



9/10/2026

FAILED INSPECTION NOTICE

Hui Li
10 Whimbrel Ct
Alameda, CA 94501-6433

Property:
2708 LOWELL AVE
RICHMOND, CA 94804-1080-

PropID:
Client ID: 10527

Dear Owner/Agent,

This letter is to inform you that your property at **2708 LOWELL AVE RICHMOND, CA 94804-1080** **failed** the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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 key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.4	Bathroom/Security remove key lock from bathroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



9/10/2026

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



9/10/2026

FAILED INSPECTION NOTICE

Wei Qian
626 Rockrose Way
Richmond, CA 94806

Property:
3218 HUMPHREY AVE
RICHMOND, CA 94804-1120-

PropID:
Client ID: 11265

Dear Owner/Agent,

This letter is to inform you that your property at **3218 HUMPHREY AVE RICHMOND, CA 94804-1120** **failed** the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater
2.12	Kitchen/Sink dishwasher inop - repair/replace
6.3	Building Exterior/Condition of Roof and Gutters bottom of roof lip damaged on both sides of house - repair/replace/repaint
3.12	Bathroom/Tub or Shower tub diverter inop in 2x bedrooms - repair/replace hallway tub overflow plate missing/damaged - repair/replace
3.3	Bathroom/Electrical Hazards hallway GFCI outlet missing



9/10/2026

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Sincerely,

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Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Yiping Qi
961 Goettingen St
San Francisco, CA 94134-2113

Property:
3242 RHEEM AVE
RICHMOND, CA 94804-1146-

PropID:
Client ID: 12108

Dear Owner/Agent,

This letter is to inform you that your property at **3242 RHEEM AVE RICHMOND, CA 94804-1146** failed the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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 bedroom smoke detector missing
3.12	Bathroom/Tub or Shower H/C handle not stopping as designed - repair/replace tub spout pipe exposed - repair/replace
7.4	Heating and Plumbing/Water Heater clear egress blocking access to water heater



9/10/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Julio & Nirvana Enciso
3022 Maricopa Ave
Richmond, CA 94804

Property:
3103 MARICOPA AVE
RICHMOND, CA 94804-1191-

PropID:
Client ID: 10134

Dear Owner/Agent,

This letter is to inform you that your property at **3103 MARICOPA AVE RICHMOND, CA 94804-1191** **failed** the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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>
1.3	Living Room/Electrical Hazards doorbell wires exposed and damaged/missing - repair/replace
3.4	Bathroom/Security remove key lock from bathroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.12	Kitchen/Sink garbage disposal inop - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.4	Other Rooms/Security remove key lock from garage bedroom door



9/10/2026

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Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Hong Xia Zhu
3936 Selmi Grv
San Pablo, CA 94806-1864

Property:
3527 RHEEM AVE
RICHMOND, CA 94804-1198-

PropID:
Client ID: 12322

Dear Owner/Agent,

This letter is to inform you that your property at **3527 RHEEM AVE RICHMOND, CA 94804-1198** failed the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has overgrowth - cut/remove
8.1	General Health and Safety/Access to Unit garage door inop - repair/replace

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Sincerely,

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Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Penelope Zheng
140 Belvedere Ave
San Carlos, CA 94070

Property:
2420 ESMOND AVE
RICHMOND, CA 94804-1310-

PropID:
Client ID: 9594

Dear Owner/Agent,

This letter is to inform you that your property at **2420 ESMOND AVE RICHMOND, CA 94804-1310** **failed** the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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 key lock from 2x bedroom doors
6.3	Building Exterior/Condition of Roof and Gutters gutters on side of house not properly secured - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control missing unable to test heater - repair/replace
3.4	Bathroom/Security remove key lock from bathroom door
3.12	Bathroom/Tub or Shower overflow plate damaged/missing - repair/replace



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Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Robyn Dahlin
29 Elizabeth Cir
Greenbrae, CA 94904-3033

Property:
2837 DOWNER AVE
RICHMOND, CA 94804-1441-

PropID:
Client ID: 9745

Dear Owner/Agent,

This letter is to inform you that your property at **2837 DOWNER AVE RICHMOND, CA 94804-1441** **failed** the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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>
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
3.1	Bathroom/Bathroom Present master bedroom toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from 3x bedroom doors

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Jian Hua Wen
500 27Th St
Richmond, CA 94804-1504

Property:
512 27TH ST
RICHMOND, CA 94804-1504-

PropID:
Client ID: 12889

Dear Owner/Agent,

This letter is to inform you that your property at **512 27TH ST RICHMOND, CA 94804-1504** failed the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/repalce
8.7	General Health and Safety/Other Interior Hazards 1st fl & basement smoke detector missing 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven remove foil from stove
4.4	Other Rooms/Security remove key lock from 2x bedroom doors



9/10/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Crystal Huang
1727 Elm St
El Cerrito, CA 94530-1908

Property:
601 27TH ST
RICHMOND, CA 94804-1505-

PropID:
Client ID: 14075

Dear Owner/Agent,

This letter is to inform you that your property at **601 27TH ST RICHMOND, CA 94804-1505** failed the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch has some dry rot - repair/replace
1.4	Living Room/Security smoke detector inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms



9/10/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Crystal Huang
1727 Elm St
El Cerrito, CA 94530-1908

Property:
605 27TH ST
RICHMOND, CA 94804-1505-

PropID:
Client ID: 14075

Dear Owner/Agent,

This letter is to inform you that your property at **605 27TH ST RICHMOND, CA 94804-1505** failed the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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 heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co not working properly/exceeds 10yr -replace

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Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Lynn Hue & Katherine Le Ha
1587 46Th Ave
San Francisco, CA 94801-2450

Property:
2600 GRANT AVE
RICHMOND, CA 94804-1553-

PropID:
Client ID: 11816

Dear Owner/Agent,

This letter is to inform you that your property at **2600 GRANT AVE RICHMOND, CA 94804-1553** failed the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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
1.4	Living Room/Security front door not locking staying closed as designed - repair/repalce
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop basement smoke detector missing garage back door not locking as designed - repair/repalce
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control inop unable to test heater - repair/replace
3.13	Bathroom/Ventilation wall heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce



9/10/2026

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City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Yuk Man & Pui Ching
681 36Th St
Richmond, CA 94805-1778

Property:
673 28TH ST
RICHMOND, CA 94804-1561-

PropID:
Client ID: 11500

Dear Owner/Agent,

This letter is to inform you that your property at **673 28TH ST RICHMOND, CA 94804-1561** failed the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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>
8.2	General Health and Safety/Exits clear items/egress blocking backdoor from opening fully
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control inop unable to test heater - repair/replace
4.4	Other Rooms/Security remove key lock/deadbolt from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches backyard deck badly worn/damaged - repair/replace
7.4	Heating and Plumbing/Water Heater water heater pressure release pipeline missing
1.4	Living Room/Security front door weather stripping worn/damaged - repair/replace



9/10/2026

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Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Horacio Pastor
887 52Nd St
Emeryville, CA 94808-3239

Property:
352 S 12TH ST
RICHMOND, CA 94804-2416-

PropID:
Client ID: 8318

Dear Owner/Agent,

This letter is to inform you that your property at **352 S 12TH ST RICHMOND, CA 94804-2416** failed the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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 hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Pei Ci Li
2724 San Jose Ave
San Francisco, CA 94112-3028

Property:
229 S 18TH ST
RICHMOND, CA 94804-2625-

PropID:
Client ID: 9337

Dear Owner/Agent,

This letter is to inform you that your property at **229 S 18TH ST RICHMOND, CA 94804-2625** failed the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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>
1.7	Living Room/Wall Condition wall behind couch - damaged/incomplete repairs - repair/complete/paint
6.4	Building Exterior/Condition of Exterior Surfaces exterior of house wood trim & garage door paint peeling badly/worn/damaged - repair/repaint

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Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Daniel Ariza
1534 153Rd Ave
San Leandro, CA 94580-1926

Property:
200 S 21ST ST
RICHMOND, CA 94804-2717-

PropID:
Client ID: 9830

Dear Owner/Agent,

This letter is to inform you that your property at **200 S 21ST ST RICHMOND, CA 94804-2717** failed the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from bedroom door
1.4	Living Room/Security remove key lock from hallway door
3.4	Bathroom/Security remove key lock from master bedroom bathroom door
8.2	General Health and Safety/Exits clear items/egress block backdoor from opening fully



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City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Dean Halpern
2300 Henry Ave
Pinole, CA 94564

Property:
3034 FLORIDA AVE
RICHMOND, CA 94804-3169-

PropID:
Client ID: 11403

Dear Owner/Agent,

This letter is to inform you that your property at **3034 FLORIDA AVE RICHMOND, CA 94804-3169** **failed** the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors side studio bedroom smoke detector missing
1.6	Living Room/Ceiling Condition has discoloration - remove/repair/repaint
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.13	Kitchen/Space for Storage, Prep and Serving cabinet doors damaged - repair/replace
3.12	Bathroom/Tub or Shower shower tiles missing -repair/replace
2.12	Kitchen/Sink water leaks from around sink - repair/replace
1.1	Living Room/Living Room Present Unable to inspect main house front door was locked. The inspection was conducted in studio, all fails are for studio. Main house still needs inspection



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Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Can Luc Ha
1359 40Th Ave
San Francisco, CA 94122

Property:
112 S 35TH ST
RICHMOND, CA 94804-3202-

PropID:
Client ID: 11023

Dear Owner/Agent,

This letter is to inform you that your property at **112 S 35TH ST RICHMOND, CA 94804-3202** failed the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/28/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom countertop damaged - repair/replace
2.3	Kitchen/Electrical Hazards light switch cover missing GFCI outlet next to stove not testing as designed - repair/replace GFCI outlet next to sink missing - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving sink countertop damaged - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces exterior left side of front door damaged/exposed - repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace



9/10/2026

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



9/10/2026

FAILED INSPECTION NOTICE

Ernesto & Leticia Delamora
5243 Carriage Dr
El Sobrante, CA 94803-3856

Property:
3717 NEVIN AVE Apt 2
RICHMOND, CA 94805-2290-

PropID:
Client ID: 6101

Dear Owner/Agent,

This letter is to inform you that your property at **3717 NEVIN AVE Apt 2 RICHMOND, CA 94805-2290** **failed** the Housing Quality Standards (HQS) inspection on 09/03/2026.

A re-inspection has been scheduled for 10/27/2026 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 Garbage disposal inoperable, repair
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.

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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