



10/6/2025

FAILED INSPECTION NOTICE

Ethel M Payne
2915 Simba Pl
Brentwood, CA 94513

Property:
579 6TH ST
RICHMOND, CA 94801-2670-

PropID:
Client ID: 12789

Dear Owner/Agent,

This letter is to inform you that your property at **579 6TH ST RICHMOND, CA 94801-2670** failed the Housing Quality Standards (HQS) inspection on 09/24/2025.

A re-inspection has been scheduled for 11/21/2025 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven non working oven and range repair or replace

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



10/6/2025

FAILED INSPECTION NOTICE

Yalsay Llc
Lance G Willis
1441 Center Ave
Martinez, CA 94553

Property:
1919 ROOSEVELT
RICHMOND, CA 94801-2838-

PropID:
Client ID: 19397

Dear Owner/Agent,

This letter is to inform you that your property at **1919 ROOSEVELT RICHMOND, CA 94801-2838** failed the Housing Quality Standards (HQS) inspection on 09/24/2025.

A re-inspection has been scheduled for 11/21/2025 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven all the burners must self ignite - repair/replace
3.3	Bathroom/Electrical Hazards hallway bathroom GFCI missing
4.10	Other Rooms/Smoke Detectors smoke detectors in all bedrooms not working properly - repair/replace
4.4	Other Rooms/Security Remove key door locks from all bedroom doors



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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Yalsay Llc
Lance G Willis
1441 Center Ave
Martinez, CA 94553

Property:
571 20TH
RICHMOND, CA 94801-2892-

PropID:
Client ID: 19397

Dear Owner/Agent,

This letter is to inform you that your property at **571 20TH RICHMOND, CA 94801-2892** failed the Housing Quality Standards (HQS) inspection on 09/24/2025.

A re-inspection has been scheduled for 11/20/2025 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 key lock

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,

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Yalsay Llc
Lance G Willis
1441 Center Ave
Martinez, CA 94553

Property:
575 20TH
RICHMOND, CA 94801-2892-

PropID:
Client ID: 19397

Dear Owner/Agent,

This letter is to inform you that your property at **575 20TH RICHMOND, CA 94801-2892** failed the Housing Quality Standards (HQS) inspection on 09/24/2025.

A re-inspection has been scheduled for 11/20/2025 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 hallway smoke detector missing
7.2	Heating and Plumbing/Safety of Heating Equipment wall above top of both heaters very badly damaged - repair/replace/replace
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detectors missing/inop in both bedrooms
2.8	Kitchen/Floor Condition kitchen floor damaged very badly repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace knobs missing from stove - repair/replace



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Sincerely,

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Biwasta Silwal
151 Watermark Ter
Hercules, CA 94547

Property:
4901 GARVIN AVE Apt 1
RICHMOND, CA 94805-1466-

PropID:
Client ID: 16448

Dear Owner/Agent,

This letter is to inform you that your property at **4901 GARVIN AVE Apt 1 RICHMOND, CA 94805-1466** **failed** the Housing Quality Standards (HQS) inspection on 09/24/2025.

A re-inspection has been scheduled for 11/19/2025 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.7	Kitchen/Wall Condition 1- Repair large crack on wall above door frame 2- TENANT to clean grease splatter on walls surrounding stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Remove plastic sheathing on front of heater
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Bath Sink Faucet Leakage Present. -repair leak behind knobs
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
2.12	Kitchen/Sink Recaulk kitchen sink
2.13	Kitchen/Space for Storage, Prep and Serving Replace deteriorated cabinet door underneath sink
8.7	General Health and Safety/Other Interior Hazards Install CO2 detector in unit



10/6/2025

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



10/6/2025

FAILED INSPECTION NOTICE

Biwasta Silwal
151 Watermark Ter
Hercules, CA 94547

Property:
4901 GARVIN AVE Apt 2
RICHMOND, CA 94805-1466-

PropID:
Client ID: 16448

Dear Owner/Agent,

This letter is to inform you that your property at **4901 GARVIN AVE Apt 2 RICHMOND, CA 94805-1466** **failed** the Housing Quality Standards (HQS) inspection on 09/24/2025.

A re-inspection has been scheduled for 11/19/2025 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,

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Biwasta Silwal
151 Watermark Ter
Hercules, CA 94547

Property:
4903 GARVIN AVE
RICHMOND, CA 94805-1466-

PropID:
Client ID: 16448

Dear Owner/Agent,

This letter is to inform you that your property at **4903 GARVIN AVE RICHMOND, CA 94805-1466** failed the Housing Quality Standards (HQS) inspection on 09/24/2025.

A re-inspection has been scheduled for 11/19/2025 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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Sincerely,

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Christopher Wei Jun Wong
6723 Hagen Blvd
El Cerrito, CA 94530-1718

Property:
2918 GILMA DR
RICHMOND, CA 94806-2607-

PropID:
Client ID: 8872

Dear Owner/Agent,

This letter is to inform you that your property at **2918 GILMA DR RICHMOND, CA 94806-2607** failed the Housing Quality Standards (HQS) inspection on 09/24/2025.

A re-inspection has been scheduled for 11/19/2025 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detectors
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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.
4.5	Other Rooms/Window Condition Clean discoloration in window seal and on window
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Recaulk behind bathroom sink
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
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.
2.11	Kitchen/Refrigerator 1- Exterior of refrigerator severely rusted, repair 2- Light inoperable, repair
2.10	Kitchen/Stove or Range with Oven Range hood/microwave damaged. Replace or remove
8.10	General Health and Safety/Site and Neighborhood Conditions 1- Rear right gate damaged, repair 2- Cut down tall weeds/brush in rear of unit
8.7	General Health and Safety/Other Interior Hazards Install CO2 detector in unit



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