush  
Po Box 20783  
El Sobrante, CA 94820

Property:  
554 43RD ST Apt BACK  
RICHMOND, CA 94805-2354-

PropID:  
Client ID: 6256

Dear Owner/Agent,

This letter is to inform you that your property at **554 43RD ST Apt BACK RICHMOND, CA 94805-2354** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2025.

**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 Porch light inoperable, repair. 9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.

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**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
713 GRIFFIN DR  
RICHMOND, CA 94806-1705-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **713 GRIFFIN DR RICHMOND, CA 94806-1705** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

**A re-inspection has been scheduled for 11/05/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.

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**

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Property:  
608 PAYNE DR  
RICHMOND, CA 94806-1761-

PropID:  
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **608 PAYNE DR RICHMOND, CA 94806-1761** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

**A re-inspection has been scheduled for 11/05/2025 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 Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

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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City of Richmond  
Residential Rental Inspections Program