



11/12/2025

**FAILED INSPECTION NOTICE**

Ernest Posey  
14 Chelsea Ct  
Oakland, CA 94619-2412

Property:  
518 LUCAS AVE  
RICHMOND, CA 94801-2250-

PropID:  
Client ID: 2613

Dear Owner/Agent,

This letter is to inform you that your property at **518 LUCAS AVE RICHMOND, CA 94801-2250** failed the Housing Quality Standards (HQS) inspection on 10/30/2025.

**A re-inspection has been scheduled for 12/22/2025 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<br>heater inop - repair/replace                                   |
| 7.2         | Heating and Plumbing/Safety of Heating Equipment<br>heater control missing - repair/replace                          |
| 3.12        | Bathroom/Tub or Shower<br>tub has corrosion - resurface/repair/replace   |
| 1.8         | Living Room/Floor Condition<br>carpeting throughout unit has tears & is bunching - tripping hazards - repair/replace |
| 1.7         | Living Room/Wall Condition<br>wall has area unpainted - 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**

Gabriel Tejeda  
Rosa Gonzalez  
1528 Carleton St  
Berkeley, CA 94703-1813

Property:  
529 3RD ST  
RICHMOND, CA 94801-2607-

PropID:  
Client ID: 11039

Dear Owner/Agent,

This letter is to inform you that your property at **529 3RD ST RICHMOND, CA 94801-2607** failed the Housing Quality Standards (HQS) inspection on 10/30/2025.

**A re-inspection has been scheduled for 12/22/2025 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<br>1st & 2nd floor Co detector - missing/inop              |
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>clear egress from bottom of stairs            |
| 2.4         | Kitchen/Security<br>clear egress from blocking back door  |
| 8.1         | General Health and Safety/Access to Unit<br>front security gate latch not locking properly - repair/replace |



11/12/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Ronald M & Margot Acquistapace  
2300 Henry Ave  
Pinole, CA 94564

Property:  
261 22ND ST  
RICHMOND, CA 94801-3232-

PropID:  
Client ID: 1083

Dear Owner/Agent,

This letter is to inform you that your property at **261 22ND ST RICHMOND, CA 94801-3232** failed the Housing Quality Standards (HQS) inspection on 10/30/2025.

**A re-inspection has been scheduled for 12/22/2025 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<br>Flooring heavily soiled in living room and dining room. Repair   |
| 2.10        | Kitchen/Stove or Range with Oven<br>1- Exterior of stove has rust and peeling paint, repair<br><br>2- Burners not self lighting, repair<br><br>3- Range hood heavily soiled with rust and peeling paint, repair |
| 2.13        | Kitchen/Space for Storage, Prep and Serving<br>Caulking behind sink damaged, repair   |
| 4.4         | Other Rooms/Security<br>Remove sliding lock mechanism from door   |
| 4.7         | Other Rooms/Wall Condition<br>Clean discoloration on bedroom walls  |
| 5.4         | Secondary Rooms/Other Potential Hazardous Features<br>Laundry room window screen missing, install   |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair   |
| 8.4         | General Health and Safety/Garbage and Debris<br>Remove old appliances in front of unit in yard  |



11/12/2025

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Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Lei Wang & Wei Zhu  
950 Taraval Street  
San Francisco, CA 94116

Property:  
2210 OHIO AVE  
RICHMOND, CA 94804-2749-

PropID:  
Client ID: 14002

Dear Owner/Agent,

This letter is to inform you that your property at **2210 OHIO AVE RICHMOND, CA 94804-2749** failed the Housing Quality Standards (HQS) inspection on 10/30/2025.

**A re-inspection has been scheduled for 12/19/2025 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<br>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<br>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.                               |
| 3.5         | Bathroom/Window Condition<br>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.    |



11/12/2025

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Sincerely,

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Residential Rental Inspections Program





11/12/2025

**FAILED INSPECTION NOTICE**

Tengfang Xu  
711 San Carlos Ave  
Albany, CA 94706

Property:  
2922 CUTTING BLVD Apt D  
RICHMOND, CA 94804-2947-

PropID:  
Client ID: 9237

Dear Owner/Agent,

This letter is to inform you that your property at **2922 CUTTING BLVD Apt D RICHMOND, CA 94804-2947** failed the Housing Quality Standards (HQS) inspection on 10/30/2025.

**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<br>Bath Toilet Seat needs repair/replacement.   |
| 3.13        | Bathroom/Ventilation<br>Clean excessive dust build up on vent fan  |
| 4.6         | Other Rooms/Celing Condition<br>Repair ceiling, evidence of water damage that wasnt repaired completely on ceiling<br>upstairs rear center bedroom |



11/12/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Leland L & Tracy E Turner  
5717 Oliver Ct  
El Sobrante, CA 94803

Property:  
5835 ALAMEDA AVE Apt 1  
RICHMOND, CA 94804-4844-

PropID:  
Client ID: 15243

Dear Owner/Agent,

This letter is to inform you that your property at **5835 ALAMEDA AVE Apt 1 RICHMOND, CA 94804-4844** failed the Housing Quality Standards (HQS) inspection on 10/30/2025.

**A re-inspection has been scheduled for 12/19/2025 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<br>Replace cracked/damaged receptacle right of sink                       |
| 4.4         | Other Rooms/Security<br>Door knob missing on door, install   |
| 4.3         | Other Rooms/Electrical Hazards<br>Replace cracked outlet on right wall from entry across from 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,

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Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Leland L & Tracy E Turner  
5717 Oliver Ct  
El Sobrante, CA 94803

Property:  
5835 ALAMEDA AVE Apt 2  
RICHMOND, CA 94804-4844-

PropID:  
Client ID: 15243

Dear Owner/Agent,

This letter is to inform you that your property at **5835 ALAMEDA AVE Apt 2 RICHMOND, CA 94804-4844** failed the Housing Quality Standards (HQS) inspection on 10/30/2025.

**A re-inspection has been scheduled for 12/19/2025 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<br>Replace cracked/damaaged outlet in dining room underneath painting |
| 8.7         | General Health and Safety/Other Interior Hazards<br>Install common area smoke detector 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,

City of Richmond  
Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Leland L & Tracy E Turner  
5717 Oliver Ct  
El Sobrante, CA 94803

Property:  
5835 ALAMEDA AVE Apt 3  
RICHMOND, CA 94804-4844-

PropID:  
Client ID: 15243

Dear Owner/Agent,

This letter is to inform you that your property at **5835 ALAMEDA AVE Apt 3 RICHMOND, CA 94804-4844** failed the Housing Quality Standards (HQS) inspection on 10/30/2025.

**A re-inspection has been scheduled for 12/19/2025 between 11:00AM and 02:00PM.**

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>  |
|-------------|--|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heaters level 1 & 2 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**

Mae Yue & Wa Yam Leung  
101 Janie Ct  
El Cerrito, CA 94530

Property:  
1619 SAN JOAQUIN ST  
RICHMOND, CA 94804-5134-

PropID:  
Client ID: 8619

Dear Owner/Agent,

This letter is to inform you that your property at **1619 SAN JOAQUIN ST RICHMOND, CA 94804-5134** **failed** the Housing Quality Standards (HQS) inspection on 10/30/2025.

**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>             |
|-------------|---|
| 3.12        | Bathroom/Tub or Shower<br>tub badly worn resurface/repair/replace |

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Mae Yue & Wa Yam Leung  
101 Janie Ct  
El Cerrito, CA 94530

Property:  
1623 SAN JOAQUIN ST  
RICHMOND, CA 94804-5134-

PropID:  
Client ID: 8619

Dear Owner/Agent,

This letter is to inform you that your property at **1623 SAN JOAQUIN ST RICHMOND, CA 94804-5134** **failed** the Housing Quality Standards (HQS) inspection on 10/30/2025.

**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>                                  |
|-------------|--|
| 4.4         | Other Rooms/Security<br>bedroom striker plate missing from door frame - 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**

Karl & Bessie Richmond  
5743 Oak Knoll Rd  
El Sobrante, CA 94803-1423

Property:  
5506 COLUSA AVE  
RICHMOND, CA 94804-5228-

PropID:  
Client ID: 6342

Dear Owner/Agent,

This letter is to inform you that your property at **5506 COLUSA AVE RICHMOND, CA 94804-5228** failed the Housing Quality Standards (HQS) inspection on 10/30/2025.

**A re-inspection has been scheduled for 12/23/2025 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<br>remove key door 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**

Edward I Shie  
2872 29Th Ave W  
Seattle, WA 98199

Property:  
5216 SOLANO AVE  
RICHMOND, CA 94805-1449-

PropID:  
Client ID: 8334

Dear Owner/Agent,

This letter is to inform you that your property at **5216 SOLANO AVE RICHMOND, CA 94805-1449** **failed** the Housing Quality Standards (HQS) inspection on 10/30/2025.

**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>  |
|-------------|--|
| 4.4         | Other Rooms/Security<br>Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION<br>owner and tenant stated that the person that stays inthe room has mental issues and wont allow them in locked room |

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Edward I Shie  
2872 29Th Ave W  
Seattle, WA 98199

Property:  
322 44TH ST  
RICHMOND, CA 94805-2362-

PropID:  
Client ID: 8334

Dear Owner/Agent,

This letter is to inform you that your property at **322 44TH ST RICHMOND, CA 94805-2362** failed the Housing Quality Standards (HQS) inspection on 10/30/2025.

**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>  |
|-------------|--|
| 3.10        | Bathroom/Flush Toilet in Enclosed Room in Unit<br>Bath Toilet not secured properly to floor. |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>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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City of Richmond  
Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Aruiraj & Gowrie Jayaraj  
5333 Knights Est  
San Jose, CA 95135

Property:  
5040 WHINS CT  
RICHMOND, CA 94806-5056-

PropID:  
Client ID: 16362

Dear Owner/Agent,

This letter is to inform you that your property at **5040 WHINS CT RICHMOND, CA 94806-5056** failed the Housing Quality Standards (HQS) inspection on 10/30/2025.

**A re-inspection has been scheduled for 12/19/2025 between 01:00PM and 04:00PM.**

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                                |
|-------------|--|
| 4.5         | Other Rooms/Window Condition<br>Move furniture blocking access to window (fire exit) |

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