



12/5/2024

FAILED INSPECTION NOTICE

Elias & Blanca E Mercado
1800 Miner Ave
San Pablo, CA 94806-2183

Property:
1600 DUNN AVE
RICHMOND, CA 94801-2461-

PropID:
Client ID: 2892

Dear Owner/Agent,

This letter is to inform you that your property at **1600 DUNN AVE RICHMOND, CA 94801-2461** failed the Housing Quality Standards (HQS) inspection on 11/15/2024.

A re-inspection has been scheduled for 01/06/2025 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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose at base, reset toilet	O
3.5	Bathroom/Window Condition window frame missing tile, repair	O
3.7	Bathroom/Wall Condition wall next to tub has missing tile, 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



12/5/2024

FAILED INSPECTION NOTICE

Elias & Blanca E Mercado
1800 Miner Ave
San Pablo, CA 94806-2183

Property:
1606 DUNN AVE
RICHMOND, CA 94801-2461-

PropID:
Client ID: 2892

Dear Owner/Agent,

This letter is to inform you that your property at **1606 DUNN AVE RICHMOND, CA 94801-2461** failed the Housing Quality Standards (HQS) inspection on 11/15/2024.

A re-inspection has been scheduled for 01/06/2025 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>
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O
2.5	Kitchen/Window Condition Window must be openable and remain open without props.	O
3.12	Bathroom/Tub or Shower resurface /replace tub, rusting	O



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12/5/2024

FAILED INSPECTION NOTICE

Jin Hong Meng
Susan Wang
2224 A Whyte Park Ave
Walnut Creek, CA 94595

Property:
541 5TH ST
RICHMOND, CA 94801-2615-

PropID:
Client ID: 15317

Dear Owner/Agent,

This letter is to inform you that your property at **541 5TH ST RICHMOND, CA 94801-2615** failed the Housing Quality Standards (HQS) inspection on 11/15/2024.

A re-inspection has been scheduled for 01/06/2025 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>
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
3.12	Bathroom/Tub or Shower tub/shower faucet handle pulling off, repair	O
4.10	Other Rooms/Smoke Detectors install smoke detector in front bedroom	O
8.7	General Health and Safety/Other Interior Hazards install common area co detector	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working as designed, repair	O
1.8	Living Room/Floor Condition livingroom flooring damaged/deteriorating, replace	O



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Sincerely,

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Residential Rental Inspections Program



12/5/2024

FAILED INSPECTION NOTICE

Jason Wang
234 Paradise Bay Ct
Richmond, CA 94801

Property:
556 8TH ST Apt UPPER
RICHMOND, CA 94801-2712-

PropID:
Client ID: 12348

Dear Owner/Agent,

This letter is to inform you that your property at **556 8TH ST Apt UPPER RICHMOND, CA 94801-2712** **failed** the Housing Quality Standards (HQS) inspection on 11/15/2024.

A re-inspection has been scheduled for 01/06/2025 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches 1. rear staircase railing rotten/deteriorating, repair/replace 2. install grab bar on front staircase railing	O
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O
8.7	General Health and Safety/Other Interior Hazards install common area co/smoke detectors	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



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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/5/2024

FAILED INSPECTION NOTICE

Jason Wang
234 Paradise Bay Ct
Richmond, CA 94801

Property:
556 8TH ST Apt LOWER
RICHMOND, CA 94801-2712-

PropID:
Client ID: 12348

Dear Owner/Agent,

This letter is to inform you that your property at **556 8TH ST Apt LOWER RICHMOND, CA 94801-2712** **failed** the Housing Quality Standards (HQS) inspection on 11/15/2024.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater Pressure release valve pipe must drain outside, located in closet inside unit, safety hazard	O

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Sincerely,

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Residential Rental Inspections Program



12/5/2024

FAILED INSPECTION NOTICE

Phuntsok Wangden
31 Heritage Rose Lane
Suisun City, CA 94585

Property:
401 43RD ST
RICHMOND, CA 94805-2352-

PropID:
Client ID: 5418

Dear Owner/Agent,

This letter is to inform you that your property at **401 43RD ST RICHMOND, CA 94805-2352** failed the Housing Quality Standards (HQS) inspection on 11/15/2024.

A re-inspection has been scheduled for 01/06/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet handle loose, not working as designed, repair	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector inoperable,repair	O
2.3	Kitchen/Electrical Hazards install Gfi outlets	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O



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Sincerely,

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Residential Rental Inspections Program



12/5/2024

FAILED INSPECTION NOTICE

Henry J & Dolores L Gaudet
5157 Heavenly Ridge Ln
El Sobrante, CA 94803-2543

Property:
2930 JO ANN DR
RICHMOND, CA 94806-2719-

PropID:
Client ID: 4448

Dear Owner/Agent,

This letter is to inform you that your property at **2930 JO ANN DR RICHMOND, CA 94806-2719** failed the Housing Quality Standards (HQS) inspection on 11/15/2024.

A re-inspection has been scheduled for 01/06/2025 between 01:00PM and 04:00PM.

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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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