



10/30/2023

**FAILED INSPECTION NOTICE**

Roberto & Esperanza Ramos  
1408 Bush Ave  
San Pablo, CA 94804-1524

Property:  
632 18TH ST Apt 1  
RICHMOND, CA 94801-2816-

PropID:  
Client ID: 16684

Dear Owner/Agent,

This letter is to inform you that your property at **632 18TH ST Apt 1 RICHMOND, CA 94801-2816** failed the Housing Quality Standards (HQS) inspection on 10/23/2023.

**A re-inspection has been scheduled for 11/28/2023 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.



10/30/2023

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater turned off by Pg&e for safety reasons	O
8.7	General Health and Safety/Other Interior Hazards 1. check electrical in unit per pg&e	O
4.4	Other Rooms/Security remove deadbolt lock from door, safety hazard	O
4.7	Other Rooms/Wall Condition remove black discoloration	O
4.5	Other Rooms/Window Condition bedroom window will not stay up as designed, repair/replace	O
4.8	Other Rooms/Floor Condition floor deteriorating, replace	O
2.6	Kitchen/Ceiling Condition ceiling has evidence of water damage, repair	O
2.3	Kitchen/Electrical Hazards light switch next to microwave not working as designed, repair	O
2.12	Kitchen/Sink faucet loose,repair/replace	O
2.13	Kitchen/Space for Storage, Prep and Serving cabinet doors of hinges,repair/replace	O
3.7	Bathroom/Wall Condition remove excessive black discoloration	O
3.6	Bathroom/Ceiling Condition remove excessive black discoloration	O
3.12	Bathroom/Tub or Shower 1.tub sinking down and rusting, resurface/replace/repair tub  2. tub diverter not working as designed, repair/replace	O
3.4	Bathroom/Security door frame damaged ,repair/replace	O
6.4	Building Exterior/Condition of Exterior Surfaces exterior window frames peeling paint,repair	O



10/30/2023

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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



10/30/2023

**FAILED INSPECTION NOTICE**

Leslie F & Sheila Claudio  
LEONARD CLAUDIO  
3875 Fairfax Rd  
Prescott Valley, AZ 86314

Property:  
441 A ST  
RICHMOND, CA 94801-2916-

PropID:  
Client ID: 3537

Dear Owner/Agent,

This letter is to inform you that your property at **441 A ST RICHMOND, CA 94801-2916** failed the Housing Quality Standards (HQS) inspection on 10/23/2023.

**A re-inspection has been scheduled for 11/28/2023 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>
8.7	General Health and Safety/Other Interior Hazards unable to perform inspection, no PG&E service,	T

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Residential Rental Inspections Program



10/30/2023

**FAILED INSPECTION NOTICE**

Harbor Apts Llc Palm  
Project Solutions Llc  
3630 Telegraph Ave  
Oakland, CA 94609

Property:  
203 16TH ST Apt 1  
RICHMOND, CA 94801-3248-

PropID:  
Client ID: 16804

Dear Owner/Agent,

This letter is to inform you that your property at **203 16TH ST Apt 1 RICHMOND, CA 94801-3248** failed the Housing Quality Standards (HQS) inspection on 10/23/2023.

**A re-inspection has been scheduled for 11/28/2023 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>	<u>Tenant/Owner</u>
3.7	Bathroom/Wall Condition 1. excessive black discoloration,repair  2. towel bar missing,repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front exterior staircase missing handrails,install, safety hazard	O
8.7	General Health and Safety/Other Interior Hazards 1. excessive clutter in unit,clean/organize unit. safety hazard (tenant)  2. install co detector	O



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Sincerely,

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Residential Rental Inspections Program



10/30/2023

**FAILED INSPECTION NOTICE**

Hui Xian Situ  
50 Beverly St  
San Francisco, CA 94132

Property:  
2225 MACDONALD Apt LOWER  
RICHMOND, CA 94801-3312-

PropID:  
Client ID: 19138

Dear Owner/Agent,

This letter is to inform you that your property at **2225 MACDONALD Apt LOWER RICHMOND, CA 94801-3312** failed the Housing Quality Standards (HQS) inspection on 10/23/2023.

**A re-inspection has been scheduled for 11/28/2023 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>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater 1. Earthquake straps needed on top and bottom.  2. The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside	O
8.7	General Health and Safety/Other Interior Hazards 1. install common area smoke detectors  2. install common area co detectors	O



10/30/2023

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Sincerely,

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Residential Rental Inspections Program





10/30/2023

**FAILED INSPECTION NOTICE**

Hui Xian Situ  
50 Beverly St  
San Francisco, CA 94132

Property:  
2227 MACDONALD Apt UPPER  
RICHMOND, CA 94801-3312-

PropID:  
Client ID: 19138

Dear Owner/Agent,

This letter is to inform you that your property at **2227 MACDONALD Apt UPPER RICHMOND, CA 94801-3312** failed the Housing Quality Standards (HQS) inspection on 10/23/2023.

**A re-inspection has been scheduled for 11/28/2023 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>
7.4	Heating and Plumbing/Water Heater The water heater must be equipped with both a temperature-pressure relief valve and discharge line to run outside	O
8.7	General Health and Safety/Other Interior Hazards install co detectors in common areas	O

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Residential Rental Inspections Program



10/30/2023

## FAILED INSPECTION NOTICE

Fred & Carol Lum Li  
912 Via Del Paz  
Livermore, CA 94550

Property:  
775 HUMBOLDT ST Apt A  
RICHMOND, CA 94805-1440-

PropID:  
Client ID: 7764

Dear Owner/Agent,

This letter is to inform you that your property at **775 HUMBOLDT ST Apt A RICHMOND, CA 94805-1440** failed the Housing Quality Standards (HQS) inspection on 10/23/2023.

**A re-inspection has been scheduled for 11/28/2023 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>
3.12	Bathroom/Tub or Shower shower enclosure has black discoloration, repair/remove	O
2.12	Kitchen/Sink 1. recaulk around sink  2. evidence of leaking, repair	O
2.11	Kitchen/Refrigerator light out, repair	O
2.13	Kitchen/Space for Storage, Prep and Serving top of cabinet left of sink, evidence of water damage/ previous leak, repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
7.4	Heating and Plumbing/Water Heater check water heater, kitchen hot water has black particles coming out in water,repair	O



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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/30/2023

**FAILED INSPECTION NOTICE**

Xuan Phi Chi  
5350 Brookwood Ct  
Richmond, CA 94803

Property:  
875 HUMBOLDT ST Apt REAR UPPER  
RICHMOND, CA 94805-1442-

PropID:  
Client ID: 17312

Dear Owner/Agent,

This letter is to inform you that your property at **875 HUMBOLDT ST Apt REAR UPPER RICHMOND, CA 94805-1442** failed the Housing Quality Standards (HQS) inspection on 10/23/2023.

**A re-inspection has been scheduled for 11/28/2023 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>
3.7	Bathroom/Wall Condition vanity mirror deteriorating/water damaged, replace	O
3.5	Bathroom/Window Condition evidence of water damage/deteriorating, repair	O
3.3	Bathroom/Electrical Hazards light fixture has excessive rusting/deterioration, replace	O
4.3	Other Rooms/Electrical Hazards light fixture inoperable, repair	O
1.4	Living Room/Security Front door deteriorating/rusting health and safety hazard, repair/replace	O
1.5	Living Room/Window Condition window has black discoloration, repair	O



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Sincerely,

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Residential Rental Inspections Program



10/30/2023

**FAILED INSPECTION NOTICE**

Will Dot Apartments Llc  
Jeannette Maynard  
Po Box 775  
Shingle Springs, CA 95682-0775

Property:  
5226 SOLANO AVE Apt D  
RICHMOND, CA 94805-1463-

PropID:  
Client ID: 14654

Dear Owner/Agent,

This letter is to inform you that your property at **5226 SOLANO AVE Apt D RICHMOND, CA 94805-1463** failed the Housing Quality Standards (HQS) inspection on 10/23/2023.

**A re-inspection has been scheduled for 11/28/2023 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
7.4	Heating and Plumbing/Water Heater unable to inspect water heater	O
1.8	Living Room/Floor Condition carpet in livingroom/hallway is deteriorating, worn/soiled/ripped, repair/replace carpet	O



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10/30/2023

**FAILED INSPECTION NOTICE**

Miguel A & Angelina A Cardona  
734 Hampshire St  
San Francisco, CA 94110-2130

Property:  
428 34TH ST  
RICHMOND, CA 94805-2117-

PropID:  
Client ID: 6852

Dear Owner/Agent,

This letter is to inform you that your property at **428 34TH ST RICHMOND, CA 94805-2117** failed the Housing Quality Standards (HQS) inspection on 10/23/2023.

**A re-inspection has been scheduled for 11/28/2023 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
2.12	Kitchen/Sink recaulk behind sink	O
2.11	Kitchen/Refrigerator light inside refrigerator inop,repair	O
1.3	Living Room/Electrical Hazards outlets not wired correctly, repair Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
3.12	Bathroom/Tub or Shower resurface tub	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit repair wall under sink evidence of water damage	O
5.3	Secondary Rooms/Electrical Hazards install Gfi outlet next to water source	O
7.4	Heating and Plumbing/Water Heater The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable ,repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation,backyard	O



10/30/2023

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