



10/24/2023

**FAILED INSPECTION NOTICE**

Penelope Zheng  
140 Belvedere Ave  
San Carlos Ca 94070  
San Carlos, CA 94070

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

PropID:  
Client ID: 9594

Dear Owner/Agent,

This letter is to inform you that your property at **2420 ESMOND AVE RICHMOND, CA 94804-1310** **failed** the Housing Quality Standards (HQS) inspection on 10/12/2023.

**A re-inspection has been scheduled for 11/21/2023 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>	<u>Tenant/Owner</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches repair-patio deck deteriorating posing safety/tripping hazard	O
4.10	Other Rooms/Smoke Detectors INOP (rear)	O

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



10/24/2023

**FAILED INSPECTION NOTICE**

Lynn Hue & Katherine Le Ha  
1587 46Th Ave  
San Francisco Ca 94122-2904  
San Francisco, CA 94801-2450

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

PropID:  
Client ID: 11816

Dear Owner/Agent,

This letter is to inform you that your property at **2600 GRANT AVE RICHMOND, CA 94804-1553** failed the Housing Quality Standards (HQS) inspection on 10/12/2023.

**A re-inspection has been scheduled for 11/21/2023 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater prv not draining properly must drain through exterior wall or properly in to drip	O
8.10	General Health and Safety/Site and Neighborhood Conditions repair backyard fence leaning and unsecured posing a safety hazard	O

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Residential Rental Inspections Program



10/24/2023

**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 11500

Dear Owner/Agent,

This letter is to inform you that your property at **673 28TH ST RICHMOND, CA 94804-1561** failed the Housing Quality Standards (HQS) inspection on 10/12/2023.

**A re-inspection has been scheduled for 11/21/2023 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>	<u>Tenant/Owner</u>
3.5	Bathroom/Window Condition repair/ window off track (hall)	O
1.3	Living Room/Electrical Hazards repair broken light switch next kitchen door	O
2.10	Kitchen/Stove or Range with Oven all burner must self ignite	O
4.8	Other Rooms/Floor Condition repair/ right bedroom with large wrinkles posing tripping hazard	O



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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/24/2023

**FAILED INSPECTION NOTICE**

Sofia T Manay  
2272 Del Monte Dr  
San Pablo Ca 94806-1021  
San Pablo, CA 94806-1021

Property:  
231 S 3RD ST  
RICHMOND, CA 94804-2119-

PropID:  
Client ID: 3536

Dear Owner/Agent,

This letter is to inform you that your property at **231 S 3RD ST RICHMOND, CA 94804-2119** failed the Housing Quality Standards (HQS) inspection on 10/12/2023.

**A re-inspection has been scheduled for 11/21/2023 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.4	Living Room/Security smoke detector INOP	O

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Residential Rental Inspections Program



10/24/2023

**FAILED INSPECTION NOTICE**

Horacio Pastor  
887 52Nd St  
Emeryville Ca 94608-3239  
Emeryville, CA 94808-3239

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

PropID:  
Client ID: 8318

Dear Owner/Agent,

This letter is to inform you that your property at **352 S 12TH ST RICHMOND, CA 94804-2416** failed the Housing Quality Standards (HQS) inspection on 10/12/2023.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower replace tub diverter (hall)	O
4.10	Other Rooms/Smoke Detectors install missing detector (center bed)	O
7.4	Heating and Plumbing/Water Heater repair/ water heater showing signs of leakage with excessive corrosion from top to bottom also fittings (should be checked)	O



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10/24/2023

**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 9337

Dear Owner/Agent,

This letter is to inform you that your property at **229 S 18TH ST RICHMOND, CA 94804-2625** failed the Housing Quality Standards (HQS) inspection on 10/12/2023.

**A re-inspection has been scheduled for 11/21/2023 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition repair/ badly cracked posing safety hazard	O
4.10	Other Rooms/Smoke Detectors install missing smoke detector	O
8.10	General Health and Safety/Site and Neighborhood Conditions (1) remove excessive old yardwork in backyard from previous work (tenant)  (2) repair/ old deterioration fence in center section of back yard posing safety hazard	T



10/24/2023

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10/24/2023

**FAILED INSPECTION NOTICE**

Lena Liu  
1270 Tuolumne Rd  
Millbrae Ca 94030-1534  
Millbrae, CA 95409-3515

Property:  
419 S 22ND ST  
RICHMOND, CA 94804-2726-

PropID:  
Client ID: 10202

Dear Owner/Agent,

This letter is to inform you that your property at **419 S 22ND ST RICHMOND, CA 94804-2726** failed the Housing Quality Standards (HQS) inspection on 10/12/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink repair-sink makes loud knocking noise/shaking when water is activated	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/toilet loose base	O
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector INOP	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment repair/ wall heater INOP	O
4.10	Other Rooms/Smoke Detectors center left bedroom/ INOP	O



10/24/2023

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/24/2023

**FAILED INSPECTION NOTICE**

Charles Edward Stephenson  
2217A California St  
Berkeley Ca 94703-1661  
Berkeley, CA 94703-1661

Property:  
441 S 21ST ST  
RICHMOND, CA 94804-2751-

PropID:  
Client ID: 3463

Dear Owner/Agent,

This letter is to inform you that your property at **441 S 21ST ST RICHMOND, CA 94804-2751** failed the Housing Quality Standards (HQS) inspection on 10/12/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition repair/ black organic substance (RIGHT)	O
3.5	Bathroom/Window Condition repair/ black organic substance forming	O
1.5	Living Room/Window Condition repair/ black organic substance forming	O

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Residential Rental Inspections Program



10/24/2023

**FAILED INSPECTION NOTICE**

Can Luc Ha  
1359 40Th Ave  
San Francisco Ca 94122-1202  
San Francisco, CA 94122

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

PropID:  
Client ID: 11023

Dear Owner/Agent,

This letter is to inform you that your property at **112 S 35TH ST RICHMOND, CA 94804-3202** failed the Housing Quality Standards (HQS) inspection on 10/12/2023.

**A re-inspection has been scheduled for 11/21/2023 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.5	Living Room/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.	O
3.12	Bathroom/Tub or Shower repair/ shower head leaking when activated (hall)	O

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Residential Rental Inspections Program



10/24/2023

**FAILED INSPECTION NOTICE**

Dean Halpern  
64 Bothin Rd  
Fairfax Ca 94930  
Fairfax, CA 94930

Property:  
3801 FLORIDA AVE  
RICHMOND, CA 94804-3367-

PropID:  
Client ID: 11403

Dear Owner/Agent,

This letter is to inform you that your property at **3801 FLORIDA AVE RICHMOND, CA 94804-3367** **failed** the Housing Quality Standards (HQS) inspection on 10/12/2023.

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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>	<u>Tenant/Owner</u>
2.7	Kitchen/Wall Condition repair/ back splash wall peeling paint	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/ toilet loose at base (HALL)	O
8.7	General Health and Safety/Other Interior Hazards smoke detector INOP (hall)	O
8.10	General Health and Safety/Site and Neighborhood Conditions front yard = overgrown grass/weeds. .	T



10/24/2023

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/24/2023

**FAILED INSPECTION NOTICE**

Pamela L Carter  
1320 Ohio Ave  
Richmond, Ca 94804  
Richmond, CA 94804

Property:  
550 S 22ND ST  
RICHMOND, CA 94804-3902-

PropID:  
Client ID: 9968

Dear Owner/Agent,

This letter is to inform you that your property at **550 S 22ND ST RICHMOND, CA 94804-3902** failed the Housing Quality Standards (HQS) inspection on 10/12/2023.

**A re-inspection has been scheduled for 11/21/2023 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven front right burner/INOP	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/24/2023

## FAILED INSPECTION NOTICE

Suying Xu  
106 Locust Ct  
Hercules Ca 94547-1133  
Hercules, CA 94547-1133

Property:  
5122 POTRERO AVE  
RICHMOND, CA 94804-4445-

PropID:  
Client ID: 12202

Dear Owner/Agent,

This letter is to inform you that your property at **5122 POTRERO AVE RICHMOND, CA 94804-4445** **failed** the Housing Quality Standards (HQS) inspection on 10/12/2023.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.6	General Health and Safety/Interior Stairs and Common Halls repair hallway light INOP	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.	O
2.4	Kitchen/Security replace missing cabinet doors	O
2.10	Kitchen/Stove or Range with Oven repair/ front right & back left burner INOP	O
5.4	Secondary Rooms/Other Potential Hazardous Features dryer/INOP	O
8.1	General Health and Safety/Access to Unit repair/front door knob not working as designed	O
7.6	Heating and Plumbing/Plumbing backyard water spout handle broken next to patio door	O



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