



11/12/2025

**FAILED INSPECTION NOTICE**

Huei-Chen Kuo  
Alex Lay  
1050 Rudgear Rd  
Walnut Creek, CA 94596-6448

Property:  
524 20TH ST  
RICHMOND, CA 94801-2822-

PropID:  
Client ID: 1016

Dear Owner/Agent,

This letter is to inform you that your property at **524 20TH ST RICHMOND, CA 94801-2822** failed the Housing Quality Standards (HQS) inspection on 11/03/2025.

**A re-inspection has been scheduled for 12/18/2025 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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



11/12/2025

**FAILED INSPECTION NOTICE**

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

Property:  
2500 GAYNOR AVE  
RICHMOND, CA 94804-1381-

PropID:  
Client ID: 8334

Dear Owner/Agent,

This letter is to inform you that your property at **2500 GAYNOR AVE RICHMOND, CA 94804-1381** **failed** the Housing Quality Standards (HQS) inspection on 11/03/2025.

**A re-inspection has been scheduled for 12/19/2025 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>
1.4	Living Room/Security Install striker plate on front door
4.5	Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1	General Health and Safety/Access to Unit Install turnstile deadbolt locks on all three security doors leading to exterior of unit. Remove double keyed deadbolt locks. Doors must have a knob and turnstile deadbolt lock.



11/12/2025

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Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Bu Guang & Jessica Deng Cen  
675 20Th Ave  
San Francisco, CA 94121-3831

Property:  
644 24TH ST  
RICHMOND, CA 94804-1402-

PropID:  
Client ID: 9973

Dear Owner/Agent,

This letter is to inform you that your property at **644 24TH ST RICHMOND, CA 94804-1402** failed the Housing Quality Standards (HQS) inspection on 11/03/2025.

**A re-inspection has been scheduled for 12/23/2025 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.



11/12/2025

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detectors levels 1 & 2 inoperable, replace as test buttons are damaged.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Thermostat has no display, repair
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.
7.4	Heating and Plumbing/Water Heater Clear items surrounding hot water heater in designated storage closet
8.1	General Health and Safety/Access to Unit Clear items blocking rear door in laundry room (fire exit)
5.2	Secondary Rooms/Security Laundry room window screen missing, install
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. - LOWER LEVEL
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector level 1

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Melanie V & Marcos P Indalecio  
1859 Virginia Ave  
Novato, CA 94945

Property:  
536 31ST ST  
RICHMOND, CA 94804-1528-

PropID:  
Client ID: 18423

Dear Owner/Agent,

This letter is to inform you that your property at **536 31ST ST RICHMOND, CA 94804-1528** failed the Housing Quality Standards (HQS) inspection on 11/03/2025.

**A re-inspection has been scheduled for 12/19/2025 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.

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Melanie V & Marcos P Indalecio  
1859 Virginia Ave  
Novato, CA 94945

Property:  
3100 NEVIN AVE  
RICHMOND, CA 94804-1766-

PropID:  
Client ID: 18423

Dear Owner/Agent,

This letter is to inform you that your property at **3100 NEVIN AVE RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 11/03/2025.

**A re-inspection has been scheduled for 12/19/2025 between 01:00PM and 04:00PM.**

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Sincerely,

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Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Melanie V & Marcos P Indalecio  
1859 Virginia Ave  
Novato, CA 94945

Property:  
342 31ST ST  
RICHMOND, CA 94804-1766-

PropID:  
Client ID: 18423

Dear Owner/Agent,

This letter is to inform you that your property at **342 31ST ST RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 11/03/2025.

**A re-inspection has been scheduled for 12/19/2025 between 01:00PM and 04:00PM.**

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Residential Rental Inspections Program





11/12/2025

**FAILED INSPECTION NOTICE**

Melanie V & Marcos P Indalecio  
1859 Virginia Ave  
Novato, CA 94945

Property:  
346 31ST ST  
RICHMOND, CA 94804-1766-

PropID:  
Client ID: 18423

Dear Owner/Agent,

This letter is to inform you that your property at **346 31ST ST RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 11/03/2025.

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Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Melanie V & Marcos P Indalecio  
1859 Virginia Ave  
Novato, CA 94945

Property:  
350 31ST ST  
RICHMOND, CA 94804-1766-

PropID:  
Client ID: 18423

Dear Owner/Agent,

This letter is to inform you that your property at **350 31ST ST RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 11/03/2025.

**A re-inspection has been scheduled for 12/19/2025 between 01:00PM and 04:00PM.**

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Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Monterey Venture Lp  
Tina Coyer  
680 S 37Th St  
Richmond, CA 94804

Property:  
745 S 40TH ST Apt 5  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **745 S 40TH ST Apt 5 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 11/03/2025.

**A re-inspection has been scheduled for 12/23/2025 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>
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, replace
3.12	Bathroom/Tub or Shower Resurface tub
3.13	Bathroom/Ventilation Clean dust build up on vent fan
4.3	Other Rooms/Electrical Hazards Outlet underneath left window has open grounds, repair
4.5	Other Rooms/Window Condition Cut down brush outside of window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



11/12/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Arnulfo Ramirez  
11461 San Pablo Ave 407  
El Cerrito, CA 94530

Property:  
919 S 45TH ST Apt E  
RICHMOND, CA 94804-4455-

PropID:  
Client ID: 19509

Dear Owner/Agent,

This letter is to inform you that your property at **919 S 45TH ST Apt E RICHMOND, CA 94804-4455** **failed** the Housing Quality Standards (HQS) inspection on 11/03/2025.

**A re-inspection has been scheduled for 12/23/2025 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>
4.4	Other Rooms/Security Install door knob and striker plates

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11/12/2025

**FAILED INSPECTION NOTICE**

Haohui Zeng  
1346 Monterey St  
Richmond, CA 94804-4943

Property:  
6210 HUNTINGTON AVE  
RICHMOND, CA 94804-5742-

PropID:  
Client ID: 12397

Dear Owner/Agent,

This letter is to inform you that your property at **6210 HUNTINGTON AVE RICHMOND, CA 94804-5742** failed the Housing Quality Standards (HQS) inspection on 11/03/2025.

**A re-inspection has been scheduled for 12/23/2025 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Jeffrey Halperin Tre  
7808 Terrace Dr  
El Cerrito, CA 94530

Property:  
5110 ESMOND AVE  
RICHMOND, CA 94805-1426-

PropID:  
Client ID: 6953

Dear Owner/Agent,

This letter is to inform you that your property at **5110 ESMOND AVE RICHMOND, CA 94805-1426** **failed** the Housing Quality Standards (HQS) inspection on 11/03/2025.

**A re-inspection has been scheduled for 12/22/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.

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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