



9/22/2025

**FAILED INSPECTION NOTICE**

Richard Allen Macbride  
38 Shorewood Ct  
Richmond, CA 94804

Property:  
34 SHOREWOOD CT  
RICHMOND, CA 94804-

PropID:  
Client ID: 17381

Dear Owner/Agent,

This letter is to inform you that your property at **34 SHOREWOOD CT RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/11/2025.

**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>
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector level 1 missing, replace
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke detector exceeds 10 year life span, replace in office level 1
3.12	Bathroom/Tub or Shower Shower head leaking level 1, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector level 2, exceeds 10 year life span



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**

Richard Allen Macbride  
38 Shorewood Ct  
Richmond, CA 94804

Property:  
29 SHOREWOOD CT  
RICHMOND, CA 94804-

PropID:  
Client ID: 17381

Dear Owner/Agent,

This letter is to inform you that your property at **29 SHOREWOOD CT RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/11/2025.

**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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor. Bathroom level 1

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**

Yang Hu  
Devon Li  
3223 Blume Dr #127  
Richmond, CA 94806

Property:  
252 S 20TH ST  
RICHMOND, CA 94804-2710-

PropID:  
Client ID: 1706

Dear Owner/Agent,

This letter is to inform you that your property at **252 S 20TH ST RICHMOND, CA 94804-2710** failed the Housing Quality Standards (HQS) inspection on 09/11/2025.

**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>
2.1	Kitchen/Kitchen Area Present all burners must self ignite
3.1	Bathroom/Bathroom Present caulking inside around tub very badly worn/discolored - repair/recaulk/replace
1.5	Living Room/Window Condition far right window not staying open on its own - repair/replace living room screens missing - repair/replace
1.1	Living Room/Living Room Present front door security screen not closing/locking properly - 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.

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**

Zhi Zhou  
3776 Hobstone Pl  
Dublin, CA 94568

Property:  
117 S 39TH ST  
RICHMOND, CA 94804-3312-

PropID:  
Client ID: 15132

Dear Owner/Agent,

This letter is to inform you that your property at **117 S 39TH ST RICHMOND, CA 94804-3312** failed the Housing Quality Standards (HQS) inspection on 09/11/2025.

**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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.

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**

Zhi Zhou  
3776 Hobstone Pl  
Dublin, CA 94568

Property:  
119 S 39TH ST  
RICHMOND, CA 94804-3312-

PropID:  
Client ID: 15132

Dear Owner/Agent,

This letter is to inform you that your property at **119 S 39TH ST RICHMOND, CA 94804-3312** failed the Housing Quality Standards (HQS) inspection on 09/11/2025.

**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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Replace damaged outlet left of door

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**

Recht J & Karen S Richard  
Maria Recht  
1880 Jackson St #105  
Oakland, CA 94612

Property:  
17 S 45TH ST  
RICHMOND, CA 94804-3408-

PropID:  
Client ID: 3509

Dear Owner/Agent,

This letter is to inform you that your property at **17 S 45TH ST RICHMOND, CA 94804-3408** failed the Housing Quality Standards (HQS) inspection on 09/11/2025.

**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 missing smoke detector
8.10	General Health and Safety/Site and Neighborhood Conditions remove old car, bike parts garbage and debris from back
8.7	General Health and Safety/Other Interior Hazards replace missing smoke and co 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



9/22/2025

**FAILED INSPECTION NOTICE**

Qi Fu  
475 Eagle Valley Way  
Danville, CA 94506

Property:  
5114 WALL AVE Apt 5  
RICHMOND, CA 94804-3465-

PropID:  
Client ID: 13945

Dear Owner/Agent,

This letter is to inform you that your property at **5114 WALL AVE Apt 5 RICHMOND, CA 94804-3465** **failed** the Housing Quality Standards (HQS) inspection on 09/11/2025.

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



9/22/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards - Common area smoke detector level 1 above garage missing, replace  - outlet left of garage door damaged, replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR  - C02 detector level 3 inoperable, replace
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 Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10	Kitchen/Stove or Range with Oven BURNERS NOT SELF LIGHTING, REPAIR  REAR RIGHT BURNER KNOB MISSING, REPLACE  tenant to clean grease splatter on stove, range hood and walls surrounding
3.3	Bathroom/Electrical Hazards Light switch damaged, repair  Bathroom light inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
3.12	Bathroom/Tub or Shower Clean discoloration in tub
3.13	Bathroom/Ventilation Clean ventilation fan, excessive dust build up



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**

Qi Fu  
475 Eagle Valley Way  
Danville, CA 94506

Property:  
5114 WALL AVE Apt 7  
RICHMOND, CA 94804-3465-

PropID:  
Client ID: 13945

Dear Owner/Agent,

This letter is to inform you that your property at **5114 WALL AVE Apt 7 RICHMOND, CA 94804-3465** **failed** the Housing Quality Standards (HQS) inspection on 09/11/2025.

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



9/22/2025

## FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke detector in garage inoperable, exceeds 10 year life span, replace
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector level 2 missing, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair. Thermostat has no display
4.10	Other Rooms/Smoke Detectors Secure smoke detector base to ceiling
4.5	Other Rooms/Window Condition Window must be openable and remain open without props. -right window 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.
2.10	Kitchen/Stove or Range with Oven Oven display panel damaged, repair  Range hood light inoperable, repair  Range hood vent screen missing, replace
2.13	Kitchen/Space for Storage, Prep and Serving Cabinet door right of stove missing, replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector level 3 removed, replace
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of patio door



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**

Qi Fu  
475 Eagle Valley Way  
Danville, CA 94506

Property:  
5114 WALL AVE Apt 8  
RICHMOND, CA 94804-3465-

PropID:  
Client ID: 13945

Dear Owner/Agent,

This letter is to inform you that your property at **5114 WALL AVE Apt 8 RICHMOND, CA 94804-3465** **failed** the Housing Quality Standards (HQS) inspection on 09/11/2025.

**A re-inspection has been scheduled for 11/07/2025 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.
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 Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower Shower knob damaged, common bathroom level 2. Repair or replace
3.5	Bathroom/Window Condition Window screen damaged in bathroom 3 which is located inside of bedroom #4. Repair
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector level 3 inoperable, repair or replace
8.6	General Health and Safety/Interior Stairs and Common Halls Smoke detector above garage door level 1 missing, 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.

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