



12/15/2025

**FAILED INSPECTION NOTICE**

Obadiah Bailey  
3600 Hillcrest Rd  
El Sobrante, CA 94803-2806

Property:  
1404 YORK ST  
RICHMOND, CA 94801-1833-

PropID:  
Client ID: 4965

Dear Owner/Agent,

This letter is to inform you that your property at **1404 YORK ST RICHMOND, CA 94801-1833** failed the Housing Quality Standards (HQS) inspection on 12/08/2025.

**A re-inspection has been scheduled for 01/16/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door
4.4	Other Rooms/Security Remove double keyed deadbolt lock from front left bedroom entry door



12/15/2025

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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



12/15/2025

**FAILED INSPECTION NOTICE**

Marena L Brown Read  
1240 Leo St  
Richmond, CA 94801-1983

Property:  
435 WILLARD AVE  
RICHMOND, CA 94801-1923-

PropID:  
Client ID: 1752

Dear Owner/Agent,

This letter is to inform you that your property at **435 WILLARD AVE RICHMOND, CA 94801-1923** **failed** the Housing Quality Standards (HQS) inspection on 12/08/2025.

**A re-inspection has been scheduled for 01/16/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint and rust present
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace
4.4	Other Rooms/Security Remove latch lock from door frame
8.1	General Health and Safety/Access to Unit Install doorstep on front entry door



12/15/2025

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Residential Rental Inspections Program



12/15/2025

**FAILED INSPECTION NOTICE**

Manuel Urbina Melchor  
265 Sanford Ave  
Richmond, CA 94801

Property:  
1354 FRED JACKSON WAY  
RICHMOND, CA 94801-1968-

PropID:  
Client ID: 2955

Dear Owner/Agent,

This letter is to inform you that your property at **1354 FRED JACKSON WAY RICHMOND, CA 94801-1968 failed** the Housing Quality Standards (HQS) inspection on 12/08/2025.

**A re-inspection has been scheduled for 01/16/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	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 Move furniture blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



12/15/2025

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Sincerely,

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Residential Rental Inspections Program



12/15/2025

**FAILED INSPECTION NOTICE**

Yu Wang  
JIE WANG  
20 Corliss Dr  
Moraga, CA 94556-1205

Property:  
643 16TH ST Apt A  
RICHMOND, CA 94801-2871-

PropID:  
Client ID: 9229

Dear Owner/Agent,

This letter is to inform you that your property at **643 16TH ST Apt A RICHMOND, CA 94801-2871** failed the Housing Quality Standards (HQS) inspection on 12/08/2025.

**A re-inspection has been scheduled for 01/16/2026 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 <ul style="list-style-type: none"><li>1. Burners not self lighting, repair</li><li>2. Install vent screens for range hood</li></ul>
4.3	Other Rooms/Electrical Hazards <ul style="list-style-type: none"><li>Damaged outlet presents an electrical hazard.</li><li>- replace damaged receptacle underneath window</li></ul>
8.6	General Health and Safety/Interior Stairs and Common Halls <ul style="list-style-type: none"><li>Common area smoke detector missing, install</li></ul>



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Sincerely,

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Residential Rental Inspections Program





12/15/2025

**FAILED INSPECTION NOTICE**

Yu Wang  
JIE WANG  
20 Corliss Dr  
Moraga, CA 94556-1205

Property:  
643 16TH ST Apt B  
RICHMOND, CA 94801-2871-

PropID:  
Client ID: 9229

Dear Owner/Agent,

This letter is to inform you that your property at **643 16TH ST Apt B RICHMOND, CA 94801-2871** failed the Housing Quality Standards (HQS) inspection on 12/08/2025.

**A re-inspection has been scheduled for 01/16/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards Replace cracked receptacle left side of kitchen countertop
4.10	Other Rooms/Smoke Detectors Remove old smoke detector
6.4	Building Exterior/Condition of Exterior Surfaces Shared exterior areas at complex
2- Rear exterior outlet has open grounds, repair	



12/15/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

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Residential Rental Inspections Program



12/15/2025

**FAILED INSPECTION NOTICE**

Yu Wang  
JIE WANG  
20 Corliss Dr  
Moraga, CA 94556-1205

Property:  
643 16TH ST Apt C  
RICHMOND, CA 94801-2871-

PropID:  
Client ID: 9229

Dear Owner/Agent,

This letter is to inform you that your property at **643 16TH ST Apt C RICHMOND, CA 94801-2871 failed** the Housing Quality Standards (HQS) inspection on 12/08/2025.

**A re-inspection has been scheduled for 01/16/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Replace cracked receptacles (3) in room
6.4	Building Exterior/Condition of Exterior Surfaces Shared exterior areas at complex  2- Rear exterior outlet has open grounds, repair

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



12/15/2025

**FAILED INSPECTION NOTICE**

Herman H Waller  
148 Radcliffe Dr  
Mcdonough, GA 30253

Property:  
1410 MARIPOSA ST  
RICHMOND, CA 94804-

PropID:  
Client ID: 5109

Dear Owner/Agent,

This letter is to inform you that your property at **1410 MARIPOSA ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/08/2025.

**A re-inspection has been scheduled for 01/20/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop - repair/replace
4.5	Other Rooms/Window Condition both bedroom window not open properly -repair/replace
3.3	Bathroom/Electrical Hazards both bathrooms GFCI outlet missing - repair/replace
3.12	Bathroom/Tub or Shower caulking in both bathrooms badly worn /discolored - repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.2	Heating and Plumbing/Safety of Heating Equipment discharge drain pipe not connected properly to external pipe- - repair



12/15/2025

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Residential Rental Inspections Program



12/15/2025

**FAILED INSPECTION NOTICE**

Milton E Tong  
1756 Wesley Ave  
El Cerrito, CA 94530

Property:  
1321 MERCED ST  
RICHMOND, CA 94804-

PropID:  
Client ID: 13557

Dear Owner/Agent,

This letter is to inform you that your property at **1321 MERCED ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/08/2025.

**A re-inspection has been scheduled for 01/20/2026 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>
8.7	General Health and Safety/Other Interior Hazards stairs going down stairs smoke/Co detector missing
8.2	General Health and Safety/Exits clear items/egress blocking downs stairs back door from opening fully

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



12/15/2025

**FAILED INSPECTION NOTICE**

Yu Wang  
JIE WANG  
20 Corliss Dr  
Moraga, CA 94556-1205

Property:  
2925 CENTER AVE  
RICHMOND, CA 94804-3022-

PropID:  
Client ID: 9229

Dear Owner/Agent,

This letter is to inform you that your property at **2925 CENTER AVE RICHMOND, CA 94804-3022** **failed** the Housing Quality Standards (HQS) inspection on 12/08/2025.

**A re-inspection has been scheduled for 01/16/2026 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

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Residential Rental Inspections Program



12/15/2025

**FAILED INSPECTION NOTICE**

Llc Acpc2  
Po Box 9250  
Vallejo, CA 94591

Property:  
2601 CENTER AVE Apt 208  
RICHMOND, CA 94804-3027-

PropID:  
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 208 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 12/08/2025.

**A re-inspection has been scheduled for 01/20/2026 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>
3.6	Bathroom/Ceiling Condition ceiling has large amounts of discoloration - remove - repaint
2.3	Kitchen/Electrical Hazards GFCI outlet missing

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Sincerely,

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12/15/2025

**FAILED INSPECTION NOTICE**

Yu Wang  
JIE WANG  
20 Corliss Dr  
Moraga, CA 94556-1205

Property:  
357 S 36TH ST  
RICHMOND, CA 94804-3229-

PropID:  
Client ID: 9229

Dear Owner/Agent,

This letter is to inform you that your property at **357 S 36TH ST RICHMOND, CA 94804-3229** failed the Housing Quality Standards (HQS) inspection on 12/08/2025.

**A re-inspection has been scheduled for 01/16/2026 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

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Residential Rental Inspections Program



12/15/2025

**FAILED INSPECTION NOTICE**

Richard M Green  
1320 Pelican Way  
Point Richmond, CA 94801

Property:  
5533 MADISON AVE Apt 7  
RICHMOND, CA 94804-4867-

PropID:  
Client ID: 12491

Dear Owner/Agent,

This letter is to inform you that your property at **5533 MADISON AVE Apt 7 RICHMOND, CA 94804-4867** failed the Housing Quality Standards (HQS) inspection on 12/08/2025.

**A re-inspection has been scheduled for 01/20/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment back hall heater inop - repair/replace
2.1	Kitchen/Kitchen Area Present hood range light inop - repair/replace

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