



11/24/2025

**FAILED INSPECTION NOTICE**

Nicholas Hanssens  
375 60Th St  
Oakland, CA 94618

Property:  
406 WASHINGTON AVE Apt C  
RICHMOND, CA 94801-3954-

PropID:  
Client ID: 15194

Dear Owner/Agent,

This letter is to inform you that your property at **406 WASHINGTON AVE Apt C RICHMOND, CA 94801-3954** failed the Housing Quality Standards (HQS) inspection on 11/19/2025.

**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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.5	Heating and Plumbing/Water Supply Settlement coming out of bathroom sink when inn use, repair
8.1	General Health and Safety/Access to Unit Install deadbolt on front door
8.10	General Health and Safety/Site and Neighborhood Conditions Rear storage shed in rear of complex has large holes/openings. Repair



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**

Bobbie G James  
4103 Country Mill Way  
Spring, TX 77388-3045

Property:  
1072 VIEW DR  
RICHMOND, CA 94803-1250-

PropID:  
Client ID: 3499

Dear Owner/Agent,

This letter is to inform you that your property at **1072 VIEW DR RICHMOND, CA 94803-1250** failed the Housing Quality Standards (HQS) inspection on 11/19/2025.

**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>
8.10	General Health and Safety/Site and Neighborhood Conditions back yard gate leaning over not properly secure/stable - repair/replace
4.10	Other Rooms/Smoke Detectors both bedroom smoke detectors inop -
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Jorge F Pichilla  
2831 Rheem Ave  
Richmond, CA 94804

Property:  
2835 RHEEM AVE  
RICHMOND, CA 94804-

PropID:  
Client ID: 16418

Dear Owner/Agent,

This letter is to inform you that your property at **2835 RHEEM AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 11/19/2025.

**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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace

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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Biwasta Silwal  
151 Watermark Ter  
Hercules, CA 94547

Property:  
5109 MC BRYDE AVE  
RICHMOND, CA 94805-1038-

PropID:  
Client ID: 16448

Dear Owner/Agent,

This letter is to inform you that your property at **5109 MC BRYDE AVE RICHMOND, CA 94805-1038** **failed** the Housing Quality Standards (HQS) inspection on 11/19/2025.

**A re-inspection has been scheduled for 01/06/2026 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 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3	Kitchen/Electrical Hazards Install GFCI outlet by sink  A missing and/or cracked coverplate presents an electrical hazard. - light switch cover plate missing, replace
3.3	Bathroom/Electrical Hazards Install GFCI outlet by sink
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



11/24/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Biwasta Silwal  
151 Watermark Ter  
Hercules, CA 94547

Property:  
5111 MC BRYDE AVE  
RICHMOND, CA 94805-1038-

PropID:  
Client ID: 16448

Dear Owner/Agent,

This letter is to inform you that your property at **5111 MC BRYDE AVE RICHMOND, CA 94805-1038** **failed** the Housing Quality Standards (HQS) inspection on 11/19/2025.

**A re-inspection has been scheduled for 01/06/2026 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>
3.12	Bathroom/Tub or Shower Resurface tub
3.3	Bathroom/Electrical Hazards Install GFCI outlet by bathroom sink
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



11/24/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program





11/24/2025

**FAILED INSPECTION NOTICE**

Biwasta Silwal  
151 Watermark Ter  
Hercules, CA 94547

Property:  
5113 MC BRYDE AVE  
RICHMOND, CA 94805-1038-

PropID:  
Client ID: 16448

Dear Owner/Agent,

This letter is to inform you that your property at **5113 MC BRYDE AVE RICHMOND, CA 94805-1038** **failed** the Housing Quality Standards (HQS) inspection on 11/19/2025.

**A re-inspection has been scheduled for 01/06/2026 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>
2.3	Kitchen/Electrical Hazards Install GFCI outlet by sink
2.5	Kitchen/Window Condition Window screen torn, repair
3.3	Bathroom/Electrical Hazards Install GFCI outlet by sink
4.5	Other Rooms/Window Condition Window screen heavily tethered, repair
5.4	Secondary Rooms/Other Potential Hazardous Features Dining room window screen missing, replace



11/24/2025

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Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Biwasta Silwal  
151 Watermark Ter  
Hercules, CA 94547

Property:  
5115 MC BRYDE AVE  
RICHMOND, CA 94805-1038-

PropID:  
Client ID: 16448

Dear Owner/Agent,

This letter is to inform you that your property at **5115 MC BRYDE AVE RICHMOND, CA 94805-1038** **failed** the Housing Quality Standards (HQS) inspection on 11/19/2025.

**A re-inspection has been scheduled for 01/06/2026 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>
2.3	Kitchen/Electrical Hazards Ceiling light inoperable, repair
3.3	Bathroom/Electrical Hazards Install GFCI by bathroom sink
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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Biwasta Silwal  
151 Watermark Ter  
Hercules, CA 94547

Property:  
12700 SAN PABLO AVE  
RICHMOND, CA 94805-1466-

PropID:  
Client ID: 16448

Dear Owner/Agent,

This letter is to inform you that your property at **12700 SAN PABLO AVE RICHMOND, CA 94805-1466** **failed** the Housing Quality Standards (HQS) inspection on 11/19/2025.

**A re-inspection has been scheduled for 01/06/2026 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>
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.
4.4	Other Rooms/Security Remove deadbolt lock installed on rear interior door
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)



11/24/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Biwasta Silwal  
151 Watermark Ter  
Hercules, CA 94547

Property:  
4901 GARVIN AVE Apt 1  
RICHMOND, CA 94805-1466-

PropID:  
Client ID: 16448

Dear Owner/Agent,

This letter is to inform you that your property at **4901 GARVIN AVE Apt 1 RICHMOND, CA 94805-1466** **failed** the Housing Quality Standards (HQS) inspection on 11/19/2025.

**A re-inspection has been scheduled for 01/06/2026 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 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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City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Biwasta Silwal  
151 Watermark Ter  
Hercules, CA 94547

Property:  
4901 GARVIN AVE Apt 2  
RICHMOND, CA 94805-1466-

PropID:  
Client ID: 16448

Dear Owner/Agent,

This letter is to inform you that your property at **4901 GARVIN AVE Apt 2 RICHMOND, CA 94805-1466** **failed** the Housing Quality Standards (HQS) inspection on 11/19/2025.

**A re-inspection has been scheduled for 01/06/2026 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>
2.11	Kitchen/Refrigerator Light inoperable, repair
2.12	Kitchen/Sink Recaulk behind kitchen sink, caulking damaged
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



11/24/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

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Residential Rental Inspections Program





11/24/2025

**FAILED INSPECTION NOTICE**

Biwasta Silwal  
151 Watermark Ter  
Hercules, CA 94547

Property:  
4903 GARVIN AVE  
RICHMOND, CA 94805-1466-

PropID:  
Client ID: 16448

Dear Owner/Agent,

This letter is to inform you that your property at **4903 GARVIN AVE RICHMOND, CA 94805-1466** failed the Housing Quality Standards (HQS) inspection on 11/19/2025.

**A re-inspection has been scheduled for 01/06/2026 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>
2.3	Kitchen/Electrical Hazards Install GFCI outlet by sink
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Secure faucet base to vanity
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.
8.1	General Health and Safety/Access to Unit Install door sweep on rear door



11/24/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

330 44Th St Llc  
Tommy Tu  
106 Ebbtide Cv  
Hercules, CA 94547

Property:  
336 44TH ST Apt A  
RICHMOND, CA 94805-2328-

PropID:  
Client ID: 17733

Dear Owner/Agent,

This letter is to inform you that your property at **336 44TH ST Apt A RICHMOND, CA 94805-2328** failed the Housing Quality Standards (HQS) inspection on 11/19/2025.

**A re-inspection has been scheduled for 01/06/2026 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>
4.4	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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Vincent S & Lara A Tre Korta  
2B Living  
626 El Camino Real  
San Carlos, CA 94070

Property:  
2246 KEY BLVD  
RICHMOND, CA 94805-2404-

PropID:  
Client ID: 18534

Dear Owner/Agent,

This letter is to inform you that your property at **2246 KEY BLVD RICHMOND, CA 94805-2404** failed the Housing Quality Standards (HQS) inspection on 11/19/2025.

**A re-inspection has been scheduled for 01/06/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters both 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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/24/2025

## FAILED INSPECTION NOTICE

Yu Bai  
3865A Highland Rd  
Lafayette, CA 94549

Property:  
3161 BIRMINGHAM DR Apt #214  
RICHMOND, CA 94806-

PropID:  
Client ID: 17105

Dear Owner/Agent,

This letter is to inform you that your property at **3161 BIRMINGHAM DR Apt #214 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 11/19/2025.

**A re-inspection has been scheduled for 01/06/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged outlet
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector level 1



11/24/2025

**FAILED INSPECTION NOTICE**

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City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Christopher Wei Jun Wong  
6723 Hagen Blvd  
El Cerrito, CA 94530-1718

Property:  
2918 GILMA DR  
RICHMOND, CA 94806-2607-

PropID:  
Client ID: 8872

Dear Owner/Agent,

This letter is to inform you that your property at **2918 GILMA DR RICHMOND, CA 94806-2607** failed the Housing Quality Standards (HQS) inspection on 11/19/2025.

**A re-inspection has been scheduled for 01/06/2026 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions
	1- Rear right gate damaged, repair
	2- Cut down tall weeds/brush in rear of unit

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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City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Thor Hibbeler  
1910 Fell St  
San Francisco, CA 94117-1917

Property:  
3665 STONEGLEN SOUTH  
RICHMOND, CA 94806-5261-

PropID:  
Client ID: 3001

Dear Owner/Agent,

This letter is to inform you that your property at **3665 STONEGLEN SOUTH RICHMOND, CA 94806-5261** failed the Housing Quality Standards (HQS) inspection on 11/19/2025.

**A re-inspection has been scheduled for 01/06/2026 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>
2.12 Kitchen/Sink	Dishwasher drains through air gap, repair as drain must go through garbage disposal.

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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