



11/12/2025

**FAILED INSPECTION NOTICE**

Matthew T & Joanne Sundberg  
825 Maison Way  
El Sobrante, CA 94803-3571

Property:  
1815 ROOSEVELT AVE Apt A  
RICHMOND, CA 94801-2833-

PropID:  
Client ID: 8601

Dear Owner/Agent,

This letter is to inform you that your property at **1815 ROOSEVELT AVE Apt A RICHMOND, CA 94801-2833** failed the Housing Quality Standards (HQS) inspection on 11/05/2025.

**A re-inspection has been scheduled for 12/24/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
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.

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**

Matthew T & Joanne Sundberg  
825 Maison Way  
El Sobrante, CA 94803-3571

Property:  
1815 ROOSEVELT AVE Apt B  
RICHMOND, CA 94801-2833-

PropID:  
Client ID: 8601

Dear Owner/Agent,

This letter is to inform you that your property at **1815 ROOSEVELT AVE Apt B RICHMOND, CA 94801-2833** failed the Housing Quality Standards (HQS) inspection on 11/05/2025.

**A re-inspection has been scheduled for 12/24/2025 between 09:00AM and 12:00PM.**

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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.

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Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Henry Manon Chiang  
Afshin Fahimi  
2055 Tumin Rd  
La Habra Heights, CA 90631

Property:  
1915 ROOSEVELT AVE  
RICHMOND, CA 94801-2838-

PropID:  
Client ID: 16266

Dear Owner/Agent,

This letter is to inform you that your property at **1915 ROOSEVELT AVE RICHMOND, CA 94801-2838** **failed** the Housing Quality Standards (HQS) inspection on 11/05/2025.

**A re-inspection has been scheduled for 12/30/2025 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

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



11/12/2025

**FAILED INSPECTION NOTICE**

Liduvina Hernandez  
6619 Eastlawn St  
Oakland, CA 94621-3515

Property:  
638 19TH ST  
RICHMOND, CA 94801-2893-

PropID:  
Client ID: 3031

Dear Owner/Agent,

This letter is to inform you that your property at **638 19TH ST RICHMOND, CA 94801-2893** failed the Housing Quality Standards (HQS) inspection on 11/05/2025.

**A re-inspection has been scheduled for 12/30/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose -repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards living room/hallway smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.4	Kitchen/Security clear egress from back door opening fully
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around water heater



11/12/2025

**FAILED INSPECTION NOTICE**

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11/12/2025

**FAILED INSPECTION NOTICE**

Pik Kei Yip  
16984 Nw Countryridge Drive  
Portland, OR 97229-7346

Property:  
553 22ND ST Apt 1  
RICHMOND, CA 94801-3324-

PropID:  
Client ID: 6249

Dear Owner/Agent,

This letter is to inform you that your property at **553 22ND ST Apt 1 RICHMOND, CA 94801-3324** failed the Housing Quality Standards (HQS) inspection on 11/05/2025.

**A re-inspection has been scheduled for 12/24/2025 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>
4.5	Other Rooms/Window Condition Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars.

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Residential Rental Inspections Program



11/12/2025

**FAILED INSPECTION NOTICE**

Kathleen Y Greinke  
1640 Lincoln St  
Berkeley, CA 94703-1224

Property:  
154 15TH ST  
RICHMOND, CA 94801-3683-

PropID:  
Client ID: 2243

Dear Owner/Agent,

This letter is to inform you that your property at **154 15TH ST RICHMOND, CA 94801-3683** failed the Housing Quality Standards (HQS) inspection on 11/05/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

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



11/12/2025

**FAILED INSPECTION NOTICE**

Larry G Stevens  
2117 Lupine Rd  
Hercules, CA 94547-1106

Property:  
1912 LINCOLN AVE  
RICHMOND, CA 94801-4209-

PropID:  
Client ID: 3292

Dear Owner/Agent,

This letter is to inform you that your property at **1912 LINCOLN AVE RICHMOND, CA 94801-4209** **failed** the Housing Quality Standards (HQS) inspection on 11/05/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub badly worn/discolored - recaulk/repair
8.7	General Health and Safety/Other Interior Hazards Co detector missing





11/12/2025

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11/12/2025

**FAILED INSPECTION NOTICE**

Ethert M Taylor  
6312 Pebble Beach Dr  
Vallejo, CA 94591-6320

Property:  
5733 SANTA CRUZ AVE  
RICHMOND, CA 94804-5544-

PropID:  
Client ID: 6621

Dear Owner/Agent,

This letter is to inform you that your property at **5733 SANTA CRUZ AVE RICHMOND, CA 94804-5544** **failed** the Housing Quality Standards (HQS) inspection on 11/05/2025.

**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>
6.4	Building Exterior/Condition of Exterior Surfaces Replace missing exterior dryer vent cover

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