



10/5/2026

FAILED INSPECTION NOTICE

Ping An Property Llc
2068 Mento Dr
Fremont, CA 94539

Property:
1405 S 55TH ST
RICHMOND, CA 94804-4940-

PropID:
Client ID: 21941

Dear Owner/Agent,

This letter is to inform you that your property at **1405 S 55TH ST RICHMOND, CA 94804-4940** failed the Housing Quality Standards (HQS) inspection on 09/30/2026.

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 keyed lock from interior door.
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.
1.5	Living Room/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.



10/5/2026

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

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



10/5/2026

FAILED INSPECTION NOTICE

Ping An Property Llc
2068 Mento Dr
Fremont, CA 94539

Property:
1407 S 55TH ST
RICHMOND, CA 94804-4940-

PropID:
Client ID: 21941

Dear Owner/Agent,

This letter is to inform you that your property at **1407 S 55TH ST RICHMOND, CA 94804-4940** failed the Housing Quality Standards (HQS) inspection on 09/30/2026.

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>
4.10	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.
2.10	Kitchen/Stove or Range with Oven peeling and chipping on rangehood. repaint

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Ping An Property Llc
2068 Mento Dr
Fremont, CA 94539

Property:
1409 S 55TH ST
RICHMOND, CA 94804-4940-

PropID:
Client ID: 21941

Dear Owner/Agent,

This letter is to inform you that your property at **1409 S 55TH ST RICHMOND, CA 94804-4940** failed the Housing Quality Standards (HQS) inspection on 09/30/2026.

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>
4.10	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.

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Sincerely,

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Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Ping An Property Llc
2068 Mento Dr
Fremont, CA 94539

Property:
1467 MERCED ST
RICHMOND, CA 94804-4940-

PropID:
Client ID: 21941

Dear Owner/Agent,

This letter is to inform you that your property at **1467 MERCED ST RICHMOND, CA 94804-4940** failed the Housing Quality Standards (HQS) inspection on 09/30/2026.

A re-inspection has been scheduled for 12/01/2026 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.

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Sincerely,

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Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Ping An Property Llc
2068 Mento Dr
Fremont, CA 94539

Property:
1465 MERCED ST
RICHMOND, CA 94804-4940-

PropID:
Client ID: 21941

Dear Owner/Agent,

This letter is to inform you that your property at **1465 MERCED ST RICHMOND, CA 94804-4940** failed the Housing Quality Standards (HQS) inspection on 09/30/2026.

A re-inspection has been scheduled for 12/01/2026 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.
8.7	General Health and Safety/Other Interior Hazards install CO 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.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Sincerely,

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Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Rosa Margarita Marcano
3311 Mission St #31
San Francisco, CA 94110

Property:
5400 HIGHLAND AVE Apt 1
RICHMOND, CA 94804-4968-

PropID:
Client ID: 15509

Dear Owner/Agent,

This letter is to inform you that your property at **5400 HIGHLAND AVE Apt 1 RICHMOND, CA 94804-4968** failed the Housing Quality Standards (HQS) inspection on 09/30/2026.

A re-inspection has been scheduled for 12/01/2026 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>
1.5	Living Room/Window Condition replace missing screens deteriorating window self/frame evidence of water damage
8.7	General Health and Safety/Other Interior Hazards Smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Rosa Margarita Marcano
3311 Mission St #31
San Francisco, CA 94110

Property:
5400 HIGHLAND AVE Apt 3
RICHMOND, CA 94804-4968-

PropID:
Client ID: 15509

Dear Owner/Agent,

This letter is to inform you that your property at **5400 HIGHLAND AVE Apt 3 RICHMOND, CA 94804-4968** failed the Housing Quality Standards (HQS) inspection on 09/30/2026.

A re-inspection has been scheduled for 12/01/2026 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 replace missing Smoke and CO dectector

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



10/5/2026

FAILED INSPECTION NOTICE

Rosa Margarita Marcano
3311 Mission St #31
San Francisco, CA 94110

Property:
5400 HIGHLAND AVE Apt 8
RICHMOND, CA 94804-4968-

PropID:
Client ID: 15509

Dear Owner/Agent,

This letter is to inform you that your property at **5400 HIGHLAND AVE Apt 8 RICHMOND, CA 94804-4968** failed the Housing Quality Standards (HQS) inspection on 09/30/2026.

A re-inspection has been scheduled for 12/01/2026 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 install CO detector

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



10/5/2026

FAILED INSPECTION NOTICE

Dawa Zhuoma
620 Key Route Blvd
Albany, CA 94706

Property:
1812 CARLSON BLVD
RICHMOND, CA 94804-5222-

PropID:
Client ID: 20693

Dear Owner/Agent,

This letter is to inform you that your property at **1812 CARLSON BLVD RICHMOND, CA 94804-5222** **failed** the Housing Quality Standards (HQS) inspection on 09/30/2026.

A re-inspection has been scheduled for 12/01/2026 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 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.

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



10/5/2026

FAILED INSPECTION NOTICE

Eric S Est Of Bradford
Eisley S Bradford
4367 Melody Ln
Vallejo, CA 94804-5453

Property:
2309 SAN JOAQUIN AVE Apt 2
RICHMOND, CA 94804-5453-

PropID:
Client ID: 20393

Dear Owner/Agent,

This letter is to inform you that your property at **2309 SAN JOAQUIN AVE Apt 2 RICHMOND, CA 94804-5453** failed the Housing Quality Standards (HQS) inspection on 09/30/2026.

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.



10/5/2026

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector and carbon monoxide detector in unit
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
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.
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle underneath light switch
3.12	Bathroom/Tub or Shower Shower head spraying water in rear, repair or replace
8.7	General Health and Safety/Other Interior Hazards Hall closet doors off track, repair
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink
2.12	Kitchen/Sink Garbage disposal inoperable, repair or replace
2.10	Kitchen/Stove or Range with Oven Stove burners will not get hot, repair or replace

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Eric S Est Of Bradford
Eisley S Bradford
4367 Melody Ln
Vallejo, CA 94804-5453

Property:
2309 SAN JOAQUIN AVE Apt 1
RICHMOND, CA 94804-5453-

PropID:
Client ID: 20393

Dear Owner/Agent,

This letter is to inform you that your property at **2309 SAN JOAQUIN AVE Apt 1 RICHMOND, CA 94804-5453** failed the Housing Quality Standards (HQS) inspection on 09/30/2026.

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>
2.3	Kitchen/Electrical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle left of stove
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Chengzhi Zhou
1037 Miller Ave
San Jose, CA 95129

Property:
5210 FRESNO AVE Apt A
RICHMOND, CA 94804-5460-

PropID:
Client ID: 19443

Dear Owner/Agent,

This letter is to inform you that your property at **5210 FRESNO AVE Apt A RICHMOND, CA 94804-5460** **failed** the Housing Quality Standards (HQS) inspection on 09/30/2026.

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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Common area smoke detector inoperable, replace 2. Install carbon monoxide detector in unit

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Chengzhi Zhou
1037 Miller Ave
San Jose, CA 95129

Property:
5210 FRESNO AVE Apt B
RICHMOND, CA 94804-5460-

PropID:
Client ID: 19443

Dear Owner/Agent,

This letter is to inform you that your property at **5210 FRESNO AVE Apt B RICHMOND, CA 94804-5460** **failed** the Housing Quality Standards (HQS) inspection on 09/30/2026.

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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span (hallway)
4.5	Other Rooms/Window Condition Replace heavily worn out window screen
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Replace rusted drip pans
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Replace dry rotted patio railing



10/5/2026

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Chengzhi Zhou
1037 Miller Ave
San Jose, CA 95129

Property:
5210 FRESNO AVE Apt D
RICHMOND, CA 94804-5460-

PropID:
Client ID: 19443

Dear Owner/Agent,

This letter is to inform you that your property at **5210 FRESNO AVE Apt D RICHMOND, CA 94804-5460** **failed** the Housing Quality Standards (HQS) inspection on 09/30/2026.

A re-inspection has been scheduled for 11/30/2026 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
8.6	General Health and Safety/Interior Stairs and Common Halls Replace cracked receptacle in hallway
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Replace patio hand railing, dry rotted.
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit



10/5/2026

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



10/5/2026

FAILED INSPECTION NOTICE

Susan Freitas
Nancy Howard
814 Marlesta Rd
Pinole, CA 94564

Property:
2516 SAN MATEO ST
RICHMOND, CA 94804-5618-

PropID:
Client ID: 8116

Dear Owner/Agent,

This letter is to inform you that your property at **2516 SAN MATEO ST RICHMOND, CA 94804-5618** **failed** the Housing Quality Standards (HQS) inspection on 09/30/2026.

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.



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FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
1.3	Living Room/Electrical Hazards 1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2. Replace cracked receptacle left of wall heater
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5	Other Rooms/Window Condition Replace heavily worn out window screen
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.3	Kitchen/Electrical Hazards 1. Replace cracked receptacle with open grounds left of refrigerator. Repair or replace with GFCI 2. Outlet on right wall has open grounds, repair
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.

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



10/5/2026

FAILED INSPECTION NOTICE

Simon C & Betty L Young
Solomon Young
2945 Rawson St
Oakland, CA 94619

Property:
2933 SAN LUIS ST
RICHMOND, CA 94804-5922-

PropID:
Client ID: 11212

Dear Owner/Agent,

This letter is to inform you that your property at **2933 SAN LUIS ST RICHMOND, CA 94804-5922** failed the Housing Quality Standards (HQS) inspection on 09/30/2026.

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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4	Bathroom/Security Remove keyed entry lock from bathroom door
2.3	Kitchen/Electrical Hazards A missing and/or cracked cover plate presents an electrical hazard. - outlet behind refrigerator missing cover plate
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet left of heater



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City of Richmond
Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Simon C & Betty L Young
Solomon Young
2945 Rawson St
Oakland, CA 94619

Property:
2933 SAN LUIS ST Apt B
RICHMOND, CA 94804-5922-

PropID:
Client ID: 11212

Dear Owner/Agent,

This letter is to inform you that your property at **2933 SAN LUIS ST Apt B RICHMOND, CA 94804-5922** **failed** the Housing Quality Standards (HQS) inspection on 09/30/2026.

A re-inspection has been scheduled for 11/30/2026 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 keyed locks on all bedroom doors
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.
2.12	Kitchen/Sink Faucet damaged/leakage.
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in unit



10/5/2026

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



10/5/2026

FAILED INSPECTION NOTICE

Jian Xie
Jesse Sung
7211 Stockton Ave
El Cerrito, CA 94530

Property:
137 BAYSIDE CT
RICHMOND, CA 94804-7446-

PropID:
Client ID: 2108

Dear Owner/Agent,

This letter is to inform you that your property at **137 BAYSIDE CT RICHMOND, CA 94804-7446** failed the Housing Quality Standards (HQS) inspection on 09/30/2026.

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.
2.10	Kitchen/Stove or Range with Oven Replace rusted drip pans

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



10/5/2026

FAILED INSPECTION NOTICE

Karla Deshon
1760 Indian Valley Rd
Novato, CA 94947-4209

Property:
2603 BEACH HEAD CT
RICHMOND, CA 94804-7462-

PropID:
Client ID: 12586

Dear Owner/Agent,

This letter is to inform you that your property at **2603 BEACH HEAD CT RICHMOND, CA 94804-7462** **failed** the Housing Quality Standards (HQS) inspection on 09/30/2026.

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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink bathroom level 1, surface rust present

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



10/5/2026

FAILED INSPECTION NOTICE

Robert & Alice Tang
Richard Tang
9563 Sea Cliff Way
Elk Grove, CA 95758

Property:
2510 BAYWOOD WAY
RICHMOND, CA 94804-7476-

PropID:
Client ID: 4275

Dear Owner/Agent,

This letter is to inform you that your property at **2510 BAYWOOD WAY RICHMOND, CA 94804-7476** **failed** the Housing Quality Standards (HQS) inspection on 09/30/2026.

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 Replace common area smoke detector level 1, exceeds 10 year life span
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1/2 bath level 1 & hallway bathroom level 2 - Repair sinks as they both have surface rust present, resurface sinks.



10/5/2026

FAILED INSPECTION NOTICE

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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