



11/29/2023

**FAILED INSPECTION NOTICE**

Edward Kuo  
MANAGERS OFFICE  
1960 Mountain Blvd  
Oakland Ca 94611-2813  
Oakland, CA 94611-2813

Property:  
3522 RHEEM AVE  
RICHMOND, CA 94804-1199-

PropID:  
Client ID: 3060

Dear Owner/Agent,

This letter is to inform you that your property at **3522 RHEEM AVE RICHMOND, CA 94804-1199** failed the Housing Quality Standards (HQS) inspection on 11/21/2023.

**A re-inspection has been scheduled for 01/02/2024 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>
7.4	Heating and Plumbing/Water Heater The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside	O
8.7	General Health and Safety/Other Interior Hazards install common area co and smoke detector in basement	O
3.12	Bathroom/Tub or Shower 1. resurface tub peeling paint  2. recaulk around tub	O
3.6	Bathroom/Ceiling Condition remove excessive black discoloration	O
3.7	Bathroom/Wall Condition remove excessive black discoloration	O
3.3	Bathroom/Electrical Hazards 1. light fixture deteriorating/rusting, replace  2.install GFI outlet	O
3.8	Bathroom/Floor Condition tile floor has loose/broken tile, repair	O
3.5	Bathroom/Window Condition window frame black, repair	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



11/29/2023

**FAILED INSPECTION NOTICE**

Penelope Zheng  
140 Belvedere Ave  
San Carlos Ca 94070  
San Carlos, CA 94070

Property:  
2420 ESMOND AVE  
RICHMOND, CA 94804-1310-

PropID:  
Client ID: 9594

Dear Owner/Agent,

This letter is to inform you that your property at **2420 ESMOND AVE RICHMOND, CA 94804-1310** **failed** the Housing Quality Standards (HQS) inspection on 11/21/2023.

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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 INOP (rear) Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O

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Residential Rental Inspections Program



11/29/2023

**FAILED INSPECTION NOTICE**

Sofia T Manay  
2272 Del Monte Dr  
San Pablo Ca 94806-1021  
San Pablo, CA 94806-1021

Property:  
231 S 3RD ST  
RICHMOND, CA 94804-2119-

PropID:  
Client ID: 3536

Dear Owner/Agent,

This letter is to inform you that your property at **231 S 3RD ST RICHMOND, CA 94804-2119** failed the Housing Quality Standards (HQS) inspection on 11/21/2023.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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Residential Rental Inspections Program



11/29/2023

**FAILED INSPECTION NOTICE**

Connie Zeng  
976 Rutland St  
San Francisco Ca 94134  
San Francisco, CA 94134

Property:  
419 S 24TH ST  
RICHMOND, CA 94804-2815-

PropID:  
Client ID: 13602

Dear Owner/Agent,

This letter is to inform you that your property at **419 S 24TH ST RICHMOND, CA 94804-2815** failed the Housing Quality Standards (HQS) inspection on 11/21/2023.

**A re-inspection has been scheduled for 01/02/2024 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 oven inop/not working as designed, repair/replace	O
6.4	Building Exterior/Condition of Exterior Surfaces cover ventilation holes around base of house, tattered/missing screens	O

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11/29/2023

**FAILED INSPECTION NOTICE**

Suying Xu  
106 Locust Ct  
Hercules Ca 94547-1133  
Hercules, CA 94547-1133

Property:  
5122 POTRERO AVE  
RICHMOND, CA 94804-4445-

PropID:  
Client ID: 12202

Dear Owner/Agent,

This letter is to inform you that your property at **5122 POTRERO AVE RICHMOND, CA 94804-4445** **failed** the Housing Quality Standards (HQS) inspection on 11/21/2023.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
5.4	Secondary Rooms/Other Potential Hazardous Features dryer/INOP	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.  missing downstairs	O

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11/29/2023

**FAILED INSPECTION NOTICE**

Bang Janet Sim  
58 Sierra Point Rd  
Brisbane Ca 94005  
Brisbane, CA 94005

Property:  
105 COMMODORE DR  
RICHMOND, CA 94804-4581-

PropID:  
Client ID: 13535

Dear Owner/Agent,

This letter is to inform you that your property at **105 COMMODORE DR RICHMOND, CA 94804-4581** **failed** the Housing Quality Standards (HQS) inspection on 11/21/2023.

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<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 low pressure faucet (upstairs hall)	O
8.7	General Health and Safety/Other Interior Hazards 1. Unit must have one working carbon monoxide detector per level.  2. unit must have working common area smoke detector per level	O

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11/29/2023

**FAILED INSPECTION NOTICE**

Nathan & Nyassa Love Johnson  
Po Box 2065  
Castro Valley Ca 94546  
Castro Valley, CA 94546

Property:  
3523 LOWELL AVE  
RICHMOND, CA 94804-6008-

PropID:  
Client ID: 18462

Dear Owner/Agent,

This letter is to inform you that your property at **3523 LOWELL AVE RICHMOND, CA 94804-6008** **failed** the Housing Quality Standards (HQS) inspection on 11/21/2023.

**A re-inspection has been scheduled for 01/02/2024 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>
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. all three levels	O
3.7	Bathroom/Wall Condition closet door missing handle, repair	O
7.4	Heating and Plumbing/Water Heater 1. The water heater must be equipped with both a temperature-pressure relief valve and discharge line down to run outside  2. HWH safety straps loose, repair	O
3.12	Bathroom/Tub or Shower tub peeling paint, replace/resurface tub	O





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