



12/8/2025

FAILED INSPECTION NOTICE

Freddie Morrisette
1459 Monitor Ave
Suisun, CA 94585-3202

Property:
628 4TH ST
RICHMOND, CA 94801-2614-

PropID:
Client ID: 2358

Dear Owner/Agent,

This letter is to inform you that your property at **628 4TH ST RICHMOND, CA 94801-2614** failed the Housing Quality Standards (HQS) inspection on 11/25/2025.

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.

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



12/8/2025

FAILED INSPECTION NOTICE

Freddie Morrisette
1459 Monitor Ave
Suisun, CA 94585-3202

Property:
630 4TH ST
RICHMOND, CA 94801-2614-

PropID:
Client ID: 2358

Dear Owner/Agent,

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A re-inspection has been scheduled for 01/07/2026 between 01:00PM and 04:00PM.

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12/8/2025

FAILED INSPECTION NOTICE

Ivani & Amaury Crivelari
1130 Marin Ave
Albany, CA 94706-2050

Property:
604 JULIGA WOODS ST
RICHMOND, CA 94804-

PropID:
Client ID: 1268

Dear Owner/Agent,

This letter is to inform you that your property at **604 JULIGA WOODS ST RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 11/25/2025.

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>
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.
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.
3.5	Bathroom/Window Condition 1. Window lock mechanism inoperable/missing. Replace 2. Window screen damaged, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector and carbon monoxide detector in unit
2.10	Kitchen/Stove or Range with Oven Front right burner not self lighting, repair



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Residential Rental Inspections Program



12/8/2025

FAILED INSPECTION NOTICE

Parin Patel
1025 Cervantez Ct
Milpitas, CA 95035-3450

Property:
63 SANDPOINT DR
RICHMOND, CA 94804-4517-

PropID:
Client ID: 11784

Dear Owner/Agent,

This letter is to inform you that your property at **63 SANDPOINT DR RICHMOND, CA 94804-4517** **failed** the Housing Quality Standards (HQS) inspection on 11/25/2025.

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>
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.
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. Replace damaged receptacle underneath center window



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12/8/2025

FAILED INSPECTION NOTICE

Da Du Yong
3821 Clinton Ave
Richmond, CA 94805

Property:
634 39TH ST
RICHMOND, CA 94805-1806-

PropID:
Client ID: 9041

Dear Owner/Agent,

This letter is to inform you that your property at **634 39TH ST RICHMOND, CA 94805-1806** failed the Housing Quality Standards (HQS) inspection on 11/25/2025.

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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose - repair/replace
4.10	Other Rooms/Smoke Detectors back bedroom smoke detector inop - repair/replace

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12/8/2025

FAILED INSPECTION NOTICE

David Goldenberg
Nautilus Properties, Llc
1459 18Th St #320
San Francisco, CA 94107

Property:
704 PHANOR DR
RICHMOND, CA 94806-1771-

PropID:
Client ID: 6995

Dear Owner/Agent,

This letter is to inform you that your property at **704 PHANOR DR RICHMOND, CA 94806-1771** failed the Housing Quality Standards (HQS) inspection on 11/25/2025.

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

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hall toilet base loose - repair/replace hall toilet not flushing properly - repair/replace
3.5	Bathroom/Window Condition paint bubbling very badly around window - repair/repaint
2.8	Kitchen/Floor Condition flooring by back door damaged - repair/replace



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12/8/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
4512 MC GLOTHEN WAY
RICHMOND, CA 94806-1816-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **4512 MC GLOTHEN WAY RICHMOND, CA 94806-1816** failed the Housing Quality Standards (HQS) inspection on 11/25/2025.

A re-inspection has been scheduled for 01/05/2026 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, vent screens missing. Repair/replace

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12/8/2025

FAILED INSPECTION NOTICE

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

Property:
3111 STONE CLIFF CT
RICHMOND, CA 94806-5732-

PropID:
Client ID: 1992

Dear Owner/Agent,

This letter is to inform you that your property at **3111 STONE CLIFF CT RICHMOND, CA 94806-5732** **failed** the Housing Quality Standards (HQS) inspection on 11/25/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop

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FAILED INSPECTION NOTICE

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

Property:
3133 LAKE VIEW CT
RICHMOND, CA 94806-5739-

PropID:
Client ID: 1992

Dear Owner/Agent,

This letter is to inform you that your property at **3133 LAKE VIEW CT RICHMOND, CA 94806-5739** **failed** the Housing Quality Standards (HQS) inspection on 11/25/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards all bathrooms GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards clear egress from blocking garage back door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd floor toilet base loose - repair/replace

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