



9/10/2026

FAILED INSPECTION NOTICE

Luz Elena Hernandez
565 9Th St
Richmond, CA 94801-2715

Property:
1758 LINCOLN AVE
RICHMOND, CA 94801-2447-

PropID:
Client ID: 12017

Dear Owner/Agent,

This letter is to inform you that your property at **1758 LINCOLN AVE RICHMOND, CA 94801-2447** **failed** the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/16/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Ext. = Overgrown Grass/Weeds. remove and clear leaning fence in backyard repair or remove remove old appliances from backyard
8.7	General Health and Safety/Other Interior Hazards install co detector in common area.
2.10	Kitchen/Stove or Range with Oven right two burners and oven not working repair or 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 replace missing screens
4.6	Other Rooms/Celing Condition Remove black discoloration
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit low water pressure repair or 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

Efrain & Cathaline Zarate
2607 Sonoma Way
Pinole, CA 94564-1215

Property:
1921 ESMOND AVE
RICHMOND, CA 94801-2594-

PropID:
Client ID: 11227

Dear Owner/Agent,

This letter is to inform you that your property at **1921 ESMOND AVE RICHMOND, CA 94801-2594** **failed** the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/16/2026 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>
2.5	Kitchen/Window Condition broken frame on outside of window may cause deterioration repair or replace.
4.5	Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.12	Bathroom/Tub or Shower Tub/Shower Fixture Needs Replacement. non working divertor repair or replace Tub/Shower Faucet Knob(s) Damaged / Missing.



9/10/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Margaret Cheveres
277 Newbury St
Hercules, CA 94547-3671

Property:
542 4TH ST
RICHMOND, CA 94801-2612-

PropID:
Client ID: 4229

Dear Owner/Agent,

This letter is to inform you that your property at **542 4TH ST RICHMOND, CA 94801-2612** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Ext. = Porch Deteriorating hand rail and steps
1.4	Living Room/Security chipping and peeling paint on front door repaint or remove
1.7	Living Room/Wall Condition chipping and chipping paint on wall above heater.
4.4	Other Rooms/Security Remove keyed lock from interior door.
1.5	Living Room/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
5.3	Secondary Rooms/Electrical Hazards garage: exposed wiring in ceiling and walls . cover or remove



9/10/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Raul Armando Hernandez
2301 Courtland Ave
Oakland, CA 94601-4768

Property:
656 5TH ST
RICHMOND, CA 94801-2618-

PropID:
Client ID: 11333

Dear Owner/Agent,

This letter is to inform you that your property at **656 5TH ST RICHMOND, CA 94801-2618** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
5.2	Secondary Rooms/Security remove key locks
8.6	General Health and Safety/Interior Stairs and Common Halls replace missing CO detector
8.4	General Health and Safety/Garbage and Debris Ext. Yard = Garbage & Debris in Yard. old appliances



9/10/2026

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Sincerely,

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Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Avonti R Lindsay
170 Travalini Ct
El Sobrante, CA 94803-2664

Property:
220 BARRETT AVE
RICHMOND, CA 94801-2682-

PropID:
Client ID: 14200

Dear Owner/Agent,

This letter is to inform you that your property at **220 BARRETT AVE RICHMOND, CA 94801-2682** **failed** the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris cut overgrown grass and trees repair or replace leaning/missing fence right side Ext. = remove Garbage & Debris around Unit.
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Ext. = Porch Deteriorating rotted boards on front and rear porch.
1.5	Living Room/Window Condition all living room Window is severely deteriorated and no long able to keep out the elements. replace missing screens
8.6	General Health and Safety/Interior Stairs and Common Halls soiled carpet throughout unit clean or replace. install smoke and CO detector in common areas
2.5	Kitchen/Window Condition Window is severely deteriorated and no long able to keep out the elements. replace missing screens
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet drawers.
3.8	Bathroom/Floor Condition soft and spongy evidence of water leak. repair or replace
3.12	Bathroom/Tub or Shower leaking tub. repair or replace



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Deleon A Teasley
2021 Asilomar Dr
Antioch, CA 94509-8930

Property:
676 8TH ST
RICHMOND, CA 94801-2714-

PropID:
Client ID: 13215

Dear Owner/Agent,

This letter is to inform you that your property at **676 8TH ST RICHMOND, CA 94801-2714** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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.



9/10/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps
8.7	General Health and Safety/Other Interior Hazards install CO and smoke detector in common area
2.12	Kitchen/Sink Disposal not functioning. repair or replace
2.10	Kitchen/Stove or Range with Oven non working oven and burner repair or replace
2.6	Kitchen/Ceiling Condition bubbling brown discoloration evidence of water damage and or leak. repair
1.5	Living Room/Window Condition Window frame and wall is severely deteriorated may cause leak. repair or replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment repair non working heater
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Bath Sink Cracking chipping and peeling inside Repair/Replacement.
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 Window is severely or broken which presents a cutting or air access hazard will not stay closed. Replace. remove black discoloration

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

Deleon A Teasley
2021 Asilomar Dr
Antioch, CA 94509-8930

Property:
678 8TH ST
RICHMOND, CA 94801-2714-

PropID:
Client ID: 13215

Dear Owner/Agent,

This letter is to inform you that your property at **678 8TH ST RICHMOND, CA 94801-2714** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 between 11:00AM and 02:00PM.

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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security damage and torn security doors on front and rear cut hazard front door hard to lock. repair or replace
1.5	Living Room/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.4	Heating and Plumbing/Water Heater install proper earthquake straps
3.12	Bathroom/Tub or Shower The tub, shower deteriorated caulking recaulk tub.
3.7	Bathroom/Wall Condition Repair wall hole behind door.
3.5	Bathroom/Window Condition remove black discoloration
4.4	Other Rooms/Security Remove keyed lock from interior door. damage door and frame repair or replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1st and 2nd Floor = Non working heat source. repair or replace
8.6	General Health and Safety/Interior Stairs and Common Halls install smoke and CO detectors
2.13	Kitchen/Space for Storage, Prep and Serving Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. counter next to sink



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Lester & Elaine Nickleberry
1015 Christie Road
Martinez, CA 94553

Property:
555 HARBOUR WAY Apt B
RICHMOND, CA 94801-2745-

PropID:
Client ID: 7038

Dear Owner/Agent,

This letter is to inform you that your property at **555 HARBOUR WAY Apt B RICHMOND, CA 94801-2745** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps.

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



9/10/2026

FAILED INSPECTION NOTICE

Lester & Elaine Nickleberry
1015 Christie Road
Martinez, CA 94553

Property:
555 HARBOUR WAY Apt C
RICHMOND, CA 94801-2745-

PropID:
Client ID: 7038

Dear Owner/Agent,

This letter is to inform you that your property at **555 HARBOUR WAY Apt C RICHMOND, CA 94801-2745** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 between 11:00AM and 02:00PM.

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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 install smoke detector in common area

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



9/10/2026

FAILED INSPECTION NOTICE

Hao Jiang
Hao Jiang
2310 Highgate Dr
San Pablo, CA 94806

Property:
649 16TH ST
RICHMOND, CA 94801-2843-

PropID:
Client ID: 14192

Dear Owner/Agent,

This letter is to inform you that your property at **649 16TH ST RICHMOND, CA 94801-2843** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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>
2.5	Kitchen/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.
4.5	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.



9/10/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Hao Jiang
Hao Jiang
2310 Highgate Dr
San Pablo, CA 94806

Property:
651 16TH ST
RICHMOND, CA 94801-2843-

PropID:
Client ID: 14192

Dear Owner/Agent,

This letter is to inform you that your property at **651 16TH ST RICHMOND, CA 94801-2843** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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>
4.7	Other Rooms/Wall Condition Repair wall hole.

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



9/10/2026

FAILED INSPECTION NOTICE

Hao Jiang
Hao Jiang
2310 Highgate Dr
San Pablo, CA 94806

Property:
653 16TH ST
RICHMOND, CA 94801-2843-

PropID:
Client ID: 14192

Dear Owner/Agent,

This letter is to inform you that your property at **653 16TH ST RICHMOND, CA 94801-2843** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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>
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.

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



9/10/2026

FAILED INSPECTION NOTICE

Tiffany H Ren
1874 46Th Ave
San Francisco, CA 94122-3914

Property:
413 METRO WALK WAY
RICHMOND, CA 94801-3236-

PropID:
Client ID: 5482

Dear Owner/Agent,

This letter is to inform you that your property at **413 METRO WALK WAY RICHMOND, CA 94801-3236** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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>
2.10	Kitchen/Stove or Range with Oven microwave inop - 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



9/10/2026

FAILED INSPECTION NOTICE

Tiffany H Ren
1874 46Th Ave
San Francisco, CA 94122-3914

Property:
419 METRO WALK WAY
RICHMOND, CA 94801-3236-

PropID:
Client ID: 5482

Dear Owner/Agent,

This letter is to inform you that your property at **419 METRO WALK WAY RICHMOND, CA 94801-3236** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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 entry floor bedroom locked unable to inspect remove key lock from bedroom door
3.12	Bathroom/Tub or Shower 2nd fl hallway tub diverter inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet base loose - repair/replace
3.4	Bathroom/Security door knob not properly secure - repair/replace



9/10/2026

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Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Tiffany H Ren
1874 46Th Ave
San Francisco, CA 94122-3914

Property:
423 METRO WALK WAY
RICHMOND, CA 94801-3236-

PropID:
Client ID: 5482

Dear Owner/Agent,

This letter is to inform you that your property at **423 METRO WALK WAY RICHMOND, CA 94801-3236** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 between 09:00AM and 12:00PM.

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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
3.8	Bathroom/Floor Condition entry flooring damage/missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - 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



9/10/2026

FAILED INSPECTION NOTICE

Xiangming Li
3365 Bareoak Ct
San Jose, CA 95148

Property:
22 1ST ST Apt 1
RICHMOND, CA 94801-3482-

PropID:
Client ID: 14189

Dear Owner/Agent,

This letter is to inform you that your property at **22 1ST ST Apt 1 RICHMOND, CA 94801-3482** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 between 11:00AM and 02:00PM.

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<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
4.4	Other Rooms/Security remove key lock from 2x bedroom doors

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



9/10/2026

FAILED INSPECTION NOTICE

Xiangming Li
3365 Bareoak Ct
San Jose, CA 95148

Property:
22 1ST ST Apt 4
RICHMOND, CA 94801-3482-

PropID:
Client ID: 14189

Dear Owner/Agent,

This letter is to inform you that your property at **22 1ST ST Apt 4 RICHMOND, CA 94801-3482** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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>
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
3.4	Bathroom/Security remove key lock from bathroom 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



9/10/2026

FAILED INSPECTION NOTICE

Sorin M Feraru
106 Flagship Pl
Richmond, CA 94801

Property:
1509 CHANSLOR AVE
RICHMOND, CA 94801-3639-

PropID:
Client ID: 11938

Dear Owner/Agent,

This letter is to inform you that your property at **1509 CHANSLOR AVE RICHMOND, CA 94801-3639** **failed** the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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 control inop unable to test heater - repair/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



9/10/2026

FAILED INSPECTION NOTICE

Sorin M Feraru
106 Flagship Pl
Richmond, CA 94801

Property:
1513 CHANSLOR AVE
RICHMOND, CA 94801-3639-

PropID:
Client ID: 11938

Dear Owner/Agent,

This letter is to inform you that your property at **1513 CHANSLOR AVE RICHMOND, CA 94801-3639** **failed** the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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>
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/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



9/10/2026

FAILED INSPECTION NOTICE

Sorin M Feraru
106 Flagship Pl
Richmond, CA 94801

Property:
1511 CHANSLOR AVE
RICHMOND, CA 94801-3639-

PropID:
Client ID: 11938

Dear Owner/Agent,

This letter is to inform you that your property at **1511 CHANSLOR AVE RICHMOND, CA 94801-3639** **failed** the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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>
3.4 Bathroom/Security	remove key lock from bathroom door
8.7 General Health and Safety/Other Interior Hazards	remove key lock from hallway closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment	heater inop - repair/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



9/10/2026

FAILED INSPECTION NOTICE

Sorin M Feraru
106 Flagship Pl
Richmond, CA 94801

Property:
1515 CHANSLOR AVE
RICHMOND, CA 94801-3639-

PropID:
Client ID: 11938

Dear Owner/Agent,

This letter is to inform you that your property at **1515 CHANSLOR AVE RICHMOND, CA 94801-3639** **failed** the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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>
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/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



9/10/2026

FAILED INSPECTION NOTICE

Lenore Sorensen
672 Coventry Rd
Kensington, CA 94707

Property:
48 NICHOLL AVE
RICHMOND, CA 94801-3919-

PropID:
Client ID: 14258

Dear Owner/Agent,

This letter is to inform you that your property at **48 NICHOLL AVE RICHMOND, CA 94801-3919** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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

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

Lenore Sorensen
672 Coventry Rd
Kensington, CA 94707

Property:
46 NICHOLL AVE
RICHMOND, CA 94801-3919-

PropID:
Client ID: 14258

Dear Owner/Agent,

This letter is to inform you that your property at **46 NICHOLL AVE RICHMOND, CA 94801-3919** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/22/2026 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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector 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.

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

Hsueh Y L Chen
4117 Lilac Ridge Rd
San Ramon, CA 94582

Property:
4614 SANTA RITA RD
RICHMOND, CA 94803-

PropID:
Client ID: 13277

Dear Owner/Agent,

This letter is to inform you that your property at **4614 SANTA RITA RD RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/29/2026 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
4.10	Other Rooms/Smoke Detectors bedroom smoke detector - missing/inop

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

Yanxia Hao
707 Niantic Dr
Foster City, CA 94404-1703

Property:
4424 FIELDCREST DR
RICHMOND, CA 94803-2002-

PropID:
Client ID: 12007

Dear Owner/Agent,

This letter is to inform you that your property at **4424 FIELDCREST DR RICHMOND, CA 94803-2002** **failed** the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/29/2026 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>
3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
5.3	Secondary Rooms/Electrical Hazards install GFCI outlet in garage next to sink/water

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

Suzanne J Porter
126 Bolduc Ct
San Pablo, CA 94806-4218

Property:
3433 GRASSWOOD DR
RICHMOND, CA 94803-2013-

PropID:
Client ID: 1779

Dear Owner/Agent,

This letter is to inform you that your property at **3433 GRASSWOOD DR RICHMOND, CA 94803-2013** **failed** the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/29/2026 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 smoke detector missing/exceeds 10yr in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
2.3	Kitchen/Electrical Hazards light has short - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions back yard gate leaning badly - repair/replace backyard exterior outlets throughout yard not working as designed - 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

Umakant C & Vinodini Patel
Wells & Bennett Realtors
1225 Alpine Rd Suite 202
Walnut Creek, CA 94596

Property:
4681 SETTING SUN DR
RICHMOND, CA 94803-2109-

PropID:
Client ID: 11785

Dear Owner/Agent,

This letter is to inform you that your property at **4681 SETTING SUN DR RICHMOND, CA 94803-2109** **failed** the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/29/2026 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>
4.3	Other Rooms/Electrical Hazards bedroom light not properly secure - repair/replace
1.4	Living Room/Security patio screen door damage/missing/not on track - repair/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



9/10/2026

FAILED INSPECTION NOTICE

Christine B Haswell
1660 San Pablo Ave Suite F
Pinole, CA 94564

Property:
3086 MAY RD
RICHMOND, CA 94803-2452-

PropID:
Client ID: 9447

Dear Owner/Agent,

This letter is to inform you that your property at **3086 MAY RD RICHMOND, CA 94803-2452** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/29/2026 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>
8.7	General Health and Safety/Other Interior Hazards replace all smoke/Co detectors in entire house all exceed 10 yr . 1st&2nd common/hallway smoke/Co detectors all bedroom smoke detectors

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

John Ting
6803 Buckingham Blvd
Berkeley, CA 94705-1708

Property:
5230 COACH DR
RICHMOND, CA 94803-3862-

PropID:
Client ID: 11057

Dear Owner/Agent,

This letter is to inform you that your property at **5230 COACH DR RICHMOND, CA 94803-3862** failed the Housing Quality Standards (HQS) inspection on 09/04/2026.

A re-inspection has been scheduled for 10/29/2026 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>
8.7	General Health and Safety/Other Interior Hazards 1st fl hallway smoke detector missing/inop
3.12	Bathroom/Tub or Shower 2nd fl hallway tub diverter - inop/missing - repair/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



9/10/2026

FAILED INSPECTION NOTICE

Wendy Brubaker
3491 Buffalo Springs Tpke
Monroe, VA 24574-3103

Property:
2814 ROOSEVELT AVE
RICHMOND, CA 94804-1540-

PropID:
Client ID: 12528

Dear Owner/Agent,

This letter is to inform you that your property at **2814 ROOSEVELT AVE RICHMOND, CA 94804-1540** **failed** the Housing Quality Standards (HQS) inspection on 09/04/2026.

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>
2.6	Kitchen/Ceiling Condition Repair peeling paint
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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