



9/22/2025

**FAILED INSPECTION NOTICE**

A & N Marchesiello Properties Llc  
Nikki Marchesicello  
3 W Richmond Ave  
Richmond, CA 94801

Property:  
3 W RICHMOND AVE Apt 33  
RICHMOND, CA 94801-

PropID:  
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 33 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/13/2025 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 smoke detector missing - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove

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**

A & N Marchesiello Properties Llc  
Nikki Marchesicello  
3 W Richmond Ave  
Richmond, CA 94801

Property:  
3 W RICHMOND AVE Apt 34  
RICHMOND, CA 94801-

PropID:  
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 34 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/13/2025 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 door frame damaged - repair/replace door striker plate missing - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove
4.5	Other Rooms/Window Condition window above door broken - repair/replace



9/22/2025

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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



9/22/2025

**FAILED INSPECTION NOTICE**

A & N Marchesiello Properties Llc  
Nikki Marchesicello  
3 W Richmond Ave  
Richmond, CA 94801

Property:  
3 W RICHMOND AVE Apt 35  
RICHMOND, CA 94801-

PropID:  
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 35 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/13/2025 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>
1.4	Living Room/Security door frame damaged - repair/replace door striker plate missing - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove



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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Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

A & N Marchesiello Properties Llc  
Nikki Marchesicello  
3 W Richmond Ave  
Richmond, CA 94801

Property:  
3 W RICHMOND AVE Apt 36  
RICHMOND, CA 94801-

PropID:  
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 36 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/13/2025 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 smoke detector missing
4.2	Other Rooms/Electricity/Illumination light missing - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove

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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Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

A & N Marchesiello Properties Llc  
Nikki Marchesicello  
3 W Richmond Ave  
Richmond, CA 94801

Property:  
3 W RICHMOND AVE Apt 37  
RICHMOND, CA 94801-

PropID:  
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 37 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/13/2025 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 smoke detector missing
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit and throughout property - treat/remove

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



9/22/2025

**FAILED INSPECTION NOTICE**

A & N Marchesiello Properties Llc  
Nikki Marchesicello  
3 W Richmond Ave  
Richmond, CA 94801

Property:  
5 W RICHMOND AVE Apt B  
RICHMOND, CA 94801-

PropID:  
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **5 W RICHMOND AVE Apt B RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Hallway smoke and Co detectors 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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Residential Rental Inspections Program





9/22/2025

**FAILED INSPECTION NOTICE**

A & N Marchesiello Properties Llc  
Nikki Marchesicello  
3 W Richmond Ave  
Richmond, CA 94801

Property:  
5 W RICHMOND AVE Apt C  
RICHMOND, CA 94801-

PropID:  
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **5 W RICHMOND AVE Apt C RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Hallway smoke and Co detector 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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City of Richmond  
Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

Johnnie P & Karen Ross  
14145 North County Rd 9  
Wellington, CO 80549

Property:  
1836 LINCOLN AVE  
RICHMOND, CA 94801-2543-

PropID:  
Client ID: 2343

Dear Owner/Agent,

This letter is to inform you that your property at **1836 LINCOLN AVE RICHMOND, CA 94801-2543** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/13/2025 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 Living room smoke detector inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing - repair/replace
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn/damaged - repair/replace
3.5	Bathroom/Window Condition bathroom window broken not properly secured - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



9/22/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

Norberto A & Amelia Arienza  
2077 Catalpa Way  
Antioch, CA 94509-9328

Property:  
1045 BARRETT AVE  
RICHMOND, CA 94801-2739-

PropID:  
Client ID: 3223

Dear Owner/Agent,

This letter is to inform you that your property at **1045 BARRETT AVE RICHMOND, CA 94801-2739** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/13/2025 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven hood range light not working properly - repair/replace
3.3	Bathroom/Electrical Hazards master bedroom and hallway GFCI outlet missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Hallway bathroom toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Master bedroom faucet handle broken not working as designed - repair/replace
8.7	General Health and Safety/Other Interior Hazards Carpeting throughout entire unit very badly worn/damaged/bunching - tripping hazard - repair/replace



9/22/2025

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City of Richmond  
Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

Xiao Ling Zhou  
22718 Rancho Palomares Place  
Castro Valley, CA 94552

Property:  
1805 ROOSEVELT AVE  
RICHMOND, CA 94801-2836-

PropID:  
Client ID: 8884

Dear Owner/Agent,

This letter is to inform you that your property at **1805 ROOSEVELT AVE RICHMOND, CA 94801-2836** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2025.

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<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.
3.3	Bathroom/Electrical Hazards Replace GFCI receptacle, no power and will not reset
2.12	Kitchen/Sink 1- Garbage disposal inoperable, repair  2- Switch/junction box underneath sink for garbage disposal has exposed wiring, repair and install switch for disposal.
2.10	Kitchen/Stove or Range with Oven Front left burner inoperable, repair



9/22/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

Connie G & Dora Burse  
10730 Beachcomber Dr  
Stockton, CA 95209-4276

Property:  
133 MARINA WAY  
RICHMOND, CA 94801-3503-

PropID:  
Client ID: 1200

Dear Owner/Agent,

This letter is to inform you that your property at **133 MARINA WAY RICHMOND, CA 94801-3503** failed the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/17/2025 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 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.
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in 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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City of Richmond  
Residential Rental Inspections Program





9/22/2025

**FAILED INSPECTION NOTICE**

Curtis & Trecia Leung  
51 Orion Ct  
El Sobrante, CA 94803

Property:  
39 13TH ST  
RICHMOND, CA 94801-3529-

PropID:  
Client ID: 15486

Dear Owner/Agent,

This letter is to inform you that your property at **39 13TH ST RICHMOND, CA 94801-3529** failed the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/13/2025 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>
2.4	Kitchen/Security Back door entry floor plate not properly secured - repair/replace bottom of back door frame damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches back door porch very large dip safety hazard - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd floor smoke and Co detector missing - repair/replace
1.5	Living Room/Window Condition living room screens missing from side windows - repair/replace



9/22/2025

**FAILED INSPECTION NOTICE**

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City of Richmond  
Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

Curtis & Trecia Leung  
51 Orion Ct  
El Sobrante, CA 94803

Property:  
51 13TH ST  
RICHMOND, CA 94801-3529-

PropID:  
Client ID: 15486

Dear Owner/Agent,

This letter is to inform you that your property at **51 13TH ST RICHMOND, CA 94801-3529** failed the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/13/2025 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>
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling Vent in front of backdoor not properly secured - repair/replace
8.1	General Health and Safety/Access to Unit backdoor door knob not properly secured - repair/replace
3.12	Bathroom/Tub or Shower caulking inside tub very badly discolored - recaulk/repair

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

Adrian Garcia  
Jose Garcia  
2670 Kavanagh Rd  
San Pablo, CA 94806-1650

Property:  
616 CHANSLOR AVE  
RICHMOND, CA 94801-3538-

PropID:  
Client ID: 4114

Dear Owner/Agent,

This letter is to inform you that your property at **616 CHANSLOR AVE RICHMOND, CA 94801-3538** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/13/2025 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 Living room screens missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room Co detector missing
2.4	Kitchen/Security back door not closing securely and properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector not working -properly - repair/replace



9/22/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

David Rasmussen  
180 Crest Rd  
Novato, CA 94945-2701

Property:  
70 SCENIC AVE  
RICHMOND, CA 94801-3934-

PropID:  
Client ID: 4962

Dear Owner/Agent,

This letter is to inform you that your property at **70 SCENIC AVE RICHMOND, CA 94801-3934** failed the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/17/2025 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.5	Bathroom/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.
2.10	Kitchen/Stove or Range with Oven Front Right burner not self lighting, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
5.4	Secondary Rooms/Other Potential Hazardous Features Dining room window screens missing, install



9/22/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

David Rasmussen  
180 Crest Rd  
Novato, CA 94945-2701

Property:  
72 SCENIC AVE  
RICHMOND, CA 94801-3934-

PropID:  
Client ID: 4962

Dear Owner/Agent,

This letter is to inform you that your property at **72 SCENIC AVE RICHMOND, CA 94801-3934** failed the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/17/2025 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Replace missing coverplate for phone jack outlet on left wall.

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





9/22/2025

**FAILED INSPECTION NOTICE**

Scott & Cynthia Stanfield  
1330 Albina Ave  
Berkeley, CA 94706-2506

Property:  
45 IDAHO ST  
RICHMOND, CA 94801-4044-

PropID:  
Client ID: 12151

Dear Owner/Agent,

This letter is to inform you that your property at **45 IDAHO ST RICHMOND, CA 94801-4044** failed the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/12/2025 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>
2.12 Kitchen/Sink	Replace damaged rubber splashguard
4.4 Other Rooms/Security	Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED
8.6 General Health and Safety/Interior Stairs and Common Halls	1st level common area front smoke detector 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



9/22/2025

## FAILED INSPECTION NOTICE

John Yick Chung Leong  
576 W Parr Ave  
Los Altos, CA 95032

Property:  
4989 ROCKY RD  
RICHMOND, CA 94803-2143-

PropID:  
Client ID: 3507

Dear Owner/Agent,

This letter is to inform you that your property at **4989 ROCKY RD RICHMOND, CA 94803-2143** failed the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/12/2025 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.
4.10	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.
6.3	Building Exterior/Condition of Roof and Gutters EXTERIOR FASCIA BOARDS ON RIGHT SIDE OF UNIT BY ROOF GUTTERS HAVE DRY ROT, REPAIR



9/22/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

Edward J & Gayle G Wells  
1025 Sanders Dr  
Moraga, CA 94556-1916

Property:  
4760 WESTWOOD CT  
RICHMOND, CA 94803-2441-

PropID:  
Client ID: 1113

Dear Owner/Agent,

This letter is to inform you that your property at **4760 WESTWOOD CT RICHMOND, CA 94803-2441** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/13/2025 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 Master bedroom toilet base loose not properly secured - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
1.4	Living Room/Security weather stripping below front door damaged/peeling off - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence leaning over not secure/stable - repair/replace



9/22/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

Candido & Paula Gutierrez  
2927 Devon Way  
San Pablo, CA 94806-3219

Property:  
977 HUMBOLDT AVE Apt A  
RICHMOND, CA 94805-1028-

PropID:  
Client ID: 4366

Dear Owner/Agent,

This letter is to inform you that your property at **977 HUMBOLDT AVE Apt A RICHMOND, CA 94805-1028** failed the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/12/2025 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, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

Candido & Paula Gutierrez  
2927 Devon Way  
San Pablo, CA 94806-3219

Property:  
977 HUMBOLDT AVE  
RICHMOND, CA 94805-1028-

PropID:  
Client ID: 4366

Dear Owner/Agent,

This letter is to inform you that your property at **977 HUMBOLDT AVE RICHMOND, CA 94805-1028** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/12/2025 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>
5.4	Secondary Rooms/Other Potential Hazardous Features Repair large crack on laundry room ceiling  - Replace missing smoke detector in laundry room
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
8.4	General Health and Safety/Garbage and Debris Remove old appliances and furniture in front of unit, scheduled for bulk pick up.





9/22/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

Yvonne Ramirez Hernandez  
22500 Fast Ct  
Bakersfield, CA 93314-8301

Property:  
629 36TH ST  
RICHMOND, CA 94805-1755-

PropID:  
Client ID: 3508

Dear Owner/Agent,

This letter is to inform you that your property at **629 36TH ST RICHMOND, CA 94805-1755** failed the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/13/2025 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>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower handle not secured properly - repair/replace

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

Ronald M & Margot Acquistapace  
2300 Henry Ave  
Pinole, CA 94564

Property:  
3813 BARRETT AVE  
RICHMOND, CA 94805-1821-

PropID:  
Client ID: 1083

Dear Owner/Agent,

This letter is to inform you that your property at **3813 BARRETT AVE RICHMOND, CA 94805-1821** **failed** the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/17/2025 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>
2.3	Kitchen/Electrical Hazards Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/22/2025

**FAILED INSPECTION NOTICE**

Van Nguyen  
2652 Odonnell Dr  
San Pablo, CA 94806-1521

Property:  
708 WILSON AVE  
RICHMOND, CA 94805-1869-

PropID:  
Client ID: 4102

Dear Owner/Agent,

This letter is to inform you that your property at **708 WILSON AVE RICHMOND, CA 94805-1869** failed the Housing Quality Standards (HQS) inspection on 09/18/2025.

**A re-inspection has been scheduled for 11/12/2025 between 01:00PM and 04:00PM.**

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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. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
8.7	General Health and Safety/Other Interior Hazards Replace missing smoke detector above garage door
4.5	Other Rooms/Window Condition Window must be openable and remain open without props. LEFT WINDOW



9/22/2025

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