



11/14/2022

FAILED INSPECTION NOTICE

Ivani & Amaury Crivelari
1130 Marin Ave
Albany, CA 94706-2050

Property:
604 JULIGA WOODS ST
RICHMOND, CA 94804-

PropID:
Client ID: 1268

Dear Owner/Agent,

This letter is to inform you that your property at **604 JULIGA WOODS ST RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 11/03/2022.

A re-inspection has been scheduled for 12/15/2022 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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven Oven light not working properly - repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose - repair/replace	O
3.12	Bathroom/Tub or Shower Caulking very worn - repair/replace	O
3.13	Bathroom/Ventilation Vent not working properly - repair/replace Vent cover- missing - repair/replace	O
4.4	Other Rooms/Security Remove key door lock - repair/replace	O
4.10	Other Rooms/Smoke Detectors Missing smoke detector	O
8.7	General Health and Safety/Other Interior Hazards Common living area missing smoke detector and Co2 detector	O



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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



11/14/2022

FAILED INSPECTION NOTICE

Yang Li
Po Box 70581
Richmond, CA 94807

Property:
2323 MARICOPA AVE
RICHMOND, CA 94804-1007-

PropID:
Client ID: 9315

Dear Owner/Agent,

This letter is to inform you that your property at **2323 MARICOPA AVE RICHMOND, CA 94804-1007** **failed** the Housing Quality Standards (HQS) inspection on 11/03/2022.

A re-inspection has been scheduled for 12/15/2022 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>	<u>Tenant/Owner</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose - repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Faucet handle loose - repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly - repair/replace	O

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



11/14/2022

FAILED INSPECTION NOTICE

Guo Lian & Yu Mei Lee
2322 Bartlett St
Oakland, CA 94601-3211

Property:
2525 MARICOPA AVE Apt A
RICHMOND, CA 94804-1048-

PropID:
Client ID: 13155

Dear Owner/Agent,

This letter is to inform you that your property at **2525 MARICOPA AVE Apt A RICHMOND, CA 94804-1048** failed the Housing Quality Standards (HQS) inspection on 11/03/2022.

A re-inspection has been scheduled for 12/15/2022 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>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards GFCI not working properly - repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly - repair/replace	O
8.7	General Health and Safety/Other Interior Hazards Remove all 3 key door knobs - repair/replace	O

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



11/14/2022

FAILED INSPECTION NOTICE

Richard A Spencer
172 Gordon Way
Martinez, CA 94553

Property:
2322 ANDRADE AVE Apt A
RICHMOND, CA 94804-1255-

PropID:
Client ID: 11429

Dear Owner/Agent,

This letter is to inform you that your property at **2322 ANDRADE AVE Apt A RICHMOND, CA 94804-1255** failed the Housing Quality Standards (HQS) inspection on 11/03/2022.

A re-inspection has been scheduled for 12/15/2022 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>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink Inside of sink - chipped/damaged - repair/resurface/replace	O
3.2	Bathroom/Electricity 2/3 lights - not working properly - repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose - repair/replace	O
3.7	Bathroom/Wall Condition Tissue roll holder - missing - repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Caulking behind Sink - worn/damaged - repair/replace/recaulk	O
3.12	Bathroom/Tub or Shower Caulking - in/around - tub/shower - worn/damaged - repair/replace/recaulk	O



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Sincerely,

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Residential Rental Inspections Program



11/14/2022

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 11/03/2022.

A re-inspection has been scheduled for 12/15/2022 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven Oven light not working properly - repair/replace	O
4.4	Other Rooms/Security Unable to inspect - door was locked 2nd bedroom downstairs - key door lock - remove/replace	O
5.2	Secondary Rooms/Security 3rd bedroom downstairs - key door lock - remove/repair/replace	O



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Sincerely,

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Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Yi Che Chou
MARGARET CHOU
559 29Th St
Richmond, CA 94804

Property:
421 33RD ST
RICHMOND, CA 94804-1509-

PropID:
Client ID: 5559

Dear Owner/Agent,

This letter is to inform you that your property at **421 33RD ST RICHMOND, CA 94804-1509** failed the Housing Quality Standards (HQS) inspection on 11/03/2022.

A re-inspection has been scheduled for 12/15/2022 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors Bedroom missing smoke detector	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly - repair/replace	O

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



11/14/2022

FAILED INSPECTION NOTICE

Randall R & Frances N Wong
165 Mitey Mite Ln
El Sobrante, CA 94803-2536

Property:
3227 ROOSEVELT AVE
RICHMOND, CA 94804-1547-

PropID:
Client ID: 2721

Dear Owner/Agent,

This letter is to inform you that your property at **3227 ROOSEVELT AVE RICHMOND, CA 94804-1547** **failed** the Housing Quality Standards (HQS) inspection on 11/03/2022.

A re-inspection has been scheduled for 12/15/2022 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>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly - repair/replace	O

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



11/14/2022

FAILED INSPECTION NOTICE

Claudio Leonard F
3606 Barrett Ave
Richmond, CA 94805

Property:
331 28TH ST
RICHMOND, CA 94804-1730-

PropID:
Client ID: 4971

Dear Owner/Agent,

This letter is to inform you that your property at **331 28TH ST RICHMOND, CA 94804-1730** failed the Housing Quality Standards (HQS) inspection on 11/03/2022.

A re-inspection has been scheduled for 12/15/2022 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>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Not working properly - repair/replace	O

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



11/14/2022

FAILED INSPECTION NOTICE

Jinotega Inc
359 Jennifer Dr
San Pablo, CA 94806

Property:
526 FLORIDA AVE
RICHMOND, CA 94804-2228-

PropID:
Client ID: 8918

Dear Owner/Agent,

This letter is to inform you that your property at **526 FLORIDA AVE RICHMOND, CA 94804-2228** failed the Housing Quality Standards (HQS) inspection on 11/03/2022.

A re-inspection has been scheduled for 12/15/2022 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>	<u>Tenant/Owner</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Hallway toilet base loose - repair/replace	O
4.4	Other Rooms/Security Bedroom right side of kitchen - key door lock - remove/replace	O
4.10	Other Rooms/Smoke Detectors Missing smoke detector	O
4.5	Other Rooms/Window Condition Clear window ingress - remove	T



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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



11/14/2022

FAILED INSPECTION NOTICE

Guo Liang Yan
11381 Skyline Blvd
Oakland, CA 94619-2419

Property:
321 S 6TH ST
RICHMOND, CA 94804-2348-

PropID:
Client ID: 8630

Dear Owner/Agent,

This letter is to inform you that your property at **321 S 6TH ST RICHMOND, CA 94804-2348** failed the Housing Quality Standards (HQS) inspection on 11/03/2022.

A re-inspection has been scheduled for 12/15/2022 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>	<u>Tenant/Owner</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Caulking behind sink - worn/damaged - repair/replace/recaulk	O
4.10	Other Rooms/Smoke Detectors Bedroom smoke detector - repair/replace	O

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



11/14/2022

FAILED INSPECTION NOTICE

Eric Mehlauff
38096 Canyon Heights Dr
Fremont, CA 94536-1810

Property:
820 VIRGINIA AVE Apt 1
RICHMOND, CA 94804-2465-

PropID:
Client ID: 8312

Dear Owner/Agent,

This letter is to inform you that your property at **820 VIRGINIA AVE Apt 1 RICHMOND, CA 94804-2465** **failed** the Housing Quality Standards (HQS) inspection on 11/03/2022.

A re-inspection has been scheduled for 12/15/2022 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>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards GFCI outlet - not working properly - repair/replace	O
3.4	Bathroom/Security Door knob missing - repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Not working properly - repair/replace	O
7.2	Heating and Plumbing/Safety of Heating Equipment Temperature control cover - missing - repair/replace	O



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Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Robert Azizi
1843 14Th Ave
San Francisco, CA 94122

Property:
341 S 13TH ST
RICHMOND, CA 94804-2505-

PropID:
Client ID: 9323

Dear Owner/Agent,

This letter is to inform you that your property at **341 S 13TH ST RICHMOND, CA 94804-2505** failed the Housing Quality Standards (HQS) inspection on 11/03/2022.

A re-inspection has been scheduled for 12/15/2022 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>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security 2 bedroom - key door lock - remove/replace	O
4.10	Other Rooms/Smoke Detectors 2nd bedroom - smoke detector- repair/replace	O

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



11/14/2022

FAILED INSPECTION NOTICE

Pusu Zhang
2186 22Nd Ave
San Francisco, CA 94116

Property:
2226 OHIO AVE
RICHMOND, CA 94804-2706-

PropID:
Client ID: 9342

Dear Owner/Agent,

This letter is to inform you that your property at **2226 OHIO AVE RICHMOND, CA 94804-2706** failed the Housing Quality Standards (HQS) inspection on 11/03/2022.

A re-inspection has been scheduled for 12/15/2022 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>	<u>Tenant/Owner</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose - repair/replace	O

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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