



11/12/2025

FAILED INSPECTION NOTICE

Martin Yi-Wen Lu
1191 Solano Ave #6095
Albany, CA 94706

Property:
602 26TH ST
RICHMOND, CA 94804-1571-

PropID:
Client ID: 3839

Dear Owner/Agent,

This letter is to inform you that your property at **602 26TH ST RICHMOND, CA 94804-1571** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/18/2025 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>
6.4	Building Exterior/Condition of Exterior Surfaces EXTERIOR WIRING COMING FROM LIGHT POLE LOOSE PER PG&E WHICH MAY BE THE ROOT CAUSE OF BREAKERS POPPING INSIDE OF UNIT. Picture of letter from PG&E taken and attached to inspectors daily inspection list email. 7/28/2025 11:45 am Tenant no show, unable to verify if issues with electrical has been corrected. 10/28/2025 Owner provided documentation from electrician and PG&E stating that there is a issue with electrical inside of unit. Work to begin as bid was selected. Issue has not been corrected as of todays inspection. Pictures taken and emailed with inspectors daily results entry,



11/12/2025

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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



11/12/2025

FAILED INSPECTION NOTICE

101 S 15Th St Llc
Bg Asset Management
2801 Pinole Valley Road, Suite 210
Pinole, CA 94564

Property:
105 S 15TH ST
RICHMOND, CA 94804-2507-

PropID:
Client ID: 16859

Dear Owner/Agent,

This letter is to inform you that your property at **105 S 15TH ST RICHMOND, CA 94804-2507** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/18/2025 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 No smoke detector in right side bedroom, install.

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



11/12/2025

FAILED INSPECTION NOTICE

Gerard A & Anita O Young
804 Shevlin Dr
El Cerrito, CA 94530

Property:
518 S 30TH ST
RICHMOND, CA 94804-4016-

PropID:
Client ID: 7006

Dear Owner/Agent,

This letter is to inform you that your property at **518 S 30TH ST RICHMOND, CA 94804-4016** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/18/2025 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 dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1 Heating and Plumbing/Adequacy of Heating Equipment	1. Heater inoperable, repair
	2. Secure thermostat to wall
2.12 Kitchen/Sink	Dishwasher inoperable, no power. Repair
3.13 Bathroom/Ventilation	Clean excessive dust build up on vent fan
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit	Bath Sink Faucet Leakage Present.



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Sincerely,

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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Nawal Tamimi
6850 Sharlands Ave 1077
Reno, NV 89523

Property:
142 SHORELINE CT
RICHMOND, CA 94804-4589-

PropID:
Client ID: 4921

Dear Owner/Agent,

This letter is to inform you that your property at **142 SHORELINE CT RICHMOND, CA 94804-4589** **failed** the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/17/2025 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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span.
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, 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



11/12/2025

FAILED INSPECTION NOTICE

Hai Chi Dang
2579 44Th Ave
San Francisco, CA 94116-2634

Property:
1205 S 56TH ST
RICHMOND, CA 94804-4804-

PropID:
Client ID: 10081

Dear Owner/Agent,

This letter is to inform you that your property at **1205 S 56TH ST RICHMOND, CA 94804-4804** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/18/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.1	General Health and Safety/Access to Unit Patio door handle damaged, repair or replace
3.12	Bathroom/Tub or Shower Resurface tub, level 2 bathroom
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink in bedroom 3
3.13	Bathroom/Ventilation Clean vent fan in bedroom 3
3.4	Bathroom/Security Lock mechanism for door leading to toilet missing, replace



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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Wing Lee
184 Columbine Pl
Hercules, CA 94547-1006

Property:
5849 ALAMEDA AVE
RICHMOND, CA 94804-4822-

PropID:
Client ID: 2941

Dear Owner/Agent,

This letter is to inform you that your property at **5849 ALAMEDA AVE RICHMOND, CA 94804-4822** **failed** the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/17/2025 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>
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.
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint and rust present
2.12	Kitchen/Sink Hot water control knob missing, replace
2.10	Kitchen/Stove or Range with Oven Left rear burner inoperable, repair



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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Tom K & Ana M Kinnard
670 Mariesta Rd
Pinole, CA 94564-2643

Property:
5610 BAYVIEW AVE
RICHMOND, CA 94804-4827-

PropID:
Client ID: 6695

Dear Owner/Agent,

This letter is to inform you that your property at **5610 BAYVIEW AVE RICHMOND, CA 94804-4827** **failed** the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/18/2025 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 Replace, current smoke detector exceeds 10 year life span
8.1	General Health and Safety/Access to Unit Rear security gate stuck and will not open, repair (fire exit)
3.12	Bathroom/Tub or Shower Tenant supplied shower head leaking in rear, 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



11/12/2025

FAILED INSPECTION NOTICE

Laurie Kam-Fun Lau
6858 Snowdon Ave
El Cerrito, CA 94530

Property:
5921 BAYVIEW AVE
RICHMOND, CA 94804-4831-

PropID:
Client ID: 5607

Dear Owner/Agent,

This letter is to inform you that your property at **5921 BAYVIEW AVE RICHMOND, CA 94804-4831** **failed** the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/18/2025 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>
3.5	Bathroom/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.

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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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Lien-Cheng & Hsieh-Po Chang
1048 Myrtlewood Ct
San Pablo, CA 94806-5838

Property:
5613 MADISON AVE
RICHMOND, CA 94804-4841-

PropID:
Client ID: 9390

Dear Owner/Agent,

This letter is to inform you that your property at **5613 MADISON AVE RICHMOND, CA 94804-4841** **failed** the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/18/2025 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 Replace, current smoke detector exceeds 10 year life span. (2012)
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector exceeds 10 year life span, replace



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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Wei Yi Zhang
198 Rose Dr
Milpitas, CA 95035-3104

Property:
1447 MONTEREY ST
RICHMOND, CA 94804-4944-

PropID:
Client ID: 3043

Dear Owner/Agent,

This letter is to inform you that your property at **1447 MONTEREY ST RICHMOND, CA 94804-4944** **failed** the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/18/2025 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
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.3	Other Rooms/Electrical Hazards NO ACCESS to outlets in bedroom 3, which is located in garage
4.5	Other Rooms/Window Condition DECLUTTER room, no access to window which is only fire exit in room
4.4	Other Rooms/Security Clear items stored behind door so it can open as designed.
1.3	Living Room/Electrical Hazards Clear excessive amount of items in living room to allow access to outlets for inspection
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. -Install GFCI by sink -Outlets all have open grounds, repair
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down weeds and tall grass in rear yard



11/12/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Robert E Serb
5465 Victoria Ln
Richmond, CA 94803-3833

Property:
6111 ORCHARD AVE Apt 1
RICHMOND, CA 94804-5028-

PropID:
Client ID: 6218

Dear Owner/Agent,

This letter is to inform you that your property at **6111 ORCHARD AVE Apt 1 RICHMOND, CA 94804-5028 failed** the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/18/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	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.
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.



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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Stephen & Jennifer Nomura
919 San Benito Rd
Berkeley, CA 94707-2436

Property:
5426 PLUMAS AVE
RICHMOND, CA 94804-5242-

PropID:
Client ID: 10715

Dear Owner/Agent,

This letter is to inform you that your property at **5426 PLUMAS AVE RICHMOND, CA 94804-5242** **failed** the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/18/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace

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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

J Denise Grimshaw
533 Bonnie Dr
El Cerrito, CA 94530-3322

Property:
5700 SUTTER AVE
RICHMOND, CA 94804-5257-

PropID:
Client ID: 6148

Dear Owner/Agent,

This letter is to inform you that your property at **5700 SUTTER AVE RICHMOND, CA 94804-5257** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/18/2025 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>
2.3	Kitchen/Electrical Hazards Replace missing outlet cover plate right side of stove
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
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,

City of Richmond
Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Tania Balazs
707 San Carlos Ave
Albany, CA 94706

Property:
1650 MENDOCINO ST
RICHMOND, CA 94804-5313-

PropID:
Client ID: 6648

Dear Owner/Agent,

This letter is to inform you that your property at **1650 MENDOCINO ST RICHMOND, CA 94804-5313** **failed** the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/18/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit

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



11/12/2025

FAILED INSPECTION NOTICE

Nicholas John Gregor
32 Camellia Pl
Oakland, CA 94602-2506

Property:
1601 SAN BENITO ST
RICHMOND, CA 94804-5326-

PropID:
Client ID: 10266

Dear Owner/Agent,

This letter is to inform you that your property at **1601 SAN BENITO ST RICHMOND, CA 94804-5326** **failed** the Housing Quality Standards (HQS) inspection on 10/28/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Replace missing light switch cover plate

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



11/12/2025

FAILED INSPECTION NOTICE

Christopher Coen
34437 Willow Ln
Union City, CA 95035-4462

Property:
1919 SAN BENITO ST
RICHMOND, CA 94804-5332-

PropID:
Client ID: 10045

Dear Owner/Agent,

This letter is to inform you that your property at **1919 SAN BENITO ST RICHMOND, CA 94804-5332** **failed** the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/18/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.5	Kitchen/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.



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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Margaret Ann Marie
509 W Main St
Washington, IA 52353-1625

Property:
849 YUBA ST
RICHMOND, CA 94805-1130-

PropID:
Client ID: 10599

Dear Owner/Agent,

This letter is to inform you that your property at **849 YUBA ST RICHMOND, CA 94805-1130** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/22/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls large crack in ceiling - repair/repaint
4.7	Other Rooms/Wall Condition bedroom wall has very large crack - repair/replace/repaint

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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City of Richmond
Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Lawrence H & May Louie Lee
57 Belle Ave
San Francisco, CA 94132

Property:
5118 GARVIN AVE
RICHMOND, CA 94805-1435-

PropID:
Client ID: 12709

Dear Owner/Agent,

This letter is to inform you that your property at **5118 GARVIN AVE RICHMOND, CA 94805-1435** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/22/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls hallway sink not working properly
2.10	Kitchen/Stove or Range with Oven hood range fan screen cover need replacing
2.3	Kitchen/Electrical Hazards GFCI outlet missing

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



11/12/2025

FAILED INSPECTION NOTICE

Steven A Villata
Lisa Sheppard
507 Napa St
Rodeo, CA 94572-1512

Property:
733 KERN ST
RICHMOND, CA 94805-1546-

PropID:
Client ID: 9538

Dear Owner/Agent,

This letter is to inform you that your property at **733 KERN ST RICHMOND, CA 94805-1546** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/22/2025 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>
3.3	Bathroom/Electrical Hazards rear bathroom GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing

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



11/12/2025

FAILED INSPECTION NOTICE

Dai Chih Wei
1251 Navellier St
El Cerrito, CA 94530-2446

Property:
3634 GARVIN AVE
RICHMOND, CA 94805-1737-

PropID:
Client ID: 9576

Dear Owner/Agent,

This letter is to inform you that your property at **3634 GARVIN AVE RICHMOND, CA 94805-1737** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/22/2025 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hot handle not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - 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.

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



11/12/2025

FAILED INSPECTION NOTICE

Peter & Emily T Morfin
One Franciscan Way
Kensington, CA 94707-1112

Property:
3505 CERRITO AVE
RICHMOND, CA 94805-1759-

PropID:
Client ID: 7398

Dear Owner/Agent,

This letter is to inform you that your property at **3505 CERRITO AVE RICHMOND, CA 94805-1759** **failed** the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/22/2025 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 hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of overgrowth - cut/remove



11/12/2025

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



11/12/2025

FAILED INSPECTION NOTICE

Hamid Zavar
1221 Brighton Ave #Apt 8
Albany, CA 94706-1331

Property:
4212 BARRETT AVE
RICHMOND, CA 94805-1830-

PropID:
Client ID: 12920

Dear Owner/Agent,

This letter is to inform you that your property at **4212 BARRETT AVE RICHMOND, CA 94805-1830** **failed** the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/19/2025 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 1st & 2nd floor hallway missing/inop smoke/Co detector
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors both bedroom smoke detectors - missing/inop
8.6	General Health and Safety/Interior Stairs and Common Halls clear egress blocking entry way to bedroom door



11/12/2025

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



11/12/2025

FAILED INSPECTION NOTICE

William E Schupp
5489 Sobrante Ave
El Sobrante, CA 94803-1435

Property:
717 39TH ST
RICHMOND, CA 94805-1850-

PropID:
Client ID: 8375

Dear Owner/Agent,

This letter is to inform you that your property at **717 39TH ST RICHMOND, CA 94805-1850** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/19/2025 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>
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - 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.

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



11/12/2025

FAILED INSPECTION NOTICE

Muhammed H Alyusuf
2717 Del Monte Ave
El Cerrito, CA 94530-1507

Property:
5326 SIERRA AVE
RICHMOND, CA 94805-1929-

PropID:
Client ID: 4163

Dear Owner/Agent,

This letter is to inform you that your property at **5326 SIERRA AVE RICHMOND, CA 94805-1929** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/22/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop

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



11/12/2025

FAILED INSPECTION NOTICE

First Presbyterian Church
3415 Barrett Ave
Richmond, CA 94805-2139

Property:
535 35TH ST
RICHMOND, CA 94805-2123-

PropID:
Client ID: 4823

Dear Owner/Agent,

This letter is to inform you that your property at **535 35TH ST RICHMOND, CA 94805-2123** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/19/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - 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.

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



11/12/2025

FAILED INSPECTION NOTICE

Henry Ng Tre
768 24Th Ave
San Francisco, CA 94121-3712

Property:
478 39TH ST
RICHMOND, CA 94805-2216-

PropID:
Client ID: 6920

Dear Owner/Agent,

This letter is to inform you that your property at **478 39TH ST RICHMOND, CA 94805-2216** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/19/2025 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.7	Living Room/Wall Condition large crack in wall - 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.

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



11/12/2025

FAILED INSPECTION NOTICE

Jia Rong Yu
4240 Gordon St
Fremont, CA 94560-5600

Property:
4021 NEVIN AVE
RICHMOND, CA 94805-2238-

PropID:
Client ID: 8416

Dear Owner/Agent,

This letter is to inform you that your property at **4021 NEVIN AVE RICHMOND, CA 94805-2238** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/19/2025 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>
6.3	Building Exterior/Condition of Roof and Gutters gutters in front of house damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke /Co detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches back yard patio flooring damaged badly - safety hazard - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment remove lock - unable to access water heater



11/12/2025

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



11/12/2025

FAILED INSPECTION NOTICE

Frank W Lum
666 40Th Ave
San Francisco, CA 94121-2525

Property:
4120 NEVIN AVE
RICHMOND, CA 94805-2340-

PropID:
Client ID: 6682

Dear Owner/Agent,

This letter is to inform you that your property at **4120 NEVIN AVE RICHMOND, CA 94805-2340** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/19/2025 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
3.3	Bathroom/Electrical Hazards GFCI out let missing
8.7	General Health and Safety/Other Interior Hazards living room Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.6	Kitchen/Ceiling Condition dining room ceiling peeling badly - repair/repaint
2.12	Kitchen/Sink caulking behind sink wall caulking badly worn - recaulk/repair sink chipping - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit - worn/torn/lips - repair/replace
1.6	Living Room/Ceiling Condition large cracks in ceiling - repair/repaint



11/12/2025

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



11/12/2025

FAILED INSPECTION NOTICE

Melissa Wong
3420 Andrade Ave
Richmond, CA 94804-1114

Property:
535 43RD ST
RICHMOND, CA 94805-2353-

PropID:
Client ID: 4838

Dear Owner/Agent,

This letter is to inform you that your property at **535 43RD ST RICHMOND, CA 94805-2353** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/19/2025 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>
6.3	Building Exterior/Condition of Roof and Gutters gutters damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors room in garage used for sleeping missing smoke detector
4.4	Other Rooms/Security remove key door lock on garage door been used for room



11/12/2025

FAILED INSPECTION NOTICE

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



11/12/2025

FAILED INSPECTION NOTICE

James R & Patricia L Nunn
1213 Upper Happy Valley Rd
Lafayette, CA 94549-2724

Property:
414 DIMM ST
RICHMOND, CA 94805-2422-

PropID:
Client ID: 1702

Dear Owner/Agent,

This letter is to inform you that your property at **414 DIMM ST RICHMOND, CA 94805-2422** failed the Housing Quality Standards (HQS) inspection on 10/28/2025.

A re-inspection has been scheduled for 12/22/2025 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd floor smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.1	General Health and Safety/Access to Unit backdoor not locking properly - repair/replace



11/12/2025

FAILED INSPECTION NOTICE

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