



11/24/2025

FAILED INSPECTION NOTICE

Krishna & Padma Yaramala
106 Cinnabar Way
Hercules, CA 94547

Property:
780 8TH ST
RICHMOND, CA 94801-2223-

PropID:
Client ID: 8239

Dear Owner/Agent,

This letter is to inform you that your property at **780 8TH ST RICHMOND, CA 94801-2223** failed the Housing Quality Standards (HQS) inspection on 11/14/2025.

A re-inspection has been scheduled for 12/29/2025 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches. -severe roach infestation in kitchen
8.4	General Health and Safety/Garbage and Debris Remove old furniture 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

Shall Key & Annie Du Chan
764 Larchmont Drive
Daly City, CA 94015

Property:
2121 ESMOND AVE
RICHMOND, CA 94801-2596-

PropID:
Client ID: 9015

Dear Owner/Agent,

This letter is to inform you that your property at **2121 ESMOND AVE RICHMOND, CA 94801-2596** **failed** the Housing Quality Standards (HQS) inspection on 11/14/2025.

A re-inspection has been scheduled for 12/30/2025 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>
2.10	Kitchen/Stove or Range with Oven oven 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.

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11/24/2025

FAILED INSPECTION NOTICE

Leon Tre Zektser
239 Brannan St Unit 7D
San Francisco Ca 94107
San Francisco, CA 94706-2277

Property:
15 SCENIC AVE Apt D
RICHMOND, CA 94801-3963-

PropID:
Client ID: 16497

Dear Owner/Agent,

This letter is to inform you that your property at **15 SCENIC AVE Apt D RICHMOND, CA 94801-3963** **failed** the Housing Quality Standards (HQS) inspection on 11/14/2025.

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>
2.12	Kitchen/Sink faucet base loose not properly secured

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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11/24/2025

FAILED INSPECTION NOTICE

Hakam & Rajwant K Khangura
132 Cafeto Ct
Walnut Creek, CA 94598-3712

Property:
3780 PAINTED PONY RD
RICHMOND, CA 94803-2116-

PropID:
Client ID: 1992

Dear Owner/Agent,

This letter is to inform you that your property at **3780 PAINTED PONY RD RICHMOND, CA 94803-2116** failed the Housing Quality Standards (HQS) inspection on 11/14/2025.

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>
3.3	Bathroom/Electrical Hazards INSTALL GFCI protected outlets in all (3) bathrooms by sinks Outlets have hot/neutral reverse as well. repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.

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11/24/2025

FAILED INSPECTION NOTICE

Lydia Jung
1421 Arlington Blvd
El Cerrito, CA 94530

Property:
5320 COACH DR
RICHMOND, CA 94803-3866-

PropID:
Client ID: 6511

Dear Owner/Agent,

This letter is to inform you that your property at **5320 COACH DR RICHMOND, CA 94803-3866** failed the Housing Quality Standards (HQS) inspection on 11/14/2025.

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.



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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Clean discoloration on window and window seal
4.3	Other Rooms/Electrical Hazards Replace damaged receptacles in room 1. Left of window 2. Right of window
3.7	Bathroom/Wall Condition Clean discoloration and cobwebs from walls (Located in bedroom 3)
3.3	Bathroom/Electrical Hazards Install GFCI protected outlets in bathrooms.
8.7	General Health and Safety/Other Interior Hazards 1. Remove old smoke detectors in common area hallways levels 1 & 2 2. Replace damaged outlet by patio door
2.5	Kitchen/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. KITCHEN & DINING ROOM
1.3	Living Room/Electrical Hazards Replace or remove damaged receptacle on living room stairs

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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11/24/2025

FAILED INSPECTION NOTICE

Ming & Hedi Li
800 Galvin Dr
El Cerrito, CA 94530-3004

Property:
118 S 21ST ST
RICHMOND, CA 94804-2715-

PropID:
Client ID: 8763

Dear Owner/Agent,

This letter is to inform you that your property at **118 S 21ST ST RICHMOND, CA 94804-2715** failed the Housing Quality Standards (HQS) inspection on 11/14/2025.

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



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FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.12	Bathroom/Tub or Shower Repair knob, unable to pull to operate tub/shower
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.
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.
2.5	Kitchen/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.
2.10	Kitchen/Stove or Range with Oven 1. Clean grease splatter on stove and range hood (fire hazard) 2. Burners not self lighting, repair. (Tenant provided stove)
4.3	Other Rooms/Electrical Hazards 1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2. Outlet underneath window missing cover plate, install 3. Outlet on right wall to be replaced, cracked receptacle.
7.4	Heating and Plumbing/Water Heater Door for hot water heater closet damaged, repair or replace



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11/24/2025

FAILED INSPECTION NOTICE

Eunice Lee Giles
44 Eucalyptus Knoll St
Mill Valley Ca 94941
Mill Valley, CA 94941

Property:
214 SHORELINE CT
RICHMOND, CA 94804-4590-

PropID:
Client ID: 15605

Dear Owner/Agent,

This letter is to inform you that your property at **214 SHORELINE CT RICHMOND, CA 94804-4590** **failed** the Housing Quality Standards (HQS) inspection on 11/14/2025.

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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub worn - resurface/repair

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11/24/2025

FAILED INSPECTION NOTICE

Linda Woody-Wood
5584 Circle Dr
El Sobrante, CA 94803-1570

Property:
1532 MARIPOSA ST
RICHMOND, CA 94804-5016-

PropID:
Client ID: 3971

Dear Owner/Agent,

This letter is to inform you that your property at **1532 MARIPOSA ST RICHMOND, CA 94804-5016** **failed** the Housing Quality Standards (HQS) inspection on 11/14/2025.

A re-inspection has been scheduled for 12/26/2025 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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11/24/2025

FAILED INSPECTION NOTICE

Sandar M Atta
Po Box 5233
Richmond Ca 94805
Richmond, CA 94805

Property:
3911 SOLANO AVE
RICHMOND, CA 94805-1862-

PropID:
Client ID: 14775

Dear Owner/Agent,

This letter is to inform you that your property at **3911 SOLANO AVE RICHMOND, CA 94805-1862** **failed** the Housing Quality Standards (HQS) inspection on 11/14/2025.

A re-inspection has been scheduled for 01/02/2026 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 bedroom smoke detector not properly secured - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing
2.2	Kitchen/Electricity light not working properly

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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