



11/12/2025

FAILED INSPECTION NOTICE

Wei Zhong & Wan Lan Ma
Celina Kan
1354 Gilman Ave
San Francisco, CA 94577

Property:
1301 GARVIN AVE
RICHMOND, CA 94801-2321-

PropID:
Client ID: 5653

Dear Owner/Agent,

This letter is to inform you that your property at **1301 GARVIN AVE RICHMOND, CA 94801-2321** failed the Housing Quality Standards (HQS) inspection on 11/06/2025.

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>
8.1	General Health and Safety/Access to Unit 9/8/2025 OWNER HAS TWO TENANTS IN SEPERATE DWELLINGS ON SITE. SHE WILL CONTACT THE CITY OF RICHMOND AND INFORM THEM SO THE OTHER UNIT CAN BE SCHEDULED FOR INSPECTION. UNIT B INSOECTED TODAY AS THAT IS THE UNT OWNER TOOK INSPECTOR TOO. THIS IS THE UNIT ON THE RIGHT SIDE. -INSTALL UNIT NUMBER "B" OUTSIDE OF FRONT DOOR
8.10	General Health and Safety/Site and Neighborhood Conditions install separate mail box for units.



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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

Sandra K Overstreet
2551 Duke Ave
San Pablo, CA 94806-3109

Property:
645 3RD ST
RICHMOND, CA 94801-2609-

PropID:
Client ID: 2124

Dear Owner/Agent,

This letter is to inform you that your property at **645 3RD ST RICHMOND, CA 94801-2609** failed the Housing Quality Standards (HQS) inspection on 11/06/2025.

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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.4	General Health and Safety/Garbage and Debris Remove old appliances from rear yard

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Sincerely,

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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Sandra K Overstreet
2551 Duke Ave
San Pablo, CA 94806-3109

Property:
643 3RD ST
RICHMOND, CA 94801-2609-

PropID:
Client ID: 2124

Dear Owner/Agent,

This letter is to inform you that your property at **643 3RD ST RICHMOND, CA 94801-2609** failed the Housing Quality Standards (HQS) inspection on 11/06/2025.

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>
4.4	Other Rooms/Security
	1. Remove latch lock from exterior of bedroom door
	2. remove keyed entry lock on closet door
8.6	General Health and Safety/Interior Stairs and Common Halls
	Remove key locks from hall closet door and hot water heater closet in hallway
4.5	Other Rooms/Window Condition
	Repair damaged interior window seal on left window
	- TENANT to clean discoloration on windows
4.3	Other Rooms/Electrical Hazards
	Outlet on right wall has no power, repair
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.
	- LIVING ROOM & DINING ROOM
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair large cracks on left front of complex.



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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Randall M Gee
403 Marietta Dr
San Francisco, CA 94127-1819

Property:
2411 DOWNER AVE
RICHMOND, CA 94804-1437-

PropID:
Client ID: 12623

Dear Owner/Agent,

This letter is to inform you that your property at **2411 DOWNER AVE RICHMOND, CA 94804-1437** **failed** the Housing Quality Standards (HQS) inspection on 11/06/2025.

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>
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. 1- replace cracked outlet behind door 2- replace cracked outlet right of window
2.3	Kitchen/Electrical Hazards Install GFCI receptacles on left and right side of sink
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. 1- replace cracked outlet behind couch 2- replace cracked receptacle on left wall leading to hallway
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked rear exterior outlet



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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

James T Tre Buxton
25 Sandhill Rd
Orinda, CA 94563

Property:
403 31ST ST
RICHMOND, CA 94804-1763-

PropID:
Client ID: 17214

Dear Owner/Agent,

This letter is to inform you that your property at **403 31ST ST RICHMOND, CA 94804-1763** failed the Housing Quality Standards (HQS) inspection on 11/06/2025.

A re-inspection has been scheduled for 12/29/2025 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>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps.

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11/12/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
121 6TH ST
RICHMOND, CA 94804-2305-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **121 6TH ST RICHMOND, CA 94804-2305** failed the Housing Quality Standards (HQS) inspection on 11/06/2025.

A re-inspection has been scheduled for 12/23/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Clean discoloration on windows
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
8.7	General Health and Safety/Other Interior Hazards Replace missing carbon monoxide detector, base still present in hallway
3.3	Bathroom/Electrical Hazards Install GFCI by bathroom sink
3.12	Bathroom/Tub or Shower Resurface tub in bathroom 2 (master bedroom)
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in yard
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.



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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Clement Szeto
2049 Medallion Dr
Union City, CA 94587-3000

Property:
429 S 29TH ST
RICHMOND, CA 94804-2917-

PropID:
Client ID: 11325

Dear Owner/Agent,

This letter is to inform you that your property at **429 S 29TH ST RICHMOND, CA 94804-2917** failed the Housing Quality Standards (HQS) inspection on 11/06/2025.

A re-inspection has been scheduled for 12/31/2025 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>
3.1	Bathroom/Bathroom Present cracking and peeling paint. replace or resurface.
3.12	Bathroom/Tub or Shower cracking and peeling inside tub. replace or resurface tub
4.4	Other Rooms/Security remove keylock
2.10	Kitchen/Stove or Range with Oven light and fan not working on range hood. repair or replace
6.3	Building Exterior/Condition of Roof and Gutters hole in gutters repair or replace.
8.7	General Health and Safety/Other Interior Hazards clutter throughout unit, causing egress problems.



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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Arcala Land Company
Jake Sloan
1630 12Th St
Oakland, CA 94607-1404

Property:
2716 CUTTING BLVD
RICHMOND, CA 94804-2922-

PropID:
Client ID: 2695

Dear Owner/Agent,

This letter is to inform you that your property at **2716 CUTTING BLVD RICHMOND, CA 94804-2922** **failed** the Housing Quality Standards (HQS) inspection on 11/06/2025.

A re-inspection has been scheduled for 12/23/2025 between 11:00AM and 02:00PM.

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

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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Camille Abbington
Bartels Property Management
12996 San Pablo Ave
Richmond, CA 94805

Property:
555 S 31ST ST
RICHMOND, CA 94804-4020-

PropID:
Client ID: 6263

Dear Owner/Agent,

This letter is to inform you that your property at **555 S 31ST ST RICHMOND, CA 94804-4020** failed the Housing Quality Standards (HQS) inspection on 11/06/2025.

A re-inspection has been scheduled for 12/23/2025 between 11:00AM and 02:00PM.

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

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11/12/2025

FAILED INSPECTION NOTICE

Kevin Bryan Chu
1520 Grand Ave
Piedmont, CA 94611-4330

Property:
210 COMMODORE DR
RICHMOND, CA 94804-4536-

PropID:
Client ID: 2483

Dear Owner/Agent,

This letter is to inform you that your property at **210 COMMODORE DR RICHMOND, CA 94804-4536** **failed** the Housing Quality Standards (HQS) inspection on 11/06/2025.

A re-inspection has been scheduled for 12/31/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards install GFCI outlet
8.7	General Health and Safety/Other Interior Hazards install CO detector

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11/12/2025

FAILED INSPECTION NOTICE

Keidell A Warren
109 Oriole Ct
Hercules, CA 94547

Property:
5066 CREELY AVE
RICHMOND, CA 94804-4737-

PropID:
Client ID: 19331

Dear Owner/Agent,

This letter is to inform you that your property at **5066 CREELY AVE RICHMOND, CA 94804-4737** failed the Housing Quality Standards (HQS) inspection on 11/06/2025.

A re-inspection has been scheduled for 12/31/2025 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 toilet not flushing like design. repair or replace
4.4	Other Rooms/Security remove key lock
4.7	Other Rooms/Wall Condition broken closet door. repair or replace
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
7.1	Heating and Plumbing/Adequacy of Heating Equipment non working heater . repair or replace.
8.4	General Health and Safety/Garbage and Debris remove garbage and debris from side and backyard
5.4	Secondary Rooms/Other Potential Hazardous Features could not properly inspect garage. due to clutter. remove garbage and debris
8.6	General Health and Safety/Interior Stairs and Common Halls damage ripped floors throughout unit exposed nail and missing tile. replace flooring through out unit.



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11/12/2025

FAILED INSPECTION NOTICE

Martha Jane Warren
831 Miramar Ave
Berkeley, CA 94707-1812

Property:
185 BAYSIDE CT
RICHMOND, CA 94804-7460-

PropID:
Client ID: 2953

Dear Owner/Agent,

This letter is to inform you that your property at **185 BAYSIDE CT RICHMOND, CA 94804-7460** failed the Housing Quality Standards (HQS) inspection on 11/06/2025.

A re-inspection has been scheduled for 12/23/2025 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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair leak at bottom of faucet base

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