



1/16/2024

FAILED INSPECTION NOTICE

Lung On & Hung Jing Lum
Dave Lum
6118 Burlingame Ave
Richmond, CA 94804-5305

Property:
6130 BURLINGAME AVE
RICHMOND, CA 94804-5305-

PropID:
Client ID: 6503

Dear Owner/Agent,

This letter is to inform you that your property at **6130 BURLINGAME AVE RICHMOND, CA 94804-5305** failed the Housing Quality Standards (HQS) inspection on 12/22/2023.

A re-inspection has been scheduled for 02/13/2024 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>
3.6	Bathroom/Ceiling Condition	O
	1. Mold and cracking in the master bathroom ceiling.	
3.12	Bathroom/Tub or Shower	O
	1. Wood deteriorating around the top of the bath tub. Need replacing.	
7.4	Heating and Plumbing/Water Heater	O
	1. Water heater need straps.	



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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



1/16/2024

FAILED INSPECTION NOTICE

David Wah Chiu & Jennifer Lee
2502 Begonia St
Union City, CA 94587

Property:
6103 SAN JOSE AVE
RICHMOND, CA 94804-5739-

PropID:
Client ID: 12054

Dear Owner/Agent,

This letter is to inform you that your property at **6103 SAN JOSE AVE RICHMOND, CA 94804-5739** **failed** the Housing Quality Standards (HQS) inspection on 12/22/2023.

A re-inspection has been scheduled for 02/13/2024 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>
2.3	Kitchen/Electrical Hazards 1. GFI at kitchen sink needed.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1. Heater not working need to be repaired.	O
4.10	Other Rooms/Smoke Detectors 1. Smoke detector not working in common area downstairs. 2. Smoke detector not working in bedroom downstairs.	O
2.10	Kitchen/Stove or Range with Oven 1. Need ventilation in kitchen over the stove.	O



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Sincerely,

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1/16/2024

FAILED INSPECTION NOTICE

Zeng Guang Yuan
258 Nob Hill Dr
Walnut Creek, CA 94596

Property:
5501 VAN FLEET AVE
RICHMOND, CA 94804-5929-

PropID:
Client ID: 6957

Dear Owner/Agent,

This letter is to inform you that your property at **5501 VAN FLEET AVE RICHMOND, CA 94804-5929** **failed** the Housing Quality Standards (HQS) inspection on 12/22/2023.

A re-inspection has been scheduled for 02/13/2024 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>
2.10	Kitchen/Stove or Range with Oven 1. Stove left eye not working.	O
3.3	Bathroom/Electrical Hazards 1. Bathroom need GFI switch.	O
4.10	Other Rooms/Smoke Detectors 1. Smoke detector needed in common area.	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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1/16/2024

FAILED INSPECTION NOTICE

Ping Xu
48888 Crown Ridge Ctrs
Fremont, CA 94539-8085

Property:
23 SEABREEZE DR
RICHMOND, CA 94804-7411-

PropID:
Client ID: 14686

Dear Owner/Agent,

This letter is to inform you that your property at **23 SEABREEZE DR RICHMOND, CA 94804-7411** **failed** the Housing Quality Standards (HQS) inspection on 12/22/2023.

A re-inspection has been scheduled for 02/13/2024 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>
3.5	Bathroom/Window Condition 1. Window in bathroom has mold and need to be removed.	O
3.12	Bathroom/Tub or Shower 1. Remove old caulking in the tub due to mold and replace with new caulking.	O

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1/16/2024

FAILED INSPECTION NOTICE

Annalise Moe
5212 McBryde Ave
Richmond, CA 94805

Property:
5224 MC BRYDE AVE
RICHMOND, CA 94805-1041-

PropID:
Client ID: 14295

Dear Owner/Agent,

This letter is to inform you that your property at **5224 MC BRYDE AVE RICHMOND, CA 94805-1041** **failed** the Housing Quality Standards (HQS) inspection on 12/22/2023.

A re-inspection has been scheduled for 02/15/2024 between 01:00PM and 04:00PM.

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1/16/2024

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor (level 1)	O
3.6	Bathroom/Ceiling Condition Repair peeling paint on ceiling	O
3.7	Bathroom/Wall Condition Repair damaged wall left side of toilet (level 1)	O
3.12	Bathroom/Tub or Shower Shower head leaking, repair (level 1}	O
	Recaulk tub unit. damaged caulk from water damage (level 1)	
2.10	Kitchen/Stove or Range with Oven All burners on stove are not self lighting, repair	O
	Tenant to clean excessive grease splatter on stove, range old and cabinetry surrounding stove	
	Replace missing range hood vent screen	
2.3	Kitchen/Electrical Hazards Replace cracked receptacle across from stove	O
7.4	Heating and Plumbing/Water Heater Install discharge pipe on water heater that meets minimum requirement of 6" above level ground	O
4.3	Other Rooms/Electrical Hazards No access to outlets, tenant to remove excessive amount of personal items in room to allow access	T



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Residential Rental Inspections Program



1/16/2024

FAILED INSPECTION NOTICE

Thomas A Tre Bolling
6150 Bernhard Ave
Richmond, CA 94805

Property:
986 36TH ST
RICHMOND, CA 94805-1317-

PropID:
Client ID: 17879

Dear Owner/Agent,

This letter is to inform you that your property at **986 36TH ST RICHMOND, CA 94805-1317** failed the Housing Quality Standards (HQS) inspection on 12/22/2023.

A re-inspection has been scheduled for 02/15/2024 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>
3.6	Bathroom/Ceiling Condition Repair bubbling/peeling paint	O
5.3	Secondary Rooms/Electrical Hazards Replace damaged cover plate in laundry room Replace missing cover plate in garage Right outlet in garage has open grounds, repair or convert to two prong receptacle	O
8.6	General Health and Safety/Interior Stairs and Common Halls Outlet left of bedroom door on level 2 has cracked receptacle, replace	O
4.3	Other Rooms/Electrical Hazards Replace broken receptacle located between windows in bedroom	O



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Residential Rental Inspections Program



1/16/2024

FAILED INSPECTION NOTICE

Andres Hernandez
3006 De Anza Ct
El Sobrante, CA 94803

Property:
3503 MC BRYDE AVE
RICHMOND, CA 94805-1342-

PropID:
Client ID: 10324

Dear Owner/Agent,

This letter is to inform you that your property at **3503 MC BRYDE AVE RICHMOND, CA 94805-1342** **failed** the Housing Quality Standards (HQS) inspection on 12/22/2023.

A re-inspection has been scheduled for 02/15/2024 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven Replace missing range hood vent screen	O
2.12	Kitchen/Sink Dishwasher inoperable, repair	O
2.3	Kitchen/Electrical Hazards Kitchen outlet has open ground, repair	O
1.3	Living Room/Electrical Hazards Living room outlet has open ground, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in unit	O



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Residential Rental Inspections Program



1/16/2024

FAILED INSPECTION NOTICE

Richard T & Wanda Y Wong
306 Seaview Dr
Richmond, CA 94801-4161

Property:
705 FALCON CT
RICHMOND, CA 94806-

PropID:
Client ID: 4472

Dear Owner/Agent,

This letter is to inform you that your property at **705 FALCON CT RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 12/22/2023.

A re-inspection has been scheduled for 02/15/2024 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>
8.1	General Health and Safety/Access to Unit Install door sweep on garage door to prevent air/light intrusion	O

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1/16/2024

FAILED INSPECTION NOTICE

Sylvia Siying Zhou
4658 Rimini Ct
Dublin, CA 94112-3648

Property:
1032 SUNCREST CT
RICHMOND, CA 94806-5840-

PropID:
Client ID: 11235

Dear Owner/Agent,

This letter is to inform you that your property at **1032 SUNCREST CT RICHMOND, CA 94806-5840** **failed** the Housing Quality Standards (HQS) inspection on 12/22/2023.

A re-inspection has been scheduled for 02/15/2024 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>
2.12	Kitchen/Sink Garbage disposal inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven Right rear burner not self lighting, repair	O
4.2	Other Rooms/Electricity/Illumination Replace damaged light switch cover	O

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