



11/12/2025

FAILED INSPECTION NOTICE

Allen Mannga Kwan
Kk&C Realty
3138 Santiago St
San Francisco, CA 94116

Property:
2625 DOWNER AVE
RICHMOND, CA 94804-1439-

PropID:
Client ID: 9473

Dear Owner/Agent,

This letter is to inform you that your property at **2625 DOWNER AVE RICHMOND, CA 94804-1439** **failed** the Housing Quality Standards (HQS) inspection on 11/07/2025.

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> |
|-------------|---|
| 8.4 | General Health and Safety/Garbage and Debris Remove old appliances from yard |

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

Mark M & Janelle H Chiu
Po Box 1801
Danville, CA 94526-6801

Property:
677 28TH ST
RICHMOND, CA 94804-1561-

PropID:
Client ID: 7465

Dear Owner/Agent,

This letter is to inform you that your property at **677 28TH ST RICHMOND, CA 94804-1561** failed the Housing Quality Standards (HQS) inspection on 11/07/2025.

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 |
| 8.4 | General Health and Safety/Garbage and Debris Remove old building supplies from yard |

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.

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11/12/2025

FAILED INSPECTION NOTICE

Zhi Zhou
3776 Hobstone Pl
Dublin, CA 94568

Property:
117 S 39TH ST
RICHMOND, CA 94804-3312-

PropID:
Client ID: 15132

Dear Owner/Agent,

This letter is to inform you that your property at **117 S 39TH ST RICHMOND, CA 94804-3312** failed the Housing Quality Standards (HQS) inspection on 11/07/2025.

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> |
|-------------|---|
| 4.4 | 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.

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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Robert Allan Gross
723 36Th St
Richmond, CA 94805-0391

Property:
723 36TH ST
RICHMOND, CA 94805-1709-

PropID:
Client ID: 7662

Dear Owner/Agent,

This letter is to inform you that your property at **723 36TH ST RICHMOND, CA 94805-1709** failed the Housing Quality Standards (HQS) inspection on 11/07/2025.

A re-inspection has been scheduled for 12/29/2025 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> |
|-------------|--|
| 4.7 | Other Rooms/Wall Condition repair hole in wall |
| 4.10 | Other Rooms/Smoke Detectors replace missing smoke detector |
| 8.7 | General Health and Safety/Other Interior Hazards replace missing CO detector. |

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

Cherisse Payne
27 Lighthouse Ln
Richmond, CA 94804-7403

Property:
454 34TH ST
RICHMOND, CA 94805-2117-

PropID:
Client ID: 3422

Dear Owner/Agent,

This letter is to inform you that your property at **454 34TH ST RICHMOND, CA 94805-2117** failed the Housing Quality Standards (HQS) inspection on 11/07/2025.

A re-inspection has been scheduled for 12/29/2025 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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11/12/2025

FAILED INSPECTION NOTICE

Connie M Cheung
15208 Tradewinds Road
San Leandro, CA 94579

Property:
4308 MC GLOTHEN WAY
RICHMOND, CA 94806-1812-

PropID:
Client ID: 11608

Dear Owner/Agent,

This letter is to inform you that your property at **4308 MC GLOTHEN WAY RICHMOND, CA 94806-1812** failed the Housing Quality Standards (HQS) inspection on 11/07/2025.

A re-inspection has been scheduled for 12/22/2025 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 Remove keyed lock from interior door. |
| 4.3 | Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. |
| 2.11 | Kitchen/Refrigerator Handle missing, replace |



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Residential Rental Inspections Program



11/12/2025

FAILED INSPECTION NOTICE

Xuanda Chen
15407 Se Ivy Creek St
Happy Valley, OR 97086

Property:
608 S 49TH ST
RICHMOND, CA 94806-4330-

PropID:
Client ID: 15783

Dear Owner/Agent,

This letter is to inform you that your property at **608 S 49TH ST RICHMOND, CA 94806-4330** failed the Housing Quality Standards (HQS) inspection on 11/07/2025.

A re-inspection has been scheduled for 12/29/2025 between 01:00PM and 04:00PM.

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