



11/24/2025

FAILED INSPECTION NOTICE

Ronald Kraemer
4192 San Pablo Dam Rd #Apt B
El Sobrante Ca 94803-3161
El Sobrante, CA 94903-3203

Property:
721 PENNSYLVANIA AVE
RICHMOND, CA 94801-2261-

PropID:
Client ID: 8261

Dear Owner/Agent,

This letter is to inform you that your property at **721 PENNSYLVANIA AVE RICHMOND, CA 94801-2261** failed the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 01/02/2026 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 key door locks from all bedroom doors
3.5	Bathroom/Window Condition bathroom window not staying open without prop - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace oven inop
2.13	Kitchen/Space for Storage, Prep and Serving oven inop
2.2	Kitchen/Electricty hood range light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment unable to inspect water heater due to egress blocking door.
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater door



11/24/2025

FAILED INSPECTION NOTICE

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



11/24/2025

FAILED INSPECTION NOTICE

Ronald Kraemer
4192 San Pablo Dam Rd #Apt B
El Sobrante Ca 94803-3161
El Sobrante, CA 94903-3203

Property:
1404 BURBECK
RICHMOND, CA 94801-2314-

PropID:
Client ID: 8261

Dear Owner/Agent,

This letter is to inform you that your property at **1404 BURBECK RICHMOND, CA 94801-2314** failed the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 01/02/2026 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 all key door locks from all bedroom doors
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.12	Bathroom/Tub or Shower tub diverter handle missing - repair/replace

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



11/24/2025

FAILED INSPECTION NOTICE

Elizabeth Anne Breslin
Santiago Tan
333 Gellert Blv Suite 150
Daly City Ca 94015
Daly City, CA 94015

Property:
440 4TH ST
RICHMOND, CA 94801-3004-

PropID:
Client ID: 13083

Dear Owner/Agent,

This letter is to inform you that your property at **440 4TH ST RICHMOND, CA 94801-3004** failed the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 01/05/2026 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>
1.3	Living Room/Electrical Hazards no electricity in unit unable to inspect
2.12	Kitchen/Sink faucet base leaking - repair/replace
2.10	Kitchen/Stove or Range with Oven no power in unit
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.8	Bathroom/Floor Condition tiles -damaged/broken - repair/replace
1.8	Living Room/Floor Condition tiles throughout unit - damaged/broken - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
4.4	Other Rooms/Security remove deadbolt lock from bedroom door



11/24/2025

FAILED INSPECTION NOTICE

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



11/24/2025

FAILED INSPECTION NOTICE

Ronald Kraemer
4192 San Pablo Dam Rd #Apt B
El Sobrante Ca 94803-3161
El Sobrante, CA 94903-3203

Property:
713 21ST ST
RICHMOND, CA 94801-3369-

PropID:
Client ID: 8261

Dear Owner/Agent,

This letter is to inform you that your property at **713 21ST ST RICHMOND, CA 94801-3369** failed the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 01/02/2026 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 key lock from bedroom door
3.3	Bathroom/Electrical Hazards hallway bath room GFCI outlet missing
1.6	Living Room/Ceiling Condition living room ceiling peeling - repair/repaint

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



11/24/2025

FAILED INSPECTION NOTICE

Ronald Kraemer
4192 San Pablo Dam Rd #Apt B
El Sobrante Ca 94803-3161
El Sobrante, CA 94903-3203

Property:
351 31ST ST Apt 1
RICHMOND, CA 94804-1765-

PropID:
Client ID: 8261

Dear Owner/Agent,

This letter is to inform you that your property at **351 31ST ST Apt 1 RICHMOND, CA 94804-1765** failed the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 01/02/2026 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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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



11/24/2025

FAILED INSPECTION NOTICE

Ronald Kraemer
4192 San Pablo Dam Rd #Apt B
El Sobrante Ca 94803-3161
El Sobrante, CA 94903-3203

Property:
351 31ST ST Apt 4
RICHMOND, CA 94804-1765-

PropID:
Client ID: 8261

Dear Owner/Agent,

This letter is to inform you that your property at **351 31ST ST Apt 4 RICHMOND, CA 94804-1765** failed the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 01/02/2026 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>
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing-inop
4.10	Other Rooms/Smoke Detectors bed room smoke detector inop
3.5	Bathroom/Window Condition bathroom window not staying open properly - repair/replace

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



11/24/2025

FAILED INSPECTION NOTICE

Ronald Kraemer
4192 San Pablo Dam Rd #Apt B
El Sobrante Ca 94803-3161
El Sobrante, CA 94903-3203

Property:
2408 MAINE AVE
RICHMOND, CA 94804-2826-

PropID:
Client ID: 8261

Dear Owner/Agent,

This letter is to inform you that your property at **2408 MAINE AVE RICHMOND, CA 94804-2826** failed the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 01/02/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.5	Bathroom/Window Condition large amount of discoloration around window - remove /repair
2.10	Kitchen/Stove or Range with Oven hood range light inop



11/24/2025

FAILED INSPECTION NOTICE

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



11/24/2025

FAILED INSPECTION NOTICE

Ronald Kraemer
4192 San Pablo Dam Rd #Apt B
El Sobrante Ca 94803-3161
El Sobrante, CA 94903-3203

Property:
2823 CENTER AVE
RICHMOND, CA 94804-3020-

PropID:
Client ID: 8261

Dear Owner/Agent,

This letter is to inform you that your property at **2823 CENTER AVE RICHMOND, CA 94804-3020** **failed** the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 01/02/2026 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>
4.8	Other Rooms/Floor Condition bed room carpet very badly worn - repair/replace
3.4	Bathroom/Security hole in bathroom door -repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hole in hallway closet door - repair/paint hole in hallway wall - repair/paint



11/24/2025

FAILED INSPECTION NOTICE

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



11/24/2025

FAILED INSPECTION NOTICE

Ronald Kraemer
4192 San Pablo Dam Rd #Apt B
El Sobrante Ca 94803-3161
El Sobrante, CA 94903-3203

Property:
3417 CENTER AVE
RICHMOND, CA 94804-3210-

PropID:
Client ID: 8261

Dear Owner/Agent,

This letter is to inform you that your property at **3417 CENTER AVE RICHMOND, CA 94804-3210** **failed** the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 01/02/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment front room heater inop - repair/replace
4.6	Other Rooms/Celing Condition ceiling in closet in garage has water damage - repair/replace
2.4	Kitchen/Security clear egress blocking back door from opening fully

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



11/24/2025

FAILED INSPECTION NOTICE

Ronald Kraemer
4192 San Pablo Dam Rd #Apt B
El Sobrante Ca 94803-3161
El Sobrante, CA 94903-3203

Property:
3926 CENTER AVE
RICHMOND, CA 94804-3319-

PropID:
Client ID: 8261

Dear Owner/Agent,

This letter is to inform you that your property at **3926 CENTER AVE RICHMOND, CA 94804-3319** **failed** the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 01/02/2026 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 bed room door knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub/shower very badly discolored - recaulk /repair/replace
2.2	Kitchen/Electricty kitchen light inop - repair
2.10	Kitchen/Stove or Range with Oven burner knob missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door knob missing - repair/replace



11/24/2025

FAILED INSPECTION NOTICE

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



11/24/2025

FAILED INSPECTION NOTICE

Ronald Kraemer
4192 San Pablo Dam Rd #Apt B
El Sobrante Ca 94803-3161
El Sobrante, CA 94903-3203

Property:
3817 FLORIDA AVE
RICHMOND, CA 94804-3367-

PropID:
Client ID: 8261

Dear Owner/Agent,

This letter is to inform you that your property at **3817 FLORIDA AVE RICHMOND, CA 94804-3367** **failed** the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 01/02/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions backyard gate leaning - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway - smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from bed room door
3.3	Bathroom/Electrical Hazards bathroom GFCI outlet not testing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet bases in both bathrooms loose - repair/replace
2.12	Kitchen/Sink garbage disposal & dishwasher inop - repair/replace



11/24/2025

FAILED INSPECTION NOTICE

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



11/24/2025

FAILED INSPECTION NOTICE

Roselle J & Joyce Joyner
2942 Jo Ann Dr
Richmond, CA 94806-2719

Property:
4411 FLORIDA AVE
RICHMOND, CA 94804-3482-

PropID:
Client ID: 4376

Dear Owner/Agent,

This letter is to inform you that your property at **4411 FLORIDA AVE RICHMOND, CA 94804-3482** **failed** the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 12/26/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Carbon monoxide detector inoperable, repair or replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.1	General Health and Safety/Access to Unit Install deadbolt on garage door that leads directly to exterior of home.

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



11/24/2025

FAILED INSPECTION NOTICE

Koo Mee Hlan Chan
4246 Callan Blvd
Daly City, CA 94015-4432

Property:
4525 CYPRESS AVE
RICHMOND, CA 94804-4430-

PropID:
Client ID: 12286

Dear Owner/Agent,

This letter is to inform you that your property at **4525 CYPRESS AVE RICHMOND, CA 94804-4430** **failed** the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 12/26/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tree branches that are leaning against rear of house
8.1	General Health and Safety/Access to Unit Rear security gate deadbolt turning lock damaged, replace
8.4	General Health and Safety/Garbage and Debris Remove clutter in 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



11/24/2025

FAILED INSPECTION NOTICE

Koo Mee Hlan Chan
4246 Callan Blvd
Daly City, CA 94015-4432

Property:
942 CARLSON BLVD
RICHMOND, CA 94804-4632-

PropID:
Client ID: 12286

Dear Owner/Agent,

This letter is to inform you that your property at **942 CARLSON BLVD RICHMOND, CA 94804-4632** **failed** the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 12/26/2025 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>
8.1	General Health and Safety/Access to Unit Install striker plates on front and rear door frames for deadbolt locks
2.3	Kitchen/Electrical Hazards Replace cracked receptacle located by refrigerator
5.3	Secondary Rooms/Electrical Hazards Replace cracked receptacle above washing machine in garage
8.4	General Health and Safety/Garbage and Debris Remove old fencing from yard



11/24/2025

FAILED INSPECTION NOTICE

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



11/24/2025

FAILED INSPECTION NOTICE

John Leslie Ford
1327 Monterery St
Richmond, CA 94804-4942

Property:
1327 MONTEREY
RICHMOND, CA 94804-4942-

PropID:
Client ID: 2020

Dear Owner/Agent,

This letter is to inform you that your property at **1327 MONTEREY RICHMOND, CA 94804-4942** failed the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 12/26/2025 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>
2.11	Kitchen/Refrigerator Relocate tenants refrigerator from outside patio area to inside of unit.
8.10	General Health and Safety/Site and Neighborhood Conditions No access to yard, loose dogs. Tenant not present for inspection, friend of tenant present.

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



11/24/2025

FAILED INSPECTION NOTICE

Ying Lung & Margaret C Chang
2320 Arlington Blvd
El Cerrito, CA 94530-1502

Property:
1673 SANTA CLARA ST
RICHMOND, CA 94804-5038-

PropID:
Client ID: 3613

Dear Owner/Agent,

This letter is to inform you that your property at **1673 SANTA CLARA ST RICHMOND, CA 94804-5038** **failed** the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 12/26/2025 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.

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



11/24/2025

FAILED INSPECTION NOTICE

Paul A Sundstrom
5642 Panama Ave
Richmond Ca 94804-5518
Richmond, CA 94804-5518

Property:
5703 PANAMA AVE
RICHMOND, CA 94804-5519-

PropID:
Client ID: 6294

Dear Owner/Agent,

This letter is to inform you that your property at **5703 PANAMA AVE RICHMOND, CA 94804-5519** **failed** the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 12/31/2025 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>
8.7	General Health and Safety/Other Interior Hazards hallway/ common area smoke detector missing

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



11/24/2025

FAILED INSPECTION NOTICE

Paul A Sundstrom
5642 Panama Ave
Richmond Ca 94804-5518
Richmond, CA 94804-5518

Property:
5705 PANAMA AVE
RICHMOND, CA 94804-5519-

PropID:
Client ID: 6294

Dear Owner/Agent,

This letter is to inform you that your property at **5705 PANAMA AVE RICHMOND, CA 94804-5519** **failed** the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 12/31/2025 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>
8.7	General Health and Safety/Other Interior Hazards hallway/common area smoke detector missing

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



11/24/2025

FAILED INSPECTION NOTICE

Christopher & Ming Keller
905 Pomona Ave
El Cerrito, CA 94530-2965

Property:
6111 HUNTINGTON AVE
RICHMOND, CA 94804-5719-

PropID:
Client ID: 9304

Dear Owner/Agent,

This letter is to inform you that your property at **6111 HUNTINGTON AVE RICHMOND, CA 94804-5719** failed the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 12/26/2025 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>
2.11 Kitchen/Refrigerator	Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit	Bath Toilet not secured properly to floor.
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit	Rust in sink, repair

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



11/24/2025

FAILED INSPECTION NOTICE

Mark R Garcia
Bay Cities Property Mgmt
5021 Woodminster Lane
Oakland, CA 94602

Property:
42 BAYSIDE CT
RICHMOND, CA 94804-7443-

PropID:
Client ID: 11284

Dear Owner/Agent,

This letter is to inform you that your property at **42 BAYSIDE CT RICHMOND, CA 94804-7443** failed the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 12/26/2025 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.

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



11/24/2025

FAILED INSPECTION NOTICE

Christopher & Ming Keller
905 Pomona Ave
El Cerrito, CA 94530-2965

Property:
967 LASSEN ST
RICHMOND, CA 94805-1030-

PropID:
Client ID: 9304

Dear Owner/Agent,

This letter is to inform you that your property at **967 LASSEN ST RICHMOND, CA 94805-1030** failed the Housing Quality Standards (HQS) inspection on 11/10/2025.

A re-inspection has been scheduled for 12/26/2025 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>
3.5	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.
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window missing screen, install
8.10	General Health and Safety/Site and Neighborhood Conditions 1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant. 2- Remove old fencing and trash from shared yard * There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
8.6	General Health and Safety/Interior Stairs and Common Halls Remove old smoke detector bases in unit, common areas and bedrooms



11/24/2025

FAILED INSPECTION NOTICE

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