



11/14/2022

FAILED INSPECTION NOTICE

Guillermo A & Lila Beckford
154 Watermark Ter
Hercules, CA 94547-2658

Property:
872 8TH ST
RICHMOND, CA 94801-2225-

PropID:
Client ID: 8610

Dear Owner/Agent,

This letter is to inform you that your property at **872 8TH ST RICHMOND, CA 94801-2225** failed the Housing Quality Standards (HQS) inspection on 11/10/2022.

A re-inspection has been scheduled for 12/19/2022 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 2nd floor toilet base loose - repair/replace	O
4.4	Other Rooms/Security 2nd floor right side Bedroom door lock - remove/repair/replace	O
8.7	General Health and Safety/Other Interior Hazards 1st floor - smoke detector - repair/replace	O



11/14/2022

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



11/14/2022

FAILED INSPECTION NOTICE

Yuan Xiang & Julia Lei
226 Oriente St
Daly City, CA 94014

Property:
627 35TH ST
RICHMOND, CA 94805-1753-

PropID:
Client ID: 9110

Dear Owner/Agent,

This letter is to inform you that your property at **627 35TH ST RICHMOND, CA 94805-1753** failed the Housing Quality Standards (HQS) inspection on 11/10/2022.

A re-inspection has been scheduled for 12/12/2022 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>
1.4	Living Room/Security Front door - inner/outer area of door frame - very badly damaged - repair/replace	O
2.8	Kitchen/Floor Condition Flooring - damaged/cracked - repair/replace	O
3.8	Bathroom/Floor Condition Entire floor - Very badly damaged/worn/uneven/dipping - safety hazard - remove/repair/replace	O
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 Very badly damaged/worn/chipped - safety hazard - remove/repair/replace	O
4.4	Other Rooms/Security Bedroom door lock - remove/repair/replace	O
4.10	Other Rooms/Smoke Detectors Smoke detector - repair/replace	O
8.7	General Health and Safety/Other Interior Hazards Co2 detector - repair/replace	O



11/14/2022

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Residential Rental Inspections Program



11/14/2022

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 11/10/2022.

A re-inspection has been scheduled for 12/12/2022 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway smoke detector - repair/replace	O
4.4	Other Rooms/Security Right side Bedroom door lock - remove/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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Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

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

Property:
318 44TH ST
RICHMOND, CA 94805-2362-

PropID:
Client ID: 8334

Dear Owner/Agent,

This letter is to inform you that your property at **318 44TH ST RICHMOND, CA 94805-2362** failed the Housing Quality Standards (HQS) inspection on 11/10/2022.

A re-inspection has been scheduled for 12/12/2022 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>
2.10	Kitchen/Stove or Range with Oven Hood range light - not working properly - repair/replace	O
4.10	Other Rooms/Smoke Detectors Left side Bedroom - smoke detector - 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 Co2 detector - repair/replace	O



11/14/2022

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Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Ricardo Ramos
596 Grizzly Peak Blvd
Berkeley, CA 94708

Property:
2426 BRANCHWOOD CT
RICHMOND, CA 94806-1957-

PropID:
Client ID: 4378

Dear Owner/Agent,

This letter is to inform you that your property at **2426 BRANCHWOOD CT RICHMOND, CA 94806-1957 failed** the Housing Quality Standards (HQS) inspection on 11/10/2022.

A re-inspection has been scheduled for 12/19/2022 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>
2.4	Kitchen/Security Patio door not opening properly/smoothly - repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st floor toilet base - loose - repair/replace Master Bedroom toilet base loose - repair/replace	O
3.12	Bathroom/Tub or Shower Master Bedroom - shower caulking - remove/repair/recaulk	O
6.3	Building Exterior/Condition of Roof and Gutters Backyard downspouts - damaged - repair/replace	O
8.10	General Health and Safety/Site and Neighborhood Conditions Front walkway - very uneven - tripping hazard - repair/replace	O



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Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Donald & Julia Lin
7000 Tamalpais Pl
El Cerrito, CA 94530

Property:
921 SUMMER LN
RICHMOND, CA 94806-2055-

PropID:
Client ID: 9305

Dear Owner/Agent,

This letter is to inform you that your property at **921 SUMMER LN RICHMOND, CA 94806-2055** failed the Housing Quality Standards (HQS) inspection on 11/10/2022.

A re-inspection has been scheduled for 12/19/2022 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Master Bedroom 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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Sincerely,

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Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Jun Li
641 Rock Rose Way
San Pablo, CA 94806-1856

Property:
2874 HILLTOP MALL RD
RICHMOND, CA 94806-2100-

PropID:
Client ID: 8762

Dear Owner/Agent,

This letter is to inform you that your property at **2874 HILLTOP MALL RD RICHMOND, CA 94806-2100** failed the Housing Quality Standards (HQS) inspection on 11/10/2022.

A re-inspection has been scheduled for 12/19/2022 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>
4.4	Other Rooms/Security 2nd floor Bedroom door lock - remove/repair/replace	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Ray R & Eileen T Chen
Po Box 662
El Cerrito, CA 94530

Property:
2940 GILMA DR
RICHMOND, CA 94806-2607-

PropID:
Client ID: 8894

Dear Owner/Agent,

This letter is to inform you that your property at **2940 GILMA DR RICHMOND, CA 94806-2607** failed the Housing Quality Standards (HQS) inspection on 11/10/2022.

A re-inspection has been scheduled for 12/19/2022 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>
1.4	Living Room/Security Patio door handle - repair/replace	O
4.4	Other Rooms/Security Bedroom key door lock - remove/repair/replace	O

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Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Calvin D & Ethel S Jackson
5108 Fallon Ave
Richmond, CA 94804-4761

Property:
3008 BIRMINGHAM DR
RICHMOND, CA 94806-2633-

PropID:
Client ID: 5998

Dear Owner/Agent,

This letter is to inform you that your property at **3008 BIRMINGHAM DR RICHMOND, CA 94806-2633** failed the Housing Quality Standards (HQS) inspection on 11/10/2022.

A re-inspection has been scheduled for 12/19/2022 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.4	Living Room/Security 2x - common areas - smoke detectors- repair/replace	O
4.4	Other Rooms/Security Bedroom door lock - remove/repair/replace	O

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City of Richmond
Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Hongsheng Li
Warren Li
3273 Withers Ave
Lafayette, CA 94549-1942

Property:
3103 BIRMINGHAM DR
RICHMOND, CA 94806-2634-

PropID:
Client ID: 8402

Dear Owner/Agent,

This letter is to inform you that your property at **3103 BIRMINGHAM DR RICHMOND, CA 94806-2634** failed the Housing Quality Standards (HQS) inspection on 11/10/2022.

A re-inspection has been scheduled for 12/19/2022 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>
4.4	Other Rooms/Security Bedroom door lock - remove/repair/replace	O
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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Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Gregory E Conrad
885 Marlesta Rd
Pinole, CA 94564

Property:
1608 25TH ST
RICHMOND, CA 94806-4516-

PropID:
Client ID: 3317

Dear Owner/Agent,

This letter is to inform you that your property at **1608 25TH ST RICHMOND, CA 94806-4516** failed the Housing Quality Standards (HQS) inspection on 11/10/2022.

A re-inspection has been scheduled for 12/19/2022 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

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



11/14/2022

FAILED INSPECTION NOTICE

Yuan Hao Wang
2182 27Th Ave
San Francisco, CA 94116-1729

Property:
1616 26TH ST
RICHMOND, CA 94806-4524-

PropID:
Client ID: 8869

Dear Owner/Agent,

This letter is to inform you that your property at **1616 26TH ST RICHMOND, CA 94806-4524** failed the Housing Quality Standards (HQS) inspection on 11/10/2022.

A re-inspection has been scheduled for 12/19/2022 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 Hood range cover plate - damaged/missing- repair/replace	O
3.12	Bathroom/Tub or Shower Tub spout plate - 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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Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Golden Homes Real Estate Dev
1714 26Th Ave
San Francisco, CA 94122-4316

Property:
2320 BUSH AVE
RICHMOND, CA 94806-4802-

PropID:
Client ID: 11609

Dear Owner/Agent,

This letter is to inform you that your property at **2320 BUSH AVE RICHMOND, CA 94806-4802** failed the Housing Quality Standards (HQS) inspection on 11/10/2022.

A re-inspection has been scheduled for 12/19/2022 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>
1.4	Living Room/Security Smoked detector - repair/replace	O
2.10	Kitchen/Stove or Range with Oven Hood range cover plate - repair/replace	O
4.4	Other Rooms/Security Bedroom next to kitchen - key door lock - remove/repair/replace	O
4.10	Other Rooms/Smoke Detectors Smoke detector - repair/replace	O



11/14/2022

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Residential Rental Inspections Program



11/14/2022

FAILED INSPECTION NOTICE

Donald & Julia Lin
7000 Tamalpais Pl
El Cerrito, CA 94530

Property:
5405 ACE CT
RICHMOND, CA 94806-5885-

PropID:
Client ID: 9305

Dear Owner/Agent,

This letter is to inform you that your property at **5405 ACE CT RICHMOND, CA 94806-5885** failed the Housing Quality Standards (HQS) inspection on 11/10/2022.

A re-inspection has been scheduled for 12/19/2022 between 11:00AM and 02:00PM.

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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 Left front burner - not working properly - repair/replace	O

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