



10/28/2025

FAILED INSPECTION NOTICE

David H Cochran
4980 Appian Way Suite 205
El Sobrante, CA 94803

Property:
1835 GAYNOR AVE Apt 1/2
RICHMOND, CA 94801-2534-

PropID:
Client ID: 9722

Dear Owner/Agent,

This letter is to inform you that your property at **1835 GAYNOR AVE Apt 1/2 RICHMOND, CA 94801-2534** failed the Housing Quality Standards (HQS) inspection on 10/10/2025.

A re-inspection has been scheduled for 11/24/2025 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.
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.
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector batteries removed, replace



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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



10/28/2025

FAILED INSPECTION NOTICE

Ruben A & Mayoulee Pineda
1155 Nob Hill Ave
Pinole, CA 94564-2406

Property:
545 8TH ST
RICHMOND, CA 94801-2782-

PropID:
Client ID: 8933

Dear Owner/Agent,

This letter is to inform you that your property at **545 8TH ST RICHMOND, CA 94801-2782** failed the Housing Quality Standards (HQS) inspection on 10/10/2025.

A re-inspection has been scheduled for 11/24/2025 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>
4.3	Other Rooms/Electrical Hazards No access to outlets for inspection, tenant to clear items to allow access
8.4	General Health and Safety/Garbage and Debris Remove old bedding from yard

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,

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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Yan Ting He
949 3Rd Ave
Pinole, CA 94564-2458

Property:
2947 MAY RD
RICHMOND, CA 94803-2408-

PropID:
Client ID: 12649

Dear Owner/Agent,

This letter is to inform you that your property at **2947 MAY RD RICHMOND, CA 94803-2408** failed the Housing Quality Standards (HQS) inspection on 10/10/2025.

A re-inspection has been scheduled for 11/25/2025 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>
8.7	General Health and Safety/Other Interior Hazards entry way 1st floor smoke detector missing
4.4	Other Rooms/Security remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors washroom smoke detector missing

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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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Kashmir K & Balwinder S Padda
366 Redtail Pl
Richmond, CA 94806

Property:
2639 HUMPHREY AVE
RICHMOND, CA 94804-1234-

PropID:
Client ID: 6190

Dear Owner/Agent,

This letter is to inform you that your property at **2639 HUMPHREY AVE RICHMOND, CA 94804-1234** **failed** the Housing Quality Standards (HQS) inspection on 10/10/2025.

A re-inspection has been scheduled for 11/26/2025 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 key door locks from both bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

David H Cochrane
4980 Appian Way Suite 205
El Sobrante, CA 94803

Property:
3726 OHIO AVE
RICHMOND, CA 94804-3325-

PropID:
Client ID: 9722

Dear Owner/Agent,

This letter is to inform you that your property at **3726 OHIO AVE RICHMOND, CA 94804-3325** failed the Housing Quality Standards (HQS) inspection on 10/10/2025.

A re-inspection has been scheduled for 11/24/2025 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
3.5	Bathroom/Window Condition Window must be openable and remain open without props.

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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

David H Cochrane
4980 Appian Way Suite 205
El Sobrante, CA 94803

Property:
3730 OHIO AVE
RICHMOND, CA 94804-3325-

PropID:
Client ID: 9722

Dear Owner/Agent,

This letter is to inform you that your property at **3730 OHIO AVE RICHMOND, CA 94804-3325** failed the Housing Quality Standards (HQS) inspection on 10/10/2025.

A re-inspection has been scheduled for 11/24/2025 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

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,

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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Andrew Huie
6363 Christie Ave #2111
Emeryville, CA 94608-1945

Property:
4137 CUTTING BLVD
RICHMOND, CA 94804-3340-

PropID:
Client ID: 5485

Dear Owner/Agent,

This letter is to inform you that your property at **4137 CUTTING BLVD RICHMOND, CA 94804-3340** **failed** the Housing Quality Standards (HQS) inspection on 10/10/2025.

A re-inspection has been scheduled for 11/26/2025 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 entry way smoke detector inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
3.13	Bathroom/Ventilation vent fan inop- repair/replace
2.10	Kitchen/Stove or Range with Oven stove burners not working properly - repair/replace



10/28/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Richmond Neighborhood Housing
3220 Blume Dr Suite 198
Richmond, CA 94805

Property:
565 S 29TH ST
RICHMOND, CA 94804-4013-

PropID:
Client ID: 5915

Dear Owner/Agent,

This letter is to inform you that your property at **565 S 29TH ST RICHMOND, CA 94804-4013** failed the Housing Quality Standards (HQS) inspection on 10/10/2025.

A re-inspection has been scheduled for 11/26/2025 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>
4.8	Other Rooms/Floor Condition Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation – remove

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Eduardo & Maria Ponce Ledesma
Po Box 5237
Hercules, CA 94547-2309

Property:
5709 CARLOS AVE
RICHMOND, CA 94804-4835-

PropID:
Client ID: 6150

Dear Owner/Agent,

This letter is to inform you that your property at **5709 CARLOS AVE RICHMOND, CA 94804-4835** **failed** the Housing Quality Standards (HQS) inspection on 10/10/2025.

A re-inspection has been scheduled for 11/26/2025 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 hood range light not working properly - repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose -repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair/replace



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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Kashmir K & Balwinder S Padda
366 Redtail Pl
Richmond, CA 94806

Property:
5222 IMPERIAL AVE
RICHMOND, CA 94804-5110-

PropID:
Client ID: 6190

Dear Owner/Agent,

This letter is to inform you that your property at **5222 IMPERIAL AVE RICHMOND, CA 94804-5110** **failed** the Housing Quality Standards (HQS) inspection on 10/10/2025.

A re-inspection has been scheduled for 11/26/2025 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 GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.6	Bathroom/Ceiling Condition ceiling above shower badly discolored - remove/repaint



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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Eduardo & Maria Ponce Ledesma
Po Box 5237
Hercules, CA 94547-2309

Property:
3920 SOLANO AVE
RICHMOND, CA 94805-1863-

PropID:
Client ID: 6150

Dear Owner/Agent,

This letter is to inform you that your property at **3920 SOLANO AVE RICHMOND, CA 94805-1863** **failed** the Housing Quality Standards (HQS) inspection on 10/10/2025.

A re-inspection has been scheduled for 11/26/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Jingyang Li
32740 S Artistry Loop
Union City, CA 94587-8212

Property:
705 PHANOR DR
RICHMOND, CA 94806-1770-

PropID:
Client ID: 4232

Dear Owner/Agent,

This letter is to inform you that your property at **705 PHANOR DR RICHMOND, CA 94806-1770** failed the Housing Quality Standards (HQS) inspection on 10/10/2025.

A re-inspection has been scheduled for 11/25/2025 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>
3.3	Bathroom/Electrical Hazards GFCI outlet not resetting - repair/replace
4.10	Other Rooms/Smoke Detectors all bedroom smoke detectors missing
8.7	General Health and Safety/Other Interior Hazards common area smoke detector missing/inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment no able to inspect due to egress - clear /remove egress from blocking water heater



10/28/2025

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