



10/28/2025

FAILED INSPECTION NOTICE

Guillermo A & Lila Beckford
154 Watermark Ter
Hercules, CA 94547-2658

Property:
874 8TH ST
RICHMOND, CA 94801-2225-

PropID:
Client ID: 8610

Dear Owner/Agent,

This letter is to inform you that your property at **874 8TH ST RICHMOND, CA 94801-2225** failed the Housing Quality Standards (HQS) inspection on 10/13/2025.

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>
4.4 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.

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

Guillermo A & Lila Beckford
154 Watermark Ter
Hercules, CA 94547-2658

Property:
870 8TH ST
RICHMOND, CA 94801-2225-

PropID:
Client ID: 8610

Dear Owner/Agent,

This letter is to inform you that your property at **870 8TH ST RICHMOND, CA 94801-2225** failed the Housing Quality Standards (HQS) inspection on 10/13/2025.

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. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.3	Other Rooms/Electrical Hazards No access to outlets in room for inspection
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
7.2	Heating and Plumbing/Safety of Heating Equipment Clear items being stored in front of heater
8.2	General Health and Safety/Exits Tenant to clear items in unit to allow access to windows and door exits
2.10	Kitchen/Stove or Range with Oven Range hood vent fan inoperable, repair
1.3	Living Room/Electrical Hazards No access to outlets, tenant to clear items to allow access for inspection
8.4	General Health and Safety/Garbage and Debris Tenant to declutter unit
4.5	Other Rooms/Window Condition No access to window, tenant to clear personal items to allow access for inspection



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FAILED INSPECTION NOTICE

Han & Jean Llc
Cherri Brown
210 Tunnel Ave Apt B
Point Richmond, CA 94801

Property:
210 TUNNEL AVE Apt H
RICHMOND, CA 94801-3961-

PropID:
Client ID: 12966

Dear Owner/Agent,

This letter is to inform you that your property at **210 TUNNEL AVE Apt H RICHMOND, CA 94801-3961** **failed** the Housing Quality Standards (HQS) inspection on 10/13/2025.

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>
8.7	General Health and Safety/Other Interior Hazards Remove keyed deadbolt lock from interior closet door

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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10/28/2025

FAILED INSPECTION NOTICE

James Jay Christman
Ohanks Management
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
244 PARK LN
RICHMOND, CA 94803-1224-

PropID:
Client ID: 2586

Dear Owner/Agent,

This letter is to inform you that your property at **244 PARK LN RICHMOND, CA 94803-1224** failed the Housing Quality Standards (HQS) inspection on 10/13/2025.

A re-inspection has been scheduled for 11/25/2025 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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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10/28/2025

FAILED INSPECTION NOTICE

Ho-Shang & Mei-Li Lee
3705 Painted Pony Rd
El Sobrante, CA 94803-2111

Property:
5061 ESCALON CIR
RICHMOND, CA 94803-2055-

PropID:
Client ID: 9476

Dear Owner/Agent,

This letter is to inform you that your property at **5061 ESCALON CIR RICHMOND, CA 94803-2055** **failed** the Housing Quality Standards (HQS) inspection on 10/13/2025.

A re-inspection has been scheduled for 11/25/2025 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>
2.10	Kitchen/Stove or Range with Oven Right burners not self lighting, repair 10/13/2025 Owner has receipt for replacement, has not been installed yet
2.12	Kitchen/Sink Garbage disposal 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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Guillermo A & Lila Beckford
154 Watermark Ter
Hercules, CA 94547-2658

Property:
825 HUMBOLDT ST
RICHMOND, CA 94805-1442-

PropID:
Client ID: 8610

Dear Owner/Agent,

This letter is to inform you that your property at **825 HUMBOLDT ST RICHMOND, CA 94805-1442** **failed** the Housing Quality Standards (HQS) inspection on 10/13/2025.

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>
2.12	Kitchen/Sink Dishwasher inoperable, repair

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10/28/2025

FAILED INSPECTION NOTICE

Jun Li
641 Rock Rose Way
San Pablo, CA 94806-1856

Property:
4021 COLEMAN CIR
RICHMOND, CA 94806-1860-

PropID:
Client ID: 8762

Dear Owner/Agent,

This letter is to inform you that your property at **4021 COLEMAN CIR RICHMOND, CA 94806-1860** **failed** the Housing Quality Standards (HQS) inspection on 10/13/2025.

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>
1.8	Living Room/Floor Condition flooring throughout 1st floor peeling up /damaged -repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st floor and 2nd floor smoke detector missing - repair/replace
3.12	Bathroom/Tub or Shower 1st floor shower handle missing - repair/replace
4.6	Other Rooms/Celing Condition large hole in secondary room ceiling - repair/replace
2.3	Kitchen/Electrical Hazards 2nd floor hallway outlet plate cover missing - repair/replace
3.3	Bathroom/Electrical Hazards master bedroom toilet area light not working - repair/replace hallway bathroom light inop - repair/replace



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