



12/8/2025

**FAILED INSPECTION NOTICE**

Guo Yu Zhou  
2131 23Rd Ave  
Oakland Ca 94606-4239  
Oakland, CA 94606-4239

Property:  
875 9TH ST  
RICHMOND, CA 94801-2232-

PropID:  
Client ID: 8562

Dear Owner/Agent,

This letter is to inform you that your property at **875 9TH ST RICHMOND, CA 94801-2232** failed the Housing Quality Standards (HQS) inspection on 11/24/2025.

**A re-inspection has been scheduled for 01/07/2026 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>
4.5	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 1- Window must be openable and remain open without props.  2- 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.
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
3.12	Bathroom/Tub or Shower Resurface tub, surface rust present



12/8/2025

**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



12/8/2025

**FAILED INSPECTION NOTICE**

Guo Yu Zhou  
2131 23Rd Ave  
Oakland Ca 94606-4239  
Oakland, CA 94606-4239

Property:  
626 11TH ST  
RICHMOND, CA 94801-2722-

PropID:  
Client ID: 8562

Dear Owner/Agent,

This letter is to inform you that your property at **626 11TH ST RICHMOND, CA 94801-2722** failed the Housing Quality Standards (HQS) inspection on 11/24/2025.

**A re-inspection has been scheduled for 01/07/2026 between 11:00AM and 02:00PM.**

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12/8/2025

## FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.1	General Health and Safety/Access to Unit Replace missing door knob on front security gate
8.2	General Health and Safety/Exits 1. Tenant to clear excessive amount of items leading up front and rear stairs blocking clear path  2. Tenant to clear excessive amount of items on side of house preventing clear path exit
8.10	General Health and Safety/Site and Neighborhood Conditions Cut back brush and move excessive amount of plants from yard
4.3	Other Rooms/Electrical Hazards 1. Replace damaged outlet on right wall  2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower Tub Drain Clogged/Slow.
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
8.7	General Health and Safety/Other Interior Hazards Remove padlock from hall closet door
5.3	Secondary Rooms/Electrical Hazards Outlet in laundry room has hot/neutral reverse, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor in rear bathroom
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Rear exterior siding on patio dry rotted, repair and replace dry rotted wood. (Rear right side of deck)



12/8/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

Austin Linnane  
364 Wildwood Ave  
Piedmont, CA 94611-3849

Property:  
673 HARBOUR WAY  
RICHMOND, CA 94801-2747-

PropID:  
Client ID: 8769

Dear Owner/Agent,

This letter is to inform you that your property at **673 HARBOUR WAY RICHMOND, CA 94801-2747** **failed** the Housing Quality Standards (HQS) inspection on 11/24/2025.

**A re-inspection has been scheduled for 01/07/2026 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>
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.
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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.



12/8/2025

**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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

Ahmad Aghababa  
1935 Marin Ave  
Berkeley Ca 94707  
Berkeley, CA 94707

Property:  
2410 LOWELL AVE  
RICHMOND, CA 94804-1038-

PropID:  
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **2410 LOWELL AVE RICHMOND, CA 94804-1038** **failed** the Housing Quality Standards (HQS) inspection on 11/24/2025.

**A re-inspection has been scheduled for 01/08/2026 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.



12/8/2025

## FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1. Heater cover damaged, replace  2. Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hall light inoperable, repair  2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
3.5	Bathroom/Window Condition 1. Window must be openable and remain open without props.  2. 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.
3.12	Bathroom/Tub or Shower Leak behind tub control knobs while in use, repair
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing kitchen cabinet door left of stove
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.
2.3	Kitchen/Electrical Hazards Outlet underneath left window missing cover plate, install
2.11	Kitchen/Refrigerator 1. Light inoperable  2. Door gasket damaged, repair or replace gasket
8.1	General Health and Safety/Access to Unit Install door knob on rear security gate
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.
8.7	General Health and Safety/Other Interior Hazards Clear items surrounding hot water heater and blocking back door exit
4.10	Other Rooms/Smoke Detectors Smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.



12/8/2025

## FAILED INSPECTION NOTICE

### 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.

### 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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

Karen Tyler  
248 Park Lane  
Vacaville, CA 95687

Property:  
2736 LINCOLN AVE  
RICHMOND, CA 94804-1269-

PropID:  
Client ID: 4095

Dear Owner/Agent,

This letter is to inform you that your property at **2736 LINCOLN AVE RICHMOND, CA 94804-1269** **failed** the Housing Quality Standards (HQS) inspection on 11/24/2025.

**A re-inspection has been scheduled for 01/13/2026 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 repair broken window frame window will not stay up with out prob. remove black discoloration.

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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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



12/8/2025

**FAILED INSPECTION NOTICE**

Ahmad Aghababa  
1935 Marin Ave  
Berkeley Ca 94707  
Berkeley, CA 94707

Property:  
2347 ESMOND AVE  
RICHMOND, CA 94804-1307-

PropID:  
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **2347 ESMOND AVE RICHMOND, CA 94804-1307** **failed** the Housing Quality Standards (HQS) inspection on 11/24/2025.

**A re-inspection has been scheduled for 01/08/2026 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.



12/8/2025

## FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector exceeds 10 year life span, replace  Install carbon monoxide detector in unit
4.4	Other Rooms/Security Remove keyed lock from interior door. NO ACCESS TO ROOM, must be inspected
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.7	Bathroom/Wall Condition Repair damaged wall above tub
3.6	Bathroom/Ceiling Condition Complete repairs to bathroom ceiling and walls, paint once completed
3.12	Bathroom/Tub or Shower Shower head leaking, repair
8.7	General Health and Safety/Other Interior Hazards Repair damaged ceiling in rear hallway
5.3	Secondary Rooms/Electrical Hazards Replace cracked receptacle above washing machine
1.5	Living Room/Window Condition Window lock damaged, repair or replace
8.1	General Health and Safety/Access to Unit Rear security gate damaged, torn which can lead to cutting hazard. Repair
2.10	Kitchen/Stove or Range with Oven Burners are not self lighting, repair



12/8/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

Sean Jiam  
347 Alberta Way  
Hillsborough, CA 94539-3747

Property:  
2400 GARVIN AVE  
RICHMOND, CA 94804-1347-

PropID:  
Client ID: 8364

Dear Owner/Agent,

This letter is to inform you that your property at **2400 GARVIN AVE RICHMOND, CA 94804-1347** failed the Housing Quality Standards (HQS) inspection on 11/24/2025.

**A re-inspection has been scheduled for 01/13/2026 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

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



12/8/2025

**FAILED INSPECTION NOTICE**

David H Cochrane  
4980 Appian Way Suite 205  
El Sobrante, CA 94803

Property:  
3726 OHIO AVE  
RICHMOND, CA 94804-3325-

PropID:  
Client ID: 9722

Dear Owner/Agent,

This letter is to inform you that your property at **3726 OHIO AVE RICHMOND, CA 94804-3325** failed the Housing Quality Standards (HQS) inspection on 11/24/2025.

**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>
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.

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



12/8/2025

**FAILED INSPECTION NOTICE**

Ranga Sapkota  
5922 Bayview Ave  
Richmond, CA 94804

Property:  
5920 BAYVIEW AVE  
RICHMOND, CA 94804-4832-

PropID:  
Client ID: 14471

Dear Owner/Agent,

This letter is to inform you that your property at **5920 BAYVIEW AVE RICHMOND, CA 94804-4832** **failed** the Housing Quality Standards (HQS) inspection on 11/24/2025.

**A re-inspection has been scheduled for 01/13/2026 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>
2.10	Kitchen/Stove or Range with Oven hood range light switch missing repair/replace
3.6	Bathroom/Ceiling Condition ceiling above shower bubbling very badly - repair/repaint
4.4	Other Rooms/Security remove key door lock from bedroom 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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

Ranga Sapkota  
5922 Bayview Ave  
Richmond, CA 94804

Property:  
5922 BAYVIEW AVE  
RICHMOND, CA 94804-4832-

PropID:  
Client ID: 14471

Dear Owner/Agent,

This letter is to inform you that your property at **5922 BAYVIEW AVE RICHMOND, CA 94804-4832** **failed** the Housing Quality Standards (HQS) inspection on 11/24/2025.

**A re-inspection has been scheduled for 01/13/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

Ranga Sapkota  
5922 Bayview Ave  
Richmond, CA 94804

Property:  
5924 BAYVIEW AVE  
RICHMOND, CA 94804-4832-

PropID:  
Client ID: 14471

Dear Owner/Agent,

This letter is to inform you that your property at **5924 BAYVIEW AVE RICHMOND, CA 94804-4832** **failed** the Housing Quality Standards (HQS) inspection on 11/24/2025.

**A re-inspection has been scheduled for 01/13/2026 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	caulking in tub shower area very badly worn discolored damaged - repair/replace
4.10 Other Rooms/Smoke Detectors	smoke detector missing

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City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

Ranga Sapkota  
5922 Bayview Ave  
Richmond, CA 94804

Property:  
5926 BAYVIEW AVE  
RICHMOND, CA 94804-4832-

PropID:  
Client ID: 14471

Dear Owner/Agent,

This letter is to inform you that your property at **5926 BAYVIEW AVE RICHMOND, CA 94804-4832** **failed** the Housing Quality Standards (HQS) inspection on 11/24/2025.

**A re-inspection has been scheduled for 01/13/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key door lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke and Co detector missing 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



12/8/2025

**FAILED INSPECTION NOTICE**

Stuart A Lichter  
115 Alvarado Rd  
Berkeley, CA 94705-1510

Property:  
5625 HIGHLAND AVE  
RICHMOND, CA 94804-5009-

PropID:  
Client ID: 1355

Dear Owner/Agent,

This letter is to inform you that your property at **5625 HIGHLAND AVE RICHMOND, CA 94804-5009** **failed** the Housing Quality Standards (HQS) inspection on 11/24/2025.

**A re-inspection has been scheduled for 01/13/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress from around water heater
8.7	General Health and Safety/Other Interior Hazards 2nd floor Smoke/Co detector missing

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



12/8/2025

## FAILED INSPECTION NOTICE

Ahmad Aghababa  
1935 Marin Ave  
Berkeley Ca 94707  
Berkeley, CA 94707

Property:  
401 36TH ST  
RICHMOND, CA 94805-2127-

PropID:  
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **401 36TH ST RICHMOND, CA 94805-2127** failed the Housing Quality Standards (HQS) inspection on 11/24/2025.

**A re-inspection has been scheduled for 01/08/2026 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
4.4	Other Rooms/Security Remove keyed entry lock and deadbolt on bedroom door
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.
8.7	General Health and Safety/Other Interior Hazards Install common area smoke detector and carbon monoxide detector on each floor of unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit
2.3	Kitchen/Electrical Hazards Install GFCI by kitchen sink



12/8/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

## FAILED INSPECTION NOTICE

Ahmad Aghababa  
1935 Marin Ave  
Berkeley Ca 94707  
Berkeley, CA 94707

Property:  
405 36TH ST  
RICHMOND, CA 94805-2127-

PropID:  
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **405 36TH ST RICHMOND, CA 94805-2127** failed the Housing Quality Standards (HQS) inspection on 11/24/2025.

**A re-inspection has been scheduled for 01/08/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Replace exceeds 10 year life span (2014)
8.7	General Health and Safety/Other Interior Hazards Install common area smoke detector and carbon monoxide detector on each level of unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.



12/8/2025

## **FAILED INSPECTION NOTICE**

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City of Richmond  
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