



12/14/2023

**FAILED INSPECTION NOTICE**

Mohammad N Kashani  
Clearview Realty  
825 Cumberland Street  
Pittsburg, CA 94565

Property:  
965 35TH ST  
RICHMOND, CA 94805-1314-

PropID:  
Client ID: 10050

Dear Owner/Agent,

This letter is to inform you that your property at **965 35TH ST RICHMOND, CA 94805-1314** failed the Housing Quality Standards (HQS) inspection on 12/04/2023.

**A re-inspection has been scheduled for 01/16/2024 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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven	O
	1. venthood light inoperable, repair	
	2. all burners must self-ignite	
4.10	Other Rooms/Smoke Detectors	O
	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.	
3.7	Bathroom/Wall Condition	O
	towel bar missing, install	



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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**

Steven P & Rebecca Packard  
49730 Mescalero  
Aguanga, CA 92536-9439

Property:  
819 VENTURA ST  
RICHMOND, CA 94805-1452-

PropID:  
Client ID: 10737

Dear Owner/Agent,

This letter is to inform you that your property at **819 VENTURA ST RICHMOND, CA 94805-1452** failed the Housing Quality Standards (HQS) inspection on 12/04/2023.

**A re-inspection has been scheduled for 01/16/2024 between 01:00PM and 04:00PM.**

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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 front of countertop tile deteriorating loose,missing grout. repair/replace	O
7.4	Heating and Plumbing/Water Heater install proper HWH earthquake safety straps	O
8.7	General Health and Safety/Other Interior Hazards install co detector in bottom bedroom Unit must have one carbon monoxide detector per level.	O
3.5	Bathroom/Window Condition 1. window loose, repair  2. install screen	O
3.12	Bathroom/Tub or Shower tub faucet knob loose, repair/replace	O



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**FAILED INSPECTION NOTICE**

Wenchun Cheng  
3034 Carlson Blvd  
El Cerrito, CA 94530-3513

Property:  
511 43RD ST  
RICHMOND, CA 94805-2353-

PropID:  
Client ID: 6000

Dear Owner/Agent,

This letter is to inform you that your property at **511 43RD ST RICHMOND, CA 94805-2353** failed the Housing Quality Standards (HQS) inspection on 12/04/2023.

**A re-inspection has been scheduled for 01/18/2024 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>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level. install up and downstairs	O
6.4	Building Exterior/Condition of Exterior Surfaces install unit number on door	O
5.4	Secondary Rooms/Other Potential Hazardous Features 1. install co detector in basement  2. smoke detector inoperable, repair basement	O
5.3	Secondary Rooms/Electrical Hazards install GFI next to laundry sink	O



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**FAILED INSPECTION NOTICE**

Segem Llc  
New Way Management Services Inc  
825 Cumberland Street  
Pittsburg, CA 94565

Property:  
721 PAYNE CT  
RICHMOND, CA 94806-

PropID:  
Client ID: 19089

Dear Owner/Agent,

This letter is to inform you that your property at **721 PAYNE CT RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 12/04/2023.

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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 1. replace grease screen  2. vent light inoperable, repair	O
7.4	Heating and Plumbing/Water Heater Water heater must be equipped with Earthquake safety straps on top and bottom.	O
8.10	General Health and Safety/Site and Neighborhood Conditions 1. cut overgrown vegetation in back and side yards  2. evidence of yard flooding, fix yard drainage. health and safety hazard	O
8.4	General Health and Safety/Garbage and Debris clean back yard	T



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**FAILED INSPECTION NOTICE**

Gilberto A & Chichay K Seguro  
2900 Rollingwood Dr  
San Pablo, CA 94806

Property:  
2904 ALTA MIRA DR  
RICHMOND, CA 94806-

PropID:  
Client ID: 13528

Dear Owner/Agent,

This letter is to inform you that your property at **2904 ALTA MIRA DR RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 12/04/2023.

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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 ceiling has black discoloration, repair	O
2.10	Kitchen/Stove or Range with Oven all burners must self-ignite	O
2.3	Kitchen/Electrical Hazards install GFI outlets	O
3.3	Bathroom/Electrical Hazards install GFI outlet	O
4.6	Other Rooms/Celing Condition remove black discoloration	O
7.4	Heating and Plumbing/Water Heater discharge line must run outside, safety hazard	O



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12/14/2023

**FAILED INSPECTION NOTICE**

Catherine A Scott  
Dauphine Rivesc  
3024 Avon Ln  
San Pablo, CA 94806-3208

Property:  
4412 JENKINS WAY  
RICHMOND, CA 94806-1742-

PropID:  
Client ID: 10937

Dear Owner/Agent,

This letter is to inform you that your property at **4412 JENKINS WAY RICHMOND, CA 94806-1742** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2023.

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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. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
3.12	Bathroom/Tub or Shower 1. tub diverter knob broken, repair/replace  2. tub worn to metal, resurface/replace tub	O



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12/14/2023

**FAILED INSPECTION NOTICE**

Jorge Luis & Josephine C Wong  
215 Hanover St  
San Francisco, CA 94112-4349

Property:  
2647 WILART DR  
RICHMOND, CA 94806-2755-

PropID:  
Client ID: 11174

Dear Owner/Agent,

This letter is to inform you that your property at **2647 WILART DR RICHMOND, CA 94806-2755** failed the Housing Quality Standards (HQS) inspection on 12/04/2023.

**A re-inspection has been scheduled for 01/18/2024 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
5.3	Secondary Rooms/Electrical Hazards install GFci outlet garage sink	O
8.6	General Health and Safety/Interior Stairs and Common Halls install screen on upstairs hallway window	O
3.5	Bathroom/Window Condition install screen downstairs master bathroom	O

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