



11/24/2025

FAILED INSPECTION NOTICE

Lloyd D & Robert P Perata
2015 Macdonald Ave
Richmond, CA 94801

Property:
2013 MACDONALD AVE Apt 4
RICHMOND, CA 94801-3309-

PropID:
Client ID: 9277

Dear Owner/Agent,

This letter is to inform you that your property at **2013 MACDONALD AVE Apt 4 RICHMOND, CA 94801-3309** failed the Housing Quality Standards (HQS) inspection on 11/21/2025.

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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards living room/ hallway Co detector missing
3.12	Bathroom/Tub or Shower caulking inside around tub very badly worn/discolored - remove/recaulk/repair tub faucet spout missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.4	Bathroom/Security remove key door lock from bathroom door



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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

2018-4 Ih Borrower Lp
Invitation Homes
1131 W Warner Rd 102
Tempe, AZ 95284

Property:
1911 HELLINGS AVE
RICHMOND, CA 94801-4203-

PropID:
Client ID: 17171

Dear Owner/Agent,

This letter is to inform you that your property at **1911 HELLINGS AVE RICHMOND, CA 94801-4203** **failed** the Housing Quality Standards (HQS) inspection on 11/21/2025.

A re-inspection has been scheduled for 01/05/2026 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>
3.12 Bathroom/Tub or Shower	tub diverter not working properly
2.8 Kitchen/Floor Condition	kitchen floor tile missing at living room lip - repair/replace
1.8 Living Room/Floor Condition	living room flooring loose at kitchen floor lip - repair/replace
2.4 Kitchen/Security	remove/clear egress blocking back door from opening fully
2.2 Kitchen/Electricity	kitchen light inop



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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Ruben Hernandez
2718 Grant Ave
Richmond, CA 94804

Property:
2400 ANDRADE AVE
RICHMOND, CA 94804-1225-

PropID:
Client ID: 8385

Dear Owner/Agent,

This letter is to inform you that your property at **2400 ANDRADE AVE RICHMOND, CA 94804-1225** **failed** the Housing Quality Standards (HQS) inspection on 11/21/2025.

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>
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.
4.6	Other Rooms/Celing Condition Clean moisture condensation on ceiling
2.5	Kitchen/Window Condition Window screen torn, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace missing exterior vent screen located by rear stairs



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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Chuk Fount & Sandy Lee
109 Big Bear Ct
Richmond, CA 94803

Property:
1113 CAMPBELL ST
RICHMOND, CA 94804-4734-

PropID:
Client ID: 7941

Dear Owner/Agent,

This letter is to inform you that your property at **1113 CAMPBELL ST RICHMOND, CA 94804-4734** **failed** the Housing Quality Standards (HQS) inspection on 11/21/2025.

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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.10	General Health and Safety/Site and Neighborhood Conditions 1- NO ACCESS to yard, loose dog in yard and owner not present. Owner present for inspection. 2- Remove excessive dog feces in yard
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector level 2 missing, replace
3.6	Bathroom/Ceiling Condition Clean discoloration on bathroom ceiling
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
5.2	Secondary Rooms/Security Remove deadbolt lock from interior door in rear room level 1 and install cover over opening from deadbolt lock



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11/24/2025

FAILED INSPECTION NOTICE

Shiuh Tsae Chang Tre
Mien Yin Chang
614 Clayton Ave
El Cerrito, CA 94530

Property:
5520 SOLANO AVE
RICHMOND, CA 94805-1532-

PropID:
Client ID: 9017

Dear Owner/Agent,

This letter is to inform you that your property at **5520 SOLANO AVE RICHMOND, CA 94805-1532** **failed** the Housing Quality Standards (HQS) inspection on 11/21/2025.

A re-inspection has been scheduled for 01/07/2026 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.



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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 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.
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. -REPLACE, exceeds 10 year life span
4.6	Other Rooms/Celing Condition Repair cracks on ceiling
2.12	Kitchen/Sink Dishwasher inoperable, repair, replace or remove
8.1	General Health and Safety/Access to Unit 1- Rear door by kitchen missing striker plates, replace/install 2- Install deadbolt on rear side door that leads to exterior of home
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Stair = Missing Handrail. -Install handrail for rear stairs
8.10	General Health and Safety/Site and Neighborhood Conditions Repair damaged rear left gate
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
1.5	Living Room/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.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Caulk bathroom sink



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11/24/2025

FAILED INSPECTION NOTICE

Chuk Fong & Sandy Lee
109 Big Bear Ct
Richmond, CA 94803

Property:
623 KEY BLVD
RICHMOND, CA 94805-1920-

PropID:
Client ID: 7941

Dear Owner/Agent,

This letter is to inform you that your property at **623 KEY BLVD RICHMOND, CA 94805-1920** failed the Housing Quality Standards (HQS) inspection on 11/21/2025.

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>
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.

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
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11/24/2025

FAILED INSPECTION NOTICE

Chuk Fong & Sandy Lee
109 Big Bear Ct
Richmond, CA 94803

Property:
627 KEY BLVD
RICHMOND, CA 94805-1920-

PropID:
Client ID: 7941

Dear Owner/Agent,

This letter is to inform you that your property at **627 KEY BLVD RICHMOND, CA 94805-1920** failed the Housing Quality Standards (HQS) inspection on 11/21/2025.

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 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
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.

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11/24/2025

FAILED INSPECTION NOTICE

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

Property:
3136 FAIRMEDE DR
RICHMOND, CA 94806-2765-

PropID:
Client ID: 8872

Dear Owner/Agent,

This letter is to inform you that your property at **3136 FAIRMEDE DR RICHMOND, CA 94806-2765** **failed** the Housing Quality Standards (HQS) inspection on 11/21/2025.

A re-inspection has been scheduled for 01/07/2026 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>
4.5	Other Rooms/Window Condition Install quick release for security bars or remove

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