



11/12/2025

**FAILED INSPECTION NOTICE**

Irvin I & Betty D Ku  
2470 Holly Oak Dr  
Danville, CA 94506-2030

Property:  
2837 MAY RD  
RICHMOND, CA 94803-

PropID:  
Client ID: 4410

Dear Owner/Agent,

This letter is to inform you that your property at **2837 MAY RD RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 10/29/2025.

**A re-inspection has been scheduled for 12/18/2025 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 door lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
7.2	Heating and Plumbing/Safety of Heating Equipment earthquake straps missing
2.12	Kitchen/Sink faucet base not properly secure / faucet not shutting off properly - repair/replace
4.6	Other Rooms/Celing Condition master bedroom ceiling very badly discolored - room has a very damp smell - remove /repair/
3.3	Bathroom/Electrical Hazards master bedroom GFCI outlet missing
3.12	Bathroom/Tub or Shower hallway tub peeling - resurface/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.

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**

Castillo Partners Llc  
3053 Fillmore St #261  
San Francisco, CA 94123-4009

Property:  
3110 FLORIDA AVE  
RICHMOND, CA 94804-3110-

PropID:  
Client ID: 8395

Dear Owner/Agent,

This letter is to inform you that your property at **3110 FLORIDA AVE RICHMOND, CA 94804-3110** **failed** the Housing Quality Standards (HQS) inspection on 10/29/2025.

**A re-inspection has been scheduled for 12/23/2025 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 clear egress blocking back door from opening fully
4.10	Other Rooms/Smoke Detectors bedroom smoke detectors missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking heater



11/12/2025

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Sincerely,

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Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Jennifer Akemi Yasumoto  
Richard Cohan  
2709 Del Monte Ave  
El Cerrito, CA 94530

Property:  
5825 PANAMA AVE  
RICHMOND, CA 94804-5521-

PropID:  
Client ID: 4144

Dear Owner/Agent,

This letter is to inform you that your property at **5825 PANAMA AVE RICHMOND, CA 94804-5521** **failed** the Housing Quality Standards (HQS) inspection on 10/29/2025.

**A re-inspection has been scheduled for 12/18/2025 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, current smoke detector exceeds 10 year life span
2.12	Kitchen/Sink Repair kitchen faucet, leaking while in use in rear.

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



11/12/2025

**FAILED INSPECTION NOTICE**

Richard D & Deborah Jesch  
1919 7Th St  
Berkeley, CA 94710

Property:  
5735 COLUMBIA AVE  
RICHMOND, CA 94804-5631-

PropID:  
Client ID: 10409

Dear Owner/Agent,

This letter is to inform you that your property at **5735 COLUMBIA AVE RICHMOND, CA 94804-5631** **failed** the Housing Quality Standards (HQS) inspection on 10/29/2025.

**A re-inspection has been scheduled for 12/18/2025 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, current smoke detector exceeds 10 year life span
8.6	General Health and Safety/Interior Stairs and Common Halls Replace, current smoke detector exceeds 10 year life span - Common area level 2

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**

Pao-Chung & Agnes Mok Chen  
8424 Buckingham  
El Cerrito, CA 94530-2532

Property:  
6001 SACRAMENTO AVE  
RICHMOND, CA 94804-5729-

PropID:  
Client ID: 7119

Dear Owner/Agent,

This letter is to inform you that your property at **6001 SACRAMENTO AVE RICHMOND, CA 94804-5729** failed the Housing Quality Standards (HQS) inspection on 10/29/2025.

**A re-inspection has been scheduled for 12/18/2025 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, current smoke detector exceeds 10 year life span

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**

Eugene Clement Huang  
6459 Kensington Ave  
Richmond, CA 94805-1651

Property:  
6000 COLUMBIA AVE  
RICHMOND, CA 94804-5736-

PropID:  
Client ID: 1753

Dear Owner/Agent,

This letter is to inform you that your property at **6000 COLUMBIA AVE RICHMOND, CA 94804-5736** **failed** the Housing Quality Standards (HQS) inspection on 10/29/2025.

**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>
4.10	Other Rooms/Smoke Detectors Replace, current smoke detector exceeds 10 year life span
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector outside of bedroom 3, exceeds 10 year life span.
2.12	Kitchen/Sink Garbage disposal inoperable, repair/replace or remove





11/12/2025

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Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Geraldine M Stokes  
1201 Alvira St  
Los Angeles, CA 90035

Property:  
5832 SAN JOSE AVE  
RICHMOND, CA 94804-5917-

PropID:  
Client ID: 6710

Dear Owner/Agent,

This letter is to inform you that your property at **5832 SAN JOSE AVE RICHMOND, CA 94804-5917** **failed** the Housing Quality Standards (HQS) inspection on 10/29/2025.

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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.
2.10	Kitchen/Stove or Range with Oven Burners on tenant supplied stove not self lighting, repair
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of window missing cover plate
3.12	Bathroom/Tub or Shower Tenant supplied shower head leaking in rear, repair



11/12/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Min Ting Zhao  
408 Kit Fox Ct  
Walnut Creek, CA 94598-4065

Property:  
234 SHORELINE CT  
RICHMOND, CA 94804-7435-

PropID:  
Client ID: 12924

Dear Owner/Agent,

This letter is to inform you that your property at **234 SHORELINE CT RICHMOND, CA 94804-7435** **failed** the Housing Quality Standards (HQS) inspection on 10/29/2025.

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

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



11/12/2025

**FAILED INSPECTION NOTICE**

Tsu-Kuang Chen  
1119 Cornell Ave  
Albany, CA 94804-7444

Property:  
64 BAYSIDE CT  
RICHMOND, CA 94804-7444-

PropID:  
Client ID: 6643

Dear Owner/Agent,

This letter is to inform you that your property at **64 BAYSIDE CT RICHMOND, CA 94804-7444** failed the Housing Quality Standards (HQS) inspection on 10/29/2025.

**A re-inspection has been scheduled for 12/19/2025 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 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.
6.4	Building Exterior/Condition of Exterior Surfaces Secure exterior outlet to wall, receptacles not secured to wall at time of inspection.

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**

David & Karman Lindenmuth  
1268 S Mayfair Ave  
Daly City, CA 94015-3654

Property:  
12 MARINA LAKES DR  
RICHMOND, CA 94804-7447-

PropID:  
Client ID: 1794

Dear Owner/Agent,

This letter is to inform you that your property at **12 MARINA LAKES DR RICHMOND, CA 94804-7447** **failed** the Housing Quality Standards (HQS) inspection on 10/29/2025.

**A re-inspection has been scheduled for 12/19/2025 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.5	Living Room/Window Condition Window screen damaged, repair

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City of Richmond  
Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Shaoping Li  
5309 Pembroke Way  
San Ramon, CA 94582-5933

Property:  
169 MARINA LAKES DR  
RICHMOND, CA 94804-7453-

PropID:  
Client ID: 2770

Dear Owner/Agent,

This letter is to inform you that your property at **169 MARINA LAKES DR RICHMOND, CA 94804-7453** failed the Housing Quality Standards (HQS) inspection on 10/29/2025.

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

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**

David A & Kristi A Robertson  
Po Box 1059  
Pinecrest, CA 95364

Property:  
145 BAYSIDE CT  
RICHMOND, CA 94804-7458-

PropID:  
Client ID: 2338

Dear Owner/Agent,

This letter is to inform you that your property at **145 BAYSIDE CT RICHMOND, CA 94804-7458** failed the Housing Quality Standards (HQS) inspection on 10/29/2025.

**A re-inspection has been scheduled for 12/19/2025 between 09:00AM and 12:00PM.**

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<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.

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**

Philip & Janice Emmanuele  
835 Kizer St  
Milpitas, CA 95035-3313

Property:  
977 KERN ST  
RICHMOND, CA 94805-1120-

PropID:  
Client ID: 7101

Dear Owner/Agent,

This letter is to inform you that your property at **977 KERN ST RICHMOND, CA 94805-1120** failed the Housing Quality Standards (HQS) inspection on 10/29/2025.

**A re-inspection has been scheduled for 12/22/2025 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.6	Living Room/Ceiling Condition large cracks in ceiling throughout house - repair
2.3	Kitchen/Electrical Hazards GFCI outlet on right side of sink not resetting - repair/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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Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Brian A & Judy B Bjork  
18697 W Cavendish Dr  
Castro Valley, CA 94552-1725

Property:  
793 MC LAUGHLIN ST  
RICHMOND, CA 94805-1454-

PropID:  
Client ID: 2960

Dear Owner/Agent,

This letter is to inform you that your property at **793 MC LAUGHLIN ST RICHMOND, CA 94805-1454** **failed** the Housing Quality Standards (HQS) inspection on 10/29/2025.

**A re-inspection has been scheduled for 12/22/2025 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from bedroom 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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Marcela O Nava  
675 Colusa Ave  
Berkeley, CA 94707-1517

Property:  
789 KERN ST  
RICHMOND, CA 94805-1564-

PropID:  
Client ID: 6705

Dear Owner/Agent,

This letter is to inform you that your property at **789 KERN ST RICHMOND, CA 94805-1564** failed the Housing Quality Standards (HQS) inspection on 10/29/2025.

**A re-inspection has been scheduled for 12/22/2025 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

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**

John D Ford  
841 Hillside Ave  
Albany, CA 94706-1023

Property:  
656 34TH ST  
RICHMOND, CA 94805-1752-

PropID:  
Client ID: 7115

Dear Owner/Agent,

This letter is to inform you that your property at **656 34TH ST RICHMOND, CA 94805-1752** failed the Housing Quality Standards (HQS) inspection on 10/29/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.3	Bathroom/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.

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Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Miguel Viana  
1482 Ashwood Dr  
Martinez, CA 94553

Property:  
611 41ST ST  
RICHMOND, CA 94805-1820-

PropID:  
Client ID: 9223

Dear Owner/Agent,

This letter is to inform you that your property at **611 41ST ST RICHMOND, CA 94805-1820** failed the Housing Quality Standards (HQS) inspection on 10/29/2025.

**A re-inspection has been scheduled for 12/22/2025 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 living room hallway smoke detector missing

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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