



10/2/2026

FAILED INSPECTION NOTICE

Roxanne M Adams
64 Glenwood
Hercules, CA 94547

Property:
1500 DUNN AVE
RICHMOND, CA 94801-

PropID:
Client ID: 17397

Dear Owner/Agent,

This letter is to inform you that your property at **1500 DUNN AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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 Install GFCI protected receptacle 1/2 bath level 1
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway Co detector inop



10/2/2026

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



10/2/2026

FAILED INSPECTION NOTICE

Zhao Guo Tre Chiang
Henry Chiang
719 Sargent St
San Francisco, CA 94132

Property:
711 11TH ST Apt 1
RICHMOND, CA 94801-2367-

PropID:
Client ID: 20735

Dear Owner/Agent,

This letter is to inform you that your property at **711 11TH ST Apt 1 RICHMOND, CA 94801-2367** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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 all burners must self ignite hood range fan inop
4.5	Other Rooms/Window Condition has discoloration/water damaged remove/repair/replace
4.8	Other Rooms/Floor Condition water damaged/discoloration - floor boards water damaged - repair/replace



10/2/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Zhao Guo Tre Chiang
Henry Chiang
719 Sargent St
San Francisco, CA 94132

Property:
711 11TH ST Apt 2
RICHMOND, CA 94801-2367-

PropID:
Client ID: 20735

Dear Owner/Agent,

This letter is to inform you that your property at **711 11TH ST Apt 2 RICHMOND, CA 94801-2367** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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 /replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.7	General Health and Safety/Other Interior Hazards Co detector missing
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/frame has discoloration - remove/repair
3.12	Bathroom/Tub or Shower Tub/Shower Faucet Knob(s) Damaged / Missing. shower door not sliding smoothly as designed - repair/replace



10/2/2026

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Sincerely,

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Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Zhao Guo Tre Chiang
Henry Chiang
719 Sargent St
San Francisco, CA 94132

Property:
711 11TH ST Apt 3
RICHMOND, CA 94801-2367-

PropID:
Client ID: 20735

Dear Owner/Agent,

This letter is to inform you that your property at **711 11TH ST Apt 3 RICHMOND, CA 94801-2367** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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 hallway smoke inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose
3.4	Bathroom/Security remove door latch lock

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



10/2/2026

FAILED INSPECTION NOTICE

Guang Yan Chen
2713 McBryde Ave
Richmond, 94804-1281

Property:
1524 PENNSYLVANIA AVE
RICHMOND, CA 94801-2846-

PropID:
Client ID: 19675

Dear Owner/Agent,

This letter is to inform you that your property at **1524 PENNSYLVANIA AVE RICHMOND, CA 94801-2846** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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 in garage bedroom
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop - repair/repalce remove key lock from all 3x hallway closets
4.4	Other Rooms/Security remove key locks from all 5x bedroom doors
3.3	Bathroom/Electrical Hazards hallway bathroom GFCI outlet missing



10/2/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Yan Li
19315 Calle De Barcelona
Cupertino, CA 95014-3403

Property:
69 BISSELL WAY
RICHMOND, CA 94801-3102-

PropID:
Client ID: 19933

Dear Owner/Agent,

This letter is to inform you that your property at **69 BISSELL WAY RICHMOND, CA 94801-3102** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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 control inop unable to test heater - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing
3.12	Bathroom/Tub or Shower H/C handle not properly secure

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Llc Diablo3650
Gordon Hinds
3650 Mt Diablo Blvd #240
Lafayette, CA 94549-6805

Property:
452 22ND ST
RICHMOND, CA 94801-3308-

PropID:
Client ID: 19734

Dear Owner/Agent,

This letter is to inform you that your property at **452 22ND ST RICHMOND, CA 94801-3308** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch missing railing - repair/replace
3.4	Bathroom/Security remove key lock from master bedroom bathroom door
3.8	Bathroom/Floor Condition The floor condition poses a danger to the tenant of tripping or falling. dip in master bedroom bathroom floor
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.10	General Health and Safety/Site and Neighborhood Conditions backyard side fence damaged not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - middle burner - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit left sink in master bedroom bathroom leaking from underneath - repair/replace



10/2/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Chitranjan & Sapna Singh
2764 Jo Ann Dr
Richmond, CA 94806

Property:
534 21ST ST Apt A
RICHMOND, CA 94801-3320-

PropID:
Client ID: 20838

Dear Owner/Agent,

This letter is to inform you that your property at **534 21ST ST Apt A RICHMOND, CA 94801-3320** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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>
3.12 Bathroom/Tub or Shower	shower head leaking - repair/replace
3.5 Bathroom/Window Condition	window/frame has discoloration remove/repair
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	bedroom screen missing - replace
4.4 Other Rooms/Security	Remove keyed lock from 2x bedroom doors
1.4 Living Room/Security	front door striker plate missing



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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Chitranjan & Sapna Singh
2764 Jo Ann Dr
Richmond, CA 94806

Property:
534 21ST ST Apt B
RICHMOND, CA 94801-3320-

PropID:
Client ID: 20838

Dear Owner/Agent,

This letter is to inform you that your property at **534 21ST ST Apt B RICHMOND, CA 94801-3320** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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 bedroom screen missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.4	Heating and Plumbing/Water Heater discharge pipeline missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



10/2/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Chitranjan & Sapna Singh
2764 Jo Ann Dr
Richmond, CA 94806

Property:
534 21ST ST Apt D
RICHMOND, CA 94801-3320-

PropID:
Client ID: 20838

Dear Owner/Agent,

This letter is to inform you that your property at **534 21ST ST Apt D RICHMOND, CA 94801-3320** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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>
2.10	Kitchen/Stove or Range with Oven remove foil from stove
7.4	Heating and Plumbing/Water Heater water heater discharge pipeline missing

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



10/2/2026

FAILED INSPECTION NOTICE

Ricardo C & Martha O Diniz
112 Coventry
Hercules, CA 94547-3644

Property:
116 19TH ST Apt 2
RICHMOND, CA 94801-3684-

PropID:
Client ID: 1298

Dear Owner/Agent,

This letter is to inform you that your property at **116 19TH ST Apt 2 RICHMOND, CA 94801-3684** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/13/2026 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 drains through air gap, repair as drain must go through garbage disposal

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Ernesto & Esther Linares
732 16Th St
Richmond, CA 94804

Property:
500 S 30TH ST Apt A
RICHMOND, CA 94804-4014-

PropID:
Client ID: 5916

Dear Owner/Agent,

This letter is to inform you that your property at **500 S 30TH ST Apt A RICHMOND, CA 94804-4014** **failed** the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/25/2026 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
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.10	Other Rooms/Smoke Detectors Smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.5	Other Rooms/Window Condition 1. Window lock missing, replace 2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit



10/2/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Ernesto & Esther Linares
732 16Th St
Richmond, CA 94804

Property:
500 S 30TH ST Apt B
RICHMOND, CA 94804-4014-

PropID:
Client ID: 5916

Dear Owner/Agent,

This letter is to inform you that your property at **500 S 30TH ST Apt B RICHMOND, CA 94804-4014** **failed** the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/25/2026 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 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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit



10/2/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Ernesto & Esther Linares
732 16Th St
Richmond, CA 94804

Property:
500 S 30TH ST Apt C
RICHMOND, CA 94804-4014-

PropID:
Client ID: 5916

Dear Owner/Agent,

This letter is to inform you that your property at **500 S 30TH ST Apt C RICHMOND, CA 94804-4014** **failed** the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/25/2026 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 inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
2.12	Kitchen/Sink Garbage disposal inoperable, repair

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



10/2/2026

FAILED INSPECTION NOTICE

Sergio Robert & Rosa Moreno
1801 Rheem Ave
Richmond, CA 94804-4018

Property:
636 S 30TH
RICHMOND, CA 94804-4018-

PropID:
Client ID: 6637

Dear Owner/Agent,

This letter is to inform you that your property at **636 S 30TH RICHMOND, CA 94804-4018** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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>
8.1	General Health and Safety/Access to Unit Install deadbolt lock on front door
8.7	General Health and Safety/Other Interior Hazards Install smoke detector in garage
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Common area smoke detector level 1 to be replaced, exceeds 10 year life span. 2. Install carbon monoxide detector level 2
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable as thermostat is damaged, 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.
4.4	Other Rooms/Security Remove keyed lock from interior door.



10/2/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Denny Ray Tre Chapman
121 Montego Dr
Hercules, CA 94547-2054

Property:
4179 BELL AVE
RICHMOND, CA 94804-4305-

PropID:
Client ID: 19671

Dear Owner/Agent,

This letter is to inform you that your property at **4179 BELL AVE RICHMOND, CA 94804-4305** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls
	1. Remove keyed entry lock on front hall closet door
	2. Common area smoke detector inoperable, replace
5.3	Secondary Rooms/Electrical Hazards
	Dining room outlet left of rear door missing cover plate, install
8.1	General Health and Safety/Access to Unit
	Install deadbolt on rear garage door leading to exterior
2.10	Kitchen/Stove or Range with Oven
	Front left burner inoperable, repair



10/2/2026

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City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Sanjib Kumar Bimali
6290 Bayview Ave
San Pablo, CA 94806

Property:
4182 BELL AVE
RICHMOND, CA 94804-4306-

PropID:
Client ID: 17869

Dear Owner/Agent,

This letter is to inform you that your property at **4182 BELL AVE RICHMOND, CA 94804-4306** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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 keyed lock from interior door.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.4	General Health and Safety/Garbage and Debris Remove excessive amount of personal items being stored in rear yard.



10/2/2026

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



10/2/2026

FAILED INSPECTION NOTICE

Jian Xie
The Cal Agents Realty Inc
2093 Philadelphia Pike Suite 2828
Claymont, DE 19703

Property:
13 SCHOONER CT
RICHMOND, CA 94804-4574-

PropID:
Client ID: 7843

Dear Owner/Agent,

This letter is to inform you that your property at **13 SCHOONER CT RICHMOND, CA 94804-4574** **failed** the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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 Carbon monoxide detector inoperable, replace
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span

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



10/2/2026

FAILED INSPECTION NOTICE

Hsiu-Wen Chen
Lori Friedman - Sexton Group
273 Adams St
Oakland, CA 94610

Property:
127 SCHOONERCT
RICHMOND, CA 94804-4576-

PropID:
Client ID: 15344

Dear Owner/Agent,

This letter is to inform you that your property at **127 SCHOONERCT RICHMOND, CA 94804-4576** **failed** the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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>
3.12	Bathroom/Tub or Shower Tub diverter inoperable as it will not switch over to shower mode, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior receptacle

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



10/2/2026

FAILED INSPECTION NOTICE

Upendra P Dahal
359 Serra Dr
South San Francisco, CA 94080

Property:
5534 JEFFERSON AVE Apt A
RICHMOND, CA 94804-4848-

PropID:
Client ID: 20309

Dear Owner/Agent,

This letter is to inform you that your property at **5534 JEFFERSON AVE Apt A RICHMOND, CA 94804-4848** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/25/2026 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>
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacles in both bathrooms
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector
4.3	Other Rooms/Electrical Hazards Replace damaged receptacle at entry of room.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Replace damaged patio door screen



10/2/2026

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



10/2/2026

FAILED INSPECTION NOTICE

Upendra P Dahal
359 Serra Dr
South San Francisco, CA 94080

Property:
5534 JEFFERSON AVE Apt C
RICHMOND, CA 94804-4848-

PropID:
Client ID: 20309

Dear Owner/Agent,

This letter is to inform you that your property at **5534 JEFFERSON AVE Apt C RICHMOND, CA 94804-4848** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/25/2026 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>
3.3	Bathroom/Electrical Hazards Replace cracked receptacle with GFCI protected outlet above sink
3.12	Bathroom/Tub or Shower Replace damaged caulking inside of tub and discoloration.
4.3	Other Rooms/Electrical Hazards Replace cracked outlets on left wall

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



10/2/2026

FAILED INSPECTION NOTICE

Upendra P Dahal
359 Serra Dr
South San Francisco, CA 94080

Property:
5534 JEFFERSON AVE Apt D
RICHMOND, CA 94804-4848-

PropID:
Client ID: 20309

Dear Owner/Agent,

This letter is to inform you that your property at **5534 JEFFERSON AVE Apt D RICHMOND, CA 94804-4848** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/25/2026 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 inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Replace damaged/worn out window screen
3.5	Bathroom/Window Condition Replace damaged/worn out window screen
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
2.5	Kitchen/Window Condition Replace damaged/worn out window screens (X2)



10/2/2026

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Nancy F Phan
3753 Painted Pony Rd
El Sobrante, CA 94803-2113

Property:
2903 GILMA DR
RICHMOND, CA 94806-2606-

PropID:
Client ID: 20077

Dear Owner/Agent,

This letter is to inform you that your property at **2903 GILMA DR RICHMOND, CA 94806-2606** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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 faucet handle not stopping as designed - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light 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



10/2/2026

FAILED INSPECTION NOTICE

Chiem Ay & Chua Chiem Tre Chao
2000 Rosedale Ave
Oakland, CA 94601-4270

Property:
2918 BARKLEY DR
RICHMOND, CA 94806-2647-

PropID:
Client ID: 19670

Dear Owner/Agent,

This letter is to inform you that your property at **2918 BARKLEY DR RICHMOND, CA 94806-2647** **failed** the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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 key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms



10/2/2026

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



10/2/2026

FAILED INSPECTION NOTICE

Jorge Luis & Josephine C Wong
215 Hanover St
San Francisco, CA 94112-4349

Property:
2647 WILART DR
RICHMOND, CA 94806-2755-

PropID:
Client ID: 11174

Dear Owner/Agent,

This letter is to inform you that your property at **2647 WILART DR RICHMOND, CA 94806-2755** failed the Housing Quality Standards (HQS) inspection on 09/29/2026.

A re-inspection has been scheduled for 11/30/2026 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>
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 locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage bedroom
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop/missing



10/2/2026

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