



10/21/2024

**FAILED INSPECTION NOTICE**

Leon C & Meimei Zhu  
325 Violet Rd  
Hercules, CA 94547

Property:  
4821 STATE CT  
RICHMOND, CA 94804-

PropID:  
Client ID: 17726

Dear Owner/Agent,

This letter is to inform you that your property at **4821 STATE CT RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/07/2024.

**A re-inspection has been scheduled for 11/12/2024 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>
2.3	Kitchen/Electrical Hazards Gfi outlet next to sink inoperable, will not test/reset, replace	O
8.7	General Health and Safety/Other Interior Hazards install co detector in downstairs and upstairs common areas	O
4.10	Other Rooms/Smoke Detectors install smoke detector in downstairs bedroom next to kitchen	O



10/21/2024

**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



10/21/2024

**FAILED INSPECTION NOTICE**

Esperanza Diaz  
2626 Mc Bryde Ave #A  
Richmond, CA 94804-1245

Property:  
2626 MC BRYDE AVE Apt B  
RICHMOND, CA 94804-1245-

PropID:  
Client ID: 4075

Dear Owner/Agent,

This letter is to inform you that your property at **2626 MC BRYDE AVE Apt B RICHMOND, CA 94804-1245** failed the Housing Quality Standards (HQS) inspection on 10/07/2024.

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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 hot water heater discharge line must drain outside/under house, located inside house, safety hazard	O

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Sincerely,

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Residential Rental Inspections Program



10/21/2024

**FAILED INSPECTION NOTICE**

Robert L & Janet A Burdick  
393 Western Dr  
Richmond, CA 94801-3754

Property:  
2911 GARVIN AVE  
RICHMOND, CA 94804-1352-

PropID:  
Client ID: 5318

Dear Owner/Agent,

This letter is to inform you that your property at **2911 GARVIN AVE RICHMOND, CA 94804-1352** failed the Housing Quality Standards (HQS) inspection on 10/07/2024.

**A re-inspection has been scheduled for 11/12/2024 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>
2.12	Kitchen/Sink Disposal not functioning.	O
2.11	Kitchen/Refrigerator inside light inoperable,repair	O
3.7	Bathroom/Wall Condition wall next to tub damaged, repair(upstairs)	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit replace worn toilet seat(downstairs)	O
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling install exterior dryer vent cover	O



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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/21/2024

**FAILED INSPECTION NOTICE**

Jesse J & Gloria Morales  
329 Live Oak Ct  
Martinez, CA 94553-3573

Property:  
731 32ND ST  
RICHMOND, CA 94804-1409-

PropID:  
Client ID: 4709

Dear Owner/Agent,

This letter is to inform you that your property at **731 32ND ST RICHMOND, CA 94804-1409** failed the Housing Quality Standards (HQS) inspection on 10/07/2024.

**A re-inspection has been scheduled for 11/12/2024 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>
8.7	General Health and Safety/Other Interior Hazards 1. install co detector in basement and top level bedroom. Unit must have one carbon monoxide detector per level.  2. common area smoke/co detectors on main level inoperable.	O
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.	O
3.3	Bathroom/Electrical Hazards install gfi outlet in bathroom	O
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.	O



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Sincerely,

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Residential Rental Inspections Program



10/21/2024

**FAILED INSPECTION NOTICE**

Jesse J & Gloria Morales  
329 Live Oak Ct  
Martinez, CA 94553-3573

Property:  
720 32ND ST  
RICHMOND, CA 94804-1410-

PropID:  
Client ID: 4709

Dear Owner/Agent,

This letter is to inform you that your property at **720 32ND ST RICHMOND, CA 94804-1410** failed the Housing Quality Standards (HQS) inspection on 10/07/2024.

**A re-inspection has been scheduled for 11/12/2024 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>
3.6	Bathroom/Ceiling Condition ceiling peeling paint, master bathroom	O
3.12	Bathroom/Tub or Shower tub diverter not working as designed, master bathroom	O
2.3	Kitchen/Electrical Hazards install gfi outlets right and left of sink	O

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Residential Rental Inspections Program





10/21/2024

**FAILED INSPECTION NOTICE**

Guat Toh Ng  
3606 May Rd  
Richmond, CA 94803

Property:  
33 GROVE ST  
RICHMOND, CA 94804-1917-

PropID:  
Client ID: 9176

Dear Owner/Agent,

This letter is to inform you that your property at **33 GROVE ST RICHMOND, CA 94804-1917** failed the Housing Quality Standards (HQS) inspection on 10/07/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.3	Bathroom/Electrical Hazards Gfi outlet in upstairs bathroom will not test/reset, replace outlet	O

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Sincerely,

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Residential Rental Inspections Program



10/21/2024

**FAILED INSPECTION NOTICE**

Zakiya R Mawusi  
Po Box 4  
Rodeo, CA 94572-0004

Property:  
361 S 47TH ST  
RICHMOND, CA 94804-3475-

PropID:  
Client ID: 4977

Dear Owner/Agent,

This letter is to inform you that your property at **361 S 47TH ST RICHMOND, CA 94804-3475** failed the Housing Quality Standards (HQS) inspection on 10/07/2024.

**A re-inspection has been scheduled for 11/12/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlet left of sink	O
1.8	Living Room/Floor Condition carpet deteriorating/ripped in hallway and livingroom, replace	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch railings loose/deteriorating, repair/replace	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/21/2024

**FAILED INSPECTION NOTICE**

Zakiya R Mawusi  
Po Box 4  
Rodeo, CA 94572-0004

Property:  
365 S 47TH ST  
RICHMOND, CA 94804-3475-

PropID:  
Client ID: 4977

Dear Owner/Agent,

This letter is to inform you that your property at **365 S 47TH ST RICHMOND, CA 94804-3475** failed the Housing Quality Standards (HQS) inspection on 10/07/2024.

**A re-inspection has been scheduled for 11/12/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi outlet left and right of sink	O
5.3	Secondary Rooms/Electrical Hazards install Gfi outlet next to utility sink in garage	O
3.12	Bathroom/Tub or Shower recaulk around tub	O
5.2	Secondary Rooms/Security garage entry door at kitchen will not close as designed, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut and remove overgrown vegetation in side/backyard	O



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