



10/28/2025

**FAILED INSPECTION NOTICE**

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

Property:  
521 S 16TH ST  
RICHMOND, CA 94801-

PropID:  
Client ID: 5915

Dear Owner/Agent,

This letter is to inform you that your property at **521 S 16TH ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

**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.

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.

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**

Faramarz Jalali Farahani  
1226 Oak Hill Ct  
Pinole, CA 94564-2147

Property:  
17 QUAIL HILL LN  
RICHMOND, CA 94803-2833-

PropID:  
Client ID: 9601

Dear Owner/Agent,

This letter is to inform you that your property at **17 QUAIL HILL LN RICHMOND, CA 94803-2833** **failed** the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 12/05/2025 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>
3.3	Bathroom/Electrical Hazards Install GFCI receptacle left of sink
4.3	Other Rooms/Electrical Hazards Replace cracked outlet underneath left window

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**

Michael Moran  
23620 Stage Coach Rd  
Volcano, CA 95689-9763

Property:  
3253 RHEEM AVE  
RICHMOND, CA 94804-1145-

PropID:  
Client ID: 3687

Dear Owner/Agent,

This letter is to inform you that your property at **3253 RHEEM AVE RICHMOND, CA 94804-1145 failed** the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 12/08/2025 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 locks from all bedroom doors

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,

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Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Lucila Guillen  
111 Marina Blvd  
San Rafael, CA 94901-4218

Property:  
2873 ESMOND AVE  
RICHMOND, CA 94804-1313-

PropID:  
Client ID: 10274

Dear Owner/Agent,

This letter is to inform you that your property at **2873 ESMOND AVE RICHMOND, CA 94804-1313** **failed** the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 12/08/2025 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 all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door no closing locking properly - repair



10/28/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Bu Guang & Jessica Deng Cen  
675 20Th Ave  
San Francisco, CA 94121-3831

Property:  
843 30TH ST  
RICHMOND, CA 94804-1325-

PropID:  
Client ID: 9973

Dear Owner/Agent,

This letter is to inform you that your property at **843 30TH ST RICHMOND, CA 94804-1325** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 12/08/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop -repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door
1.4	Living Room/Security front security screen hard to open gets stuck repair/replace



10/28/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Faramarz Jalali Farahani  
1226 Oak Hill Ct  
Pinole, CA 94564-2147

Property:  
2541 GARVIN AVE  
RICHMOND, CA 94804-1376-

PropID:  
Client ID: 9601

Dear Owner/Agent,

This letter is to inform you that your property at **2541 GARVIN AVE RICHMOND, CA 94804-1376** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 12/05/2025 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>
4.5	Other Rooms/Window Condition Clear items blocking patio door (fire exit)
4.6	Other Rooms/Celing Condition Clean heavy yellow discoloration on ceiling
4.7	Other Rooms/Wall Condition Clean heavy yellow discoloration on patio door /window

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

Chenpo Lin  
2801 Pinole Valley Road #210  
Pinole, CA 94564

Property:  
99 MURDOCK ST  
RICHMOND, CA 94804-1929-

PropID:  
Client ID: 14196

Dear Owner/Agent,

This letter is to inform you that your property at **99 MURDOCK ST RICHMOND, CA 94804-1929** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 12/10/2025 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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.5	Other Rooms/Window Condition clear egress from blocking window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet base loose- repair/replace
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove



10/28/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

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Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Pik Kei Yip  
16984 Nw Countryridge Drive  
Portland, OR 97229-7346

Property:  
338 S 15TH ST  
RICHMOND, CA 94804-2512-

PropID:  
Client ID: 6249

Dear Owner/Agent,

This letter is to inform you that your property at **338 S 15TH ST RICHMOND, CA 94804-2512** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

**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>
5.3	Secondary Rooms/Electrical Hazards Garage - Outlet right of window cracked receptacle, replace

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,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Aziz Khon  
1620 Woolsey St #A  
Berkeley, CA 94703-2324

Property:  
1609 CUTTING BLVD  
RICHMOND, CA 94804-2656-

PropID:  
Client ID: 5803

Dear Owner/Agent,

This letter is to inform you that your property at **1609 CUTTING BLVD RICHMOND, CA 94804-2656** **failed** the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 12/08/2025 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>
2.4	Kitchen/Security patio door not locking properly
3.5	Bathroom/Window Condition both bathroom windows not stay open - repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking



10/28/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

William & Peggy Hutchings  
MSB PROPERTY MGMT  
Po Box 21  
Lafayette, CA 94549

Property:  
2508 CUTTING BLVD Apt B  
RICHMOND, CA 94804-2848-

PropID:  
Client ID: 1465

Dear Owner/Agent,

This letter is to inform you that your property at **2508 CUTTING BLVD Apt B RICHMOND, CA 94804-2848** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 12/08/2025 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>
3.5	Bathroom/Window Condition screen missing
4.5	Other Rooms/Window Condition screens in bedrooms missing
1.4	Living Room/Security patio door hard to open/close - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite



10/28/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

William & Peggy Hutchings  
MSB PROPERTY MGMT  
Po Box 21  
Lafayette, CA 94549

Property:  
2508 CUTTING BLVD Apt E  
RICHMOND, CA 94804-2848-

PropID:  
Client ID: 1465

Dear Owner/Agent,

This letter is to inform you that your property at **2508 CUTTING BLVD Apt E RICHMOND, CA 94804-2848** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 12/08/2025 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 missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
1.6	Living Room/Ceiling Condition ceiling bulging - repair/replace
1.4	Living Room/Security porch light inop





10/28/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

William & Peggy Hutchings  
MSB PROPERTY MGMT  
Po Box 21  
Lafayette, CA 94549

Property:  
2508 CUTTING BLVD Apt F  
RICHMOND, CA 94804-2848-

PropID:  
Client ID: 1465

Dear Owner/Agent,

This letter is to inform you that your property at **2508 CUTTING BLVD Apt F RICHMOND, CA 94804-2848** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 12/08/2025 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 hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
3.8	Bathroom/Floor Condition floor damaged - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower h/c handle missing
2.8	Kitchen/Floor Condition floor damaged -repair/replace



10/28/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Ruthie J Prather  
761 S 41St St  
Richmond, CA 94804

Property:  
128 S 41ST ST  
RICHMOND, CA 94804-3335-

PropID:  
Client ID: 1750

Dear Owner/Agent,

This letter is to inform you that your property at **128 S 41ST ST RICHMOND, CA 94804-3335** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 12/10/2025 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 living room smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite

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,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Jagit & Manmohan K Anand  
1066 Rock Harbor Pt  
Hercules, CA 94547

Property:  
424 S 49TH ST Apt 1  
RICHMOND, CA 94804-3478-

PropID:  
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **424 S 49TH ST Apt 1 RICHMOND, CA 94804-3478** **failed** the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 12/05/2025 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>
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle underneath window

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,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

James M Stuart  
1230 Contra Costa Dr  
El Cerrito, CA 94530

Property:  
1577 SAN JOAQUIN ST  
RICHMOND, CA 94804-5135-

PropID:  
Client ID: 15991

Dear Owner/Agent,

This letter is to inform you that your property at **1577 SAN JOAQUIN ST RICHMOND, CA 94804-5135** **failed** the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 11/25/2025 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>
3.12 Bathroom/Tub or Shower	Repair leak behind shower control knob
7.4 Heating and Plumbing/Water Heater	Tenant to remove personal items being stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heater inoperable, repair
8.1 General Health and Safety/Access to Unit	Patio screen damaged/ torn at bottom. Repair
2.10 Kitchen/Stove or Range with Oven	Replace missing range hood vent screen



10/28/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Jagit & Manmohan K Anand  
1066 Rock Harbor Pt  
Hercules, CA 94547

Property:  
346 38TH ST  
RICHMOND, CA 94805-2209-

PropID:  
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **346 38TH ST RICHMOND, CA 94805-2209** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 12/05/2025 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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

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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Residential Rental Inspections Program





10/28/2025

**FAILED INSPECTION NOTICE**

Jagit & Manmohan K Anand  
1066 Rock Harbor Pt  
Hercules, CA 94547

Property:  
348 38TH ST  
RICHMOND, CA 94805-2209-

PropID:  
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **348 38TH ST RICHMOND, CA 94805-2209** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

**A re-inspection has been scheduled for 12/05/2025 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

2- replace cracked receptacle under window

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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