



12/14/2023

**FAILED INSPECTION NOTICE**

Sergio Z & Rosa Marie Moreno  
1550 Partridge Dr  
Hercules, CA 94547-1642

Property:  
1326 LINCOLN AVE  
RICHMOND, CA 94801-2328-

PropID:  
Client ID: 2560

Dear Owner/Agent,

This letter is to inform you that your property at **1326 LINCOLN AVE RICHMOND, CA 94801-2328** **failed** the Housing Quality Standards (HQS) inspection on 12/01/2023.

**A re-inspection has been scheduled for 01/16/2024 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>	<u>Tenant/Owner</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches install railings on front staircase	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. install in basement	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
3.3	Bathroom/Electrical Hazards install GFfi outlet	O
1.6	Living Room/Ceiling Condition peeling paint, repair	O



12/14/2023

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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



12/14/2023

**FAILED INSPECTION NOTICE**

Luz Elena Hernandez  
565 9Th St  
Richmond, CA 94801-2715

Property:  
1758 LINCOLN AVE  
RICHMOND, CA 94801-2447-

PropID:  
Client ID: 12017

Dear Owner/Agent,

This letter is to inform you that your property at **1758 LINCOLN AVE RICHMOND, CA 94801-2447** **failed** the Housing Quality Standards (HQS) inspection on 12/01/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven All burners must self-ignite	O
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps	O
2.8	Kitchen/Floor Condition Replace deteriorating floor	O
3.12	Bathroom/Tub or Shower Recaulk inside of tub enclosure	O
2.13	Kitchen/Space for Storage, Prep and Serving Bottom of cabinet under sink deteriorating repair	O



12/14/2023

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Residential Rental Inspections Program



12/14/2023

**FAILED INSPECTION NOTICE**

Raul Armando Hernandez  
2301 Courtland Ave  
Oakland, CA 94601-4768

Property:  
656 5TH ST  
RICHMOND, CA 94801-2618-

PropID:  
Client ID: 11333

Dear Owner/Agent,

This letter is to inform you that your property at **656 5TH ST RICHMOND, CA 94801-2618** failed the Housing Quality Standards (HQS) inspection on 12/01/2023.

**A re-inspection has been scheduled for 01/16/2024 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>	<u>Tenant/Owner</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.	O
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.	O
8.7	General Health and Safety/Other Interior Hazards Missing/inoperable common area smoke/co detectors	O



12/14/2023

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Residential Rental Inspections Program



12/14/2023

**FAILED INSPECTION NOTICE**

Carla Pecoraro  
775 E Blithedale Ave #123  
Mill Valley, CA 94941

Property:  
220 NEVIN AVE  
RICHMOND, CA 94801-2928-

PropID:  
Client ID: 13490

Dear Owner/Agent,

This letter is to inform you that your property at **220 NEVIN AVE RICHMOND, CA 94801-2928** failed the Housing Quality Standards (HQS) inspection on 12/01/2023.

**A re-inspection has been scheduled for 01/16/2024 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detectors	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working	O
2.10	Kitchen/Stove or Range with Oven install grease screen for vent fan	O



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Residential Rental Inspections Program





12/14/2023

**FAILED INSPECTION NOTICE**

John T Hayden  
OHANKS MANAGEMENT  
5054 El Portal Dr Suite C  
El Sobrante, CA 94803

Property:  
529 21ST ST Apt J  
RICHMOND, CA 94801-3373-

PropID:  
Client ID: 2952

Dear Owner/Agent,

This letter is to inform you that your property at **529 21ST ST Apt J RICHMOND, CA 94801-3373** failed the Housing Quality Standards (HQS) inspection on 12/01/2023.

**A re-inspection has been scheduled for 01/16/2024 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.6	Living Room/Ceiling Condition cracking on ceiling, repair	O
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
3.3	Bathroom/Electrical Hazards install GFfi outlet	O
3.12	Bathroom/Tub or Shower recaulk around and inside tub/shower enclosure	O
3.5	Bathroom/Window Condition window sill deteriorating, repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit backsplash for sink deteriorating, replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet seat worn/deteriorating, replace	O



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12/14/2023

**FAILED INSPECTION NOTICE**

John T Hayden  
OHANKS MANAGEMENT  
5054 El Portal Dr Suite C  
El Sobrante, CA 94803

Property:  
529 21ST ST Apt F  
RICHMOND, CA 94801-3373-

PropID:  
Client ID: 2952

Dear Owner/Agent,

This letter is to inform you that your property at **529 21ST ST Apt F RICHMOND, CA 94801-3373** failed the Housing Quality Standards (HQS) inspection on 12/01/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower	O
	1. recaulk tub enclosure, excessive black discoloration	
	2. tub worn to metal, resurface tub	
2.10	Kitchen/Stove or Range with Oven	O
	replace drip pans	
7.1	Heating and Plumbing/Adequacy of Heating Equipment	O
	heater inop,repair	
1.8	Living Room/Floor Condition	O
	carpet deteriorating, replace	



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12/14/2023

**FAILED INSPECTION NOTICE**

Xiangming Li  
3365 Bareoak Ct  
San Jose, CA 95148

Property:  
22 1ST ST Apt 1  
RICHMOND, CA 94801-3482-

PropID:  
Client ID: 14189

Dear Owner/Agent,

This letter is to inform you that your property at **22 1ST ST Apt 1 RICHMOND, CA 94801-3482** failed the Housing Quality Standards (HQS) inspection on 12/01/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulk behind sink	O
4.6	Other Rooms/Celing Condition remove black discoloration	O
1.5	Living Room/Window Condition window sill water damaged, repair	O
7.4	Heating and Plumbing/Water Heater install discharge pipe and run outside	O



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Residential Rental Inspections Program



12/14/2023

**FAILED INSPECTION NOTICE**

Jane E Porter  
SCOTT DEEVER  
2730 Bissell Ave  
Richmond, CA 94804

Property:  
26 16TH ST  
RICHMOND, CA 94801-3606-

PropID:  
Client ID: 4180

Dear Owner/Agent,

This letter is to inform you that your property at **26 16TH ST RICHMOND, CA 94801-3606** failed the Housing Quality Standards (HQS) inspection on 12/01/2023.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower 1. shower doors not secure freely swings safety hazard, repair  2. tub chipped, repair/resurface	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose , reset toilet	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.	O



12/14/2023

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12/14/2023

**FAILED INSPECTION NOTICE**

Golden Stallion Investmnt Llc  
MOHAMMED MA  
728 Stratford Rd  
Oakland, CA 94610

Property:  
403 W RICHMOND AVE  
RICHMOND, CA 94801-3855-

PropID:  
Client ID: 4431

Dear Owner/Agent,

This letter is to inform you that your property at **403 W RICHMOND AVE RICHMOND, CA 94801-3855** **failed** the Housing Quality Standards (HQS) inspection on 12/01/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards install Gfi outlet, safety hazard	O
3.3	Bathroom/Electrical Hazards install Gfi outlet, safety hazard	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O



12/14/2023

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12/14/2023

**FAILED INSPECTION NOTICE**

Robert & Reiko Lane  
36 Nicholl Ave  
Richmond, CA 94801-3919

Property:  
32 NICHOLL AVE  
RICHMOND, CA 94801-3919-

PropID:  
Client ID: 5033

Dear Owner/Agent,

This letter is to inform you that your property at **32 NICHOLL AVE RICHMOND, CA 94801-3919** failed the Housing Quality Standards (HQS) inspection on 12/01/2023.

**A re-inspection has been scheduled for 01/18/2024 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>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards install Gfi outlet, safety hazard	O
3.3	Bathroom/Electrical Hazards install Gfi outlets, safety hazard	O

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



12/14/2023

**FAILED INSPECTION NOTICE**

Roberta J Nadler  
5425 Valley View Rd  
El Sobrante, CA 94803-3465

Property:  
2109 HELLINGS AVE  
RICHMOND, CA 94801-4205-

PropID:  
Client ID: 6200

Dear Owner/Agent,

This letter is to inform you that your property at **2109 HELLINGS AVE RICHMOND, CA 94801-4205** **failed** the Housing Quality Standards (HQS) inspection on 12/01/2023.

**A re-inspection has been scheduled for 01/16/2024 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector/co detector in basement	O
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.	O

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12/14/2023

**FAILED INSPECTION NOTICE**

Elizabeth Montoya  
1726 Esmond Ave  
Richmond, CA 94801-2444

Property:  
5229 ESMOND Apt C  
RICHMOND, CA 94805-1473-

PropID:  
Client ID: 2833

Dear Owner/Agent,

This letter is to inform you that your property at **5229 ESMOND Apt C RICHMOND, CA 94805-1473** **failed** the Housing Quality Standards (HQS) inspection on 12/01/2023.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink install Gfi outlets, safety hazard	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit install GFfi outlet, safety hazard	O
3.3	Bathroom/Electrical Hazards 1. replace deteriorating light fixture  2. install Gfi outlet, safety hazard	O
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated. replace	O
3.12	Bathroom/Tub or Shower tub diverter not working as designed, repair	O
6.4	Building Exterior/Condition of Exterior Surfaces install unit number on door/building, , must be visible from street,	O



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