



9/22/2025

FAILED INSPECTION NOTICE

Sandra K Overstreet
2551 Duke Ave
San Pablo, CA 94806-3109

Property:
645 3RD ST
RICHMOND, CA 94801-2609-

PropID:
Client ID: 2124

Dear Owner/Agent,

This letter is to inform you that your property at **645 3RD ST RICHMOND, CA 94801-2609** failed the Housing Quality Standards (HQS) inspection on 09/10/2025.

A re-inspection has been scheduled for 11/06/2025 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 CO2 detector inoperable, repair or replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
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.
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Rear stair handrail and porch railing dry rotted, repair and replace damaged wood
8.4	General Health and Safety/Garbage and Debris Remove old appliances from rear yard
8.10	General Health and Safety/Site and Neighborhood Conditions Rear fence damaged, repair Rear right side of fence leaning, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



9/22/2025

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



9/22/2025

FAILED INSPECTION NOTICE

Perry Harmon
All County Bay Area
2288 Fulton Street #314
Berkeley, CA 94704

Property:
506 MARINA WAY
RICHMOND, CA 94801-2778-

PropID:
Client ID: 5963

Dear Owner/Agent,

This letter is to inform you that your property at **506 MARINA WAY RICHMOND, CA 94801-2778** failed the Housing Quality Standards (HQS) inspection on 09/10/2025.

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>
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
8.7	General Health and Safety/Other Interior Hazards replace missing smoke and co detector on 1st and 2nd 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



9/22/2025

FAILED INSPECTION NOTICE

Nathan Walker
14757 Lewis Rd
Nevada City, CA 95959

Property:
644 16TH ST Apt D
RICHMOND, CA 94801-2873-

PropID:
Client ID: 9299

Dear Owner/Agent,

This letter is to inform you that your property at **644 16TH ST Apt D RICHMOND, CA 94801-2873** failed the Housing Quality Standards (HQS) inspection on 09/10/2025.

A re-inspection has been scheduled for 11/07/2025 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>
3.3	Bathroom/Electrical Hazards Install GFCI protected outlet by sink
2.3	Kitchen/Electrical Hazards Install GFCI protected outlet by sink
2.10	Kitchen/Stove or Range with Oven Replace missing range hood vent screen
8.7	General Health and Safety/Other Interior Hazards Install CO2 detector inside of unit, gas appliances present



9/22/2025

FAILED INSPECTION NOTICE

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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



9/22/2025

FAILED INSPECTION NOTICE

Nathan Walker
14757 Lewis Rd
Nevada City, CA 95959

Property:
644 16TH ST Apt B
RICHMOND, CA 94801-2873-

PropID:
Client ID: 9299

Dear Owner/Agent,

This letter is to inform you that your property at **644 16TH ST Apt B RICHMOND, CA 94801-2873** failed the Housing Quality Standards (HQS) inspection on 09/10/2025.

A re-inspection has been scheduled for 11/07/2025 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>
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)
3.3	Bathroom/Electrical Hazards Install GFCI protected outlet by sink
2.3	Kitchen/Electrical Hazards Install GFCI protected outlet by sink

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



9/22/2025

FAILED INSPECTION NOTICE

Liduvina Hernandez
6619 Eastlawn St
Oakland, CA 94621-3515

Property:
640 19TH ST
RICHMOND, CA 94801-2893-

PropID:
Client ID: 3031

Dear Owner/Agent,

This letter is to inform you that your property at **640 19TH ST RICHMOND, CA 94801-2893** failed the Housing Quality Standards (HQS) inspection on 09/10/2025.

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>
2.12	Kitchen/Sink repair leak under sink.
2.8	Kitchen/Floor Condition broken tile at back door back door entrance.

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



9/22/2025

FAILED INSPECTION NOTICE

Subhash Chand Agrawal
2286 Lockwood Ave
Fremont, CA 94539

Property:
224 HARBOUR WAY
RICHMOND, CA 94801-3109-

PropID:
Client ID: 15204

Dear Owner/Agent,

This letter is to inform you that your property at **224 HARBOUR WAY RICHMOND, CA 94801-3109** **failed** the Housing Quality Standards (HQS) inspection on 09/10/2025.

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>
2.12	Kitchen/Sink garbage disposal 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,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Wilson Brooks
1 Captain Dr #253
Emeryville, CA 94608-1718

Property:
449 22ND ST
RICHMOND, CA 94801-3307-

PropID:
Client ID: 1002

Dear Owner/Agent,

This letter is to inform you that your property at **449 22ND ST RICHMOND, CA 94801-3307** failed the Housing Quality Standards (HQS) inspection on 09/10/2025.

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 stove not working - repair/replace
2.12	Kitchen/Sink sink constantly dripping - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



9/22/2025

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

David J & Jennifer L Kanter
Access Property Management
Po Box 70337
Point Richmond, CA 94807

Property:
2920 TULARE AVE
RICHMOND, CA 94804-1150-

PropID:
Client ID: 10438

Dear Owner/Agent,

This letter is to inform you that your property at **2920 TULARE AVE RICHMOND, CA 94804-1150** failed the Housing Quality Standards (HQS) inspection on 09/10/2025.

A re-inspection has been scheduled for 11/06/2025 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	
	Interior tub very badly worn – resurface/replace
	Tiles inside shower wall missing - 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,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Allen Mannga Kwan
Kk&C Realty
3138 Santiago St
San Francisco, CA 94116

Property:
852 30TH ST
RICHMOND, CA 94804-1326-

PropID:
Client ID: 9473

Dear Owner/Agent,

This letter is to inform you that your property at **852 30TH ST RICHMOND, CA 94804-1326** failed the Housing Quality Standards (HQS) inspection on 09/10/2025.

A re-inspection has been scheduled for 11/07/2025 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>
3.3	Bathroom/Electrical Hazards GFCI has hot/neutral reverse, repair
5.2	Secondary Rooms/Security Remove keyed entry locks from both bedroom doors in in law unit
5.4	Secondary Rooms/Other Potential Hazardous Features Install smoke detector in rear right bedroom in in law unit

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



9/22/2025

FAILED INSPECTION NOTICE

Allen Mannga Kwan
Kk&C Realty
3138 Santiago St
San Francisco, CA 94116

Property:
2625 DOWNER AVE
RICHMOND, CA 94804-1439-

PropID:
Client ID: 9473

Dear Owner/Agent,

This letter is to inform you that your property at **2625 DOWNER AVE RICHMOND, CA 94804-1439** **failed** the Housing Quality Standards (HQS) inspection on 09/10/2025.

A re-inspection has been scheduled for 11/07/2025 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>
8.4	General Health and Safety/Garbage and Debris Remove old appliances from 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



9/22/2025

FAILED INSPECTION NOTICE

Jose Morales
Maria Vazquez/Jose Morales
904 Gertrude Ave
Richmond, CA 94801

Property:
720 FLORIDA AVE
RICHMOND, CA 94804-2334-

PropID:
Client ID: 8888

Dear Owner/Agent,

This letter is to inform you that your property at **720 FLORIDA AVE RICHMOND, CA 94804-2334** failed the Housing Quality Standards (HQS) inspection on 09/10/2025.

A re-inspection has been scheduled for 11/07/2025 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>
3.5	Bathroom/Window Condition Window must be openable and remain open without props. 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. 9/10/2025 Owner has shown inspector one portion of missing window parts, awaiting additional parts to complete repairs



9/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Connie M Cheung
15208 Tradewinds Road
San Leandro, CA 94579

Property:
324 S 23RD ST
RICHMOND, CA 94804-2808-

PropID:
Client ID: 11608

Dear Owner/Agent,

This letter is to inform you that your property at **324 S 23RD ST RICHMOND, CA 94804-2808** failed the Housing Quality Standards (HQS) inspection on 09/10/2025.

A re-inspection has been scheduled for 11/07/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
4.3	Other Rooms/Electrical Hazards Secure cover plate on right wall
3.3	Bathroom/Electrical Hazards GFCI inoperable. no power and wont reset. Replace
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.
2.10	Kitchen/Stove or Range with Oven Rear left burner inoperable, repair



9/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Mazhar Rashid
1056 S 56Th St
Richmond, CA 94804

Property:
121 S 41ST ST
RICHMOND, CA 94804-3334-

PropID:
Client ID: 8598

Dear Owner/Agent,

This letter is to inform you that your property at **121 S 41ST ST RICHMOND, CA 94804-3334** failed the Housing Quality Standards (HQS) inspection on 09/10/2025.

A re-inspection has been scheduled for 11/06/2025 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>
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weatherproof cover, install
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard
1.3	Living Room/Electrical Hazards NO ACCESS TO OUTLETS DUE TO TENANTS BELONGINGS, OWNER TO CHECK FOR OPEN GROUNDS AS THAT IS A COMMON FAIL INSIDE OF UNIT
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors



9/22/2025

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Jose Morales
Maria Vazquez/Jose Morales
904 Gertrude Ave
Richmond, CA 94801

Property:
2131 HOFFMAN BLVD
RICHMOND, CA 94804-3937-

PropID:
Client ID: 8888

Dear Owner/Agent,

This letter is to inform you that your property at **2131 HOFFMAN BLVD RICHMOND, CA 94804-3937** **failed** the Housing Quality Standards (HQS) inspection on 09/10/2025.

A re-inspection has been scheduled for 11/07/2025 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>
8.7	General Health and Safety/Other Interior Hazards CO2 detector inoperable, repair or replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.4	Bathroom/Security Remove keyed entry lock from bathroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair. Secure loose thermostat to wall.
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector
5.2	Secondary Rooms/Security Remove keyed entry lock on garage door, install window screen on window
6.4	Building Exterior/Condition of Exterior Surfaces Replace damaged/missing exterior vent screen covers
8.4	General Health and Safety/Garbage and Debris Remove old furniture stored in rear yard and couch in front of unit



9/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Mazhar Rashid
1056 S 56Th St
Richmond, CA 94804

Property:
1058 S 56TH ST
RICHMOND, CA 94804-4803-

PropID:
Client ID: 8598

Dear Owner/Agent,

This letter is to inform you that your property at **1058 S 56TH ST RICHMOND, CA 94804-4803** failed the Housing Quality Standards (HQS) inspection on 09/10/2025.

A re-inspection has been scheduled for 11/06/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, cut off by tenant per owner

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



9/22/2025

FAILED INSPECTION NOTICE

Mazhar Rashid
1056 S 56Th St
Richmond, CA 94804

Property:
1060 S 56TH ST
RICHMOND, CA 94804-4803-

PropID:
Client ID: 8598

Dear Owner/Agent,

This letter is to inform you that your property at **1060 S 56TH ST RICHMOND, CA 94804-4803** failed the Housing Quality Standards (HQS) inspection on 09/10/2025.

A re-inspection has been scheduled for 11/06/2025 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>
3.1	Bathroom/Bathroom Present NO ACCESS OCCUPIED DURING INSPECTION
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Mount smoke detector on wall/ceiling
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle on right wall
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged receptacle right of heater



9/22/2025

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Divay Deep Singh Bal
5227 Sacramento Ave
Richmond, CA 94804-5427

Property:
1309 MONTEREY ST
RICHMOND, CA 94804-4942-

PropID:
Client ID: 1954

Dear Owner/Agent,

This letter is to inform you that your property at **1309 MONTEREY ST RICHMOND, CA 94804-4942** **failed** the Housing Quality Standards (HQS) inspection on 09/10/2025.

A re-inspection has been scheduled for 11/07/2025 between 11:00AM and 02:00PM.

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9/22/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Clean excessive food splatter and grease off of stove (fire hazard)
2.10	Kitchen/If No Stove OVEN TEMPERATURE DISPLAY MISSING, repair or replace
8.1	General Health and Safety/Access to Unit Rear door damaged, replace
8.3	General Health and Safety/Evidence of Infestation Tenant to clean and remove dead bugs from walls in laundry room/kitchen
2.3	Kitchen/Electrical Hazards Replace missing light fixture cover
8.9	General Health and Safety/Interior Air Quality Poor interior air quality in unit, housekeeping can be cause of poor interior air quality throughout unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
1.8	Living Room/Floor Condition Flooring heavily soiled, flooring to be cleaned. Excessive stains on carpet throughout unit.
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 two prong receptacle or GFCI.
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, EXCEEDS 10 YEAR LIFE SPAN
4.5	Other Rooms/Window Condition Install quick release for security bars or remove. TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
3.5	Bathroom/Window Condition Clean discoloration on window and window seal
3.12	Bathroom/Tub or Shower Clean heavy discoloration inside of shower enclosure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration on outside and inside of toilet



9/22/2025

FAILED INSPECTION NOTICE

- 3.8 Bathroom/Floor Condition
Tenant to clean flooring, heavily soiled
- 3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
Tenant to clean discoloration in sink
- 2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- Right of kitchen sink
- 2.11 Kitchen/Refrigerator
Refrigerator heavily rusted, repair or replace
- 5.4 Secondary Rooms/Other Potential Hazardous Features
Tenant to clean laundry room
- 6.3 Building Exterior/Condition of Roof and Gutters
Front roof gutters missing, replace/install

Roof overhead in front of unit is dry rotted in sections, 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



9/22/2025

FAILED INSPECTION NOTICE

Connie M Cheung
15208 Tradewinds Road
San Leandro, CA 94579

Property:
613 JOHNSON DR
RICHMOND, CA 94806-1745-

PropID:
Client ID: 11608

Dear Owner/Agent,

This letter is to inform you that your property at **613 JOHNSON DR RICHMOND, CA 94806-1745** **failed** the Housing Quality Standards (HQS) inspection on 09/10/2025.

A re-inspection has been scheduled for 11/07/2025 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 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 a GFCI.



9/22/2025

FAILED INSPECTION NOTICE

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