



12/5/2024

**FAILED INSPECTION NOTICE**

Elwood & Carolyn Williams  
3355 Oakmont Dr  
So San Francisco, CA 94080-5006

Property:  
1266 GREENWAY DR  
RICHMOND, CA 94803-1210-

PropID:  
Client ID: 4783

Dear Owner/Agent,

This letter is to inform you that your property at **1266 GREENWAY DR RICHMOND, CA 94803-1210** **failed** the Housing Quality Standards (HQS) inspection on 11/08/2024.

**A re-inspection has been scheduled for 01/10/2025 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>	<u>Tenant/Owner</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1. hallway bathroom sink dripping constantly, repair. 2. hallway and master bathroom sink deteriorating, rusting,cut hazard. resurface both sinks health and safety hazard	O
3.3	Bathroom/Electrical Hazards install Gfi outlets both bathrooms	O
3.12	Bathroom/Tub or Shower install shower door guides on master bathroom tub	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet running constantly, repair/replace hallway bathroom	O
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown trees growing over house, fire hazard	O



12/5/2024

## **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



12/5/2024

**FAILED INSPECTION NOTICE**

Sylvia Auyeung  
54 Valmar Ter  
San Francisco, CA 94112

Property:  
3813 PAINTED PONY RD  
RICHMOND, CA 94803-2131-

PropID:  
Client ID: 15751

Dear Owner/Agent,

This letter is to inform you that your property at **3813 PAINTED PONY RD RICHMOND, CA 94803-2131** failed the Housing Quality Standards (HQS) inspection on 11/08/2024.

**A re-inspection has been scheduled for 01/10/2025 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.



12/5/2024

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.6	Living Room/Ceiling Condition repair ceiling in familyroom evidence of water damage/previous leaking	O
3.7	Bathroom/Wall Condition toilet paper holder downstairs bathroom broken, repair	O
2.5	Kitchen/Window Condition 1. window frame pulling apart from window glass, repair  2. 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.	O
4.5	Other Rooms/Window Condition 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.	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rear patio deck step ramp deteriorating/holes, repair/replace boards	O
8.4	General Health and Safety/Garbage and Debris clean back/side yard remove debris and non used items	T
8.7	General Health and Safety/Other Interior Hazards 1. Unit must have one carbon monoxide detector per level.  2. install common area smoke/co detectors up and downstairs	O
4.6	Other Rooms/Celing Condition evidence of water damage, repair	O
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.	O
8.6	General Health and Safety/Interior Stairs and Common Halls interior railings loose. repair	O



12/5/2024

## **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



12/5/2024

## FAILED INSPECTION NOTICE

Gene & Liuxia Wong  
1180 Mahogany Ct  
Fairfield, CA 94533-7726

Property:  
4334 NELSON DR  
RICHMOND, CA 94803-2303-

PropID:  
Client ID: 5630

Dear Owner/Agent,

This letter is to inform you that your property at **4334 NELSON DR RICHMOND, CA 94803-2303** failed the Housing Quality Standards (HQS) inspection on 11/08/2024.

**A re-inspection has been scheduled for 01/10/2025 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>	<u>Tenant/Owner</u>
1.6	Living Room/Ceiling Condition repair cracking on ceiling	O
1.7	Living Room/Wall Condition repair wall above heater missing drywall, exposed heater exhaust pipes	O
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
3.3	Bathroom/Electrical Hazards install Gfi outlets	O
4.4	Other Rooms/Security no access to middle bedroom , locked, owner must provide access at next inspection	O
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.	O
2.8	Kitchen/Floor Condition tile flooring deteriorating, loose/cracked tile, repair	O
2.11	Kitchen/Refrigerator replace deteriorating refrigerator, excessive rusting, health and safety hazard	O



12/5/2024

## **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



12/5/2024

**FAILED INSPECTION NOTICE**

Martin Lu  
Po Box 6095  
Albany, CA 94706

Property:  
1107 26TH ST  
RICHMOND, CA 94804-1045-

PropID:  
Client ID: 14220

Dear Owner/Agent,

This letter is to inform you that your property at **1107 26TH ST RICHMOND, CA 94804-1045** failed the Housing Quality Standards (HQS) inspection on 11/08/2024.

**A re-inspection has been scheduled for 01/09/2025 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>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater run pressure release valve pipe outside.water heater located in kitchen. safety hazard	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches repair rear patio railings, loose	O
8.7	General Health and Safety/Other Interior Hazards install co detector	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet handle not working as designed, repair	O





12/5/2024

## **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



12/5/2024

**FAILED INSPECTION NOTICE**

Khanh L Quach  
5210 Sturges Ct  
Antioch, CA 94531-8294

Property:  
2726 MARICOPA AVE  
RICHMOND, CA 94804-1073-

PropID:  
Client ID: 3177

Dear Owner/Agent,

This letter is to inform you that your property at **2726 MARICOPA AVE RICHMOND, CA 94804-1073** **failed** the Housing Quality Standards (HQS) inspection on 11/08/2024.

**A re-inspection has been scheduled for 01/09/2025 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>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater run pressure release valve pipe outside, located inside kitchen closet, safety hazard	O
3.12	Bathroom/Tub or Shower 1. shower doors have excessive black discoloration, repair  2. caulk tub	O



12/5/2024

**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



12/5/2024

**FAILED INSPECTION NOTICE**

Khanh L Quach  
5210 Sturges Ct  
Antioch, CA 94531-8294

Property:  
2728 MARICOPA AVE  
RICHMOND, CA 94804-1073-

PropID:  
Client ID: 3177

Dear Owner/Agent,

This letter is to inform you that your property at **2728 MARICOPA AVE RICHMOND, CA 94804-1073** **failed** the Housing Quality Standards (HQS) inspection on 11/08/2024.

**A re-inspection has been scheduled for 01/09/2025 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>	<u>Tenant/Owner</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches rear staircase loose, repair	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.

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



12/5/2024

## FAILED INSPECTION NOTICE

Baljit & Kanwalpreet S Gill  
6217 Massara St  
Danville, CA 94506

Property:  
2418 ROOSEVELT AVE Apt A  
RICHMOND, CA 94804-1619-

PropID:  
Client ID: 16553

Dear Owner/Agent,

This letter is to inform you that your property at **2418 ROOSEVELT AVE Apt A RICHMOND, CA 94804-1619** failed the Housing Quality Standards (HQS) inspection on 11/08/2024.

**A re-inspection has been scheduled for 01/10/2025 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.

Area	REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS	Tenant/Owner
2.3	Kitchen/Electrical Hazards Gfi will not test/reset next to sink	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable,repair	O
3.3	Bathroom/Electrical Hazards Gfi outlet will not test/reset, replace	O
3.12	Bathroom/Tub or Shower tub rusting, resurface	O
4.5	Other Rooms/Window Condition 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.	O
3.5	Bathroom/Window Condition 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.	O
1.5	Living Room/Window Condition 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.	O



12/5/2024

**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



12/5/2024

**FAILED INSPECTION NOTICE**

Dilip Tamang  
388 Willits St  
Daly City, CA 94014

Property:  
400 32ND ST  
RICHMOND, CA 94804-1717-

PropID:  
Client ID: 19201

Dear Owner/Agent,

This letter is to inform you that your property at **400 32ND ST RICHMOND, CA 94804-1717** failed the Housing Quality Standards (HQS) inspection on 11/08/2024.

**A re-inspection has been scheduled for 01/09/2025 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>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.7	General Health and Safety/Other Interior Hazards 1. common area smoke detector inoperable, repair/replace  2. install common area co detector	O



12/5/2024

**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





12/5/2024

**FAILED INSPECTION NOTICE**

Audrey F Henriquez  
103 Caprice Cir  
Hercules, CA 94547-2080

Property:  
4221 TAFT AVE  
RICHMOND, CA 94804-3445-

PropID:  
Client ID: 1120

Dear Owner/Agent,

This letter is to inform you that your property at **4221 TAFT AVE RICHMOND, CA 94804-3445** failed the Housing Quality Standards (HQS) inspection on 11/08/2024.

**A re-inspection has been scheduled for 01/09/2025 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>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards Install Gfi outlets	O
3.3	Bathroom/Electrical Hazards Install Gfi outlets in both bathrooms	O
2.8	Kitchen/Floor Condition replace damaged flooring	O
5.2	Secondary Rooms/Security 1. install striker plate on garage exit door  2. weatherize garage exit door, gaps around door	O



12/5/2024

**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



12/5/2024

**FAILED INSPECTION NOTICE**

Audrey F Henriquez  
103 Caprice Cir  
Hercules, CA 94547-2080

Property:  
4712 BERK AVE  
RICHMOND, CA 94804-4317-

PropID:  
Client ID: 1120

Dear Owner/Agent,

This letter is to inform you that your property at **4712 BERK AVE RICHMOND, CA 94804-4317** failed the Housing Quality Standards (HQS) inspection on 11/08/2024.

**A re-inspection has been scheduled for 01/09/2025 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>	<u>Tenant/Owner</u>
2.13	Kitchen/Space for Storage, Prep and Serving countertop deteriorating/damaged, repair/replace	O
2.8	Kitchen/Floor Condition flooring deteriorating, replace	O
1.6	Living Room/Ceiling Condition remove black discoloration from ceiling above patio door	O
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling replace heater filter, full of dust	O
8.7	General Health and Safety/Other Interior Hazards repair cracking on ceiling in hallway	O



12/5/2024

## **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