



12/15/2025

**FAILED INSPECTION NOTICE**

Ivan Chou  
Property Care Inc  
39180 Liberty St #124  
Fremont, CA 94538-2582

Property:  
4212 FRAN WAY  
RICHMOND, CA 94803-1924-

PropID:  
Client ID: 8134

Dear Owner/Agent,

This letter is to inform you that your property at **4212 FRAN WAY RICHMOND, CA 94803-1924** failed the Housing Quality Standards (HQS) inspection on 12/11/2025.

**A re-inspection has been scheduled for 01/16/2026 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>
1.3	Living Room/Electrical Hazards Replace burnt receptacle left of living room window
2.3	Kitchen/Electrical Hazards Damaged outlet presents an electrical hazard. - lower outlet on wall across from countertop
3.12	Bathroom/Tub or Shower Install safety guides on glass shower doors bathrooms 1 & 2
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door, leads directly to outside of unit



12/15/2025

**FAILED INSPECTION NOTICE**

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**

Dino & Susan V Depianto  
25 Christopher Court  
El Sobrante, CA 94803

Property:  
4620 WILDWOOD CT  
RICHMOND, CA 94803-2042-

PropID:  
Client ID: 8705

Dear Owner/Agent,

This letter is to inform you that your property at **4620 WILDWOOD CT RICHMOND, CA 94803-2042** **failed** the Housing Quality Standards (HQS) inspection on 12/11/2025.

**A re-inspection has been scheduled for 01/16/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span (2009)

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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12/15/2025

**FAILED INSPECTION NOTICE**

Kuo-Wei Huang  
2600 Monterey Rd  
San Marino, CA 91108-1646

Property:  
4686 SETTING SUN DR  
RICHMOND, CA 94803-2110-

PropID:  
Client ID: 5717

Dear Owner/Agent,

This letter is to inform you that your property at **4686 SETTING SUN DR RICHMOND, CA 94803-2110** **failed** the Housing Quality Standards (HQS) inspection on 12/11/2025.

**A re-inspection has been scheduled for 01/16/2026 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>
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

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Residential Rental Inspections Program



12/15/2025

**FAILED INSPECTION NOTICE**

Helen Lin-Chiao Lee  
2728 Carlson Blvd  
Richmond, CA 94804-5712

Property:  
2976 DE ANZA DR  
RICHMOND, CA 94803-2402-

PropID:  
Client ID: 4175

Dear Owner/Agent,

This letter is to inform you that your property at **2976 DE ANZA DR RICHMOND, CA 94803-2402** failed the Housing Quality Standards (HQS) inspection on 12/11/2025.

**A re-inspection has been scheduled for 01/16/2026 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>
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged outlet across from front door
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.1	General Health and Safety/Access to Unit Install deadbolt on garage door
8.7	General Health and Safety/Other Interior Hazards 1. Remove keyed entry lock on interior in law unit bedroom door  2. Replace cracked outlet behind door in in law unit



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12/15/2025

**FAILED INSPECTION NOTICE**

James S & Sharon J Burns  
1525 Solitude Ln  
Richmond, CA 94803-2615

Property:  
1514 SOLITUDE LN  
RICHMOND, CA 94803-2616-

PropID:  
Client ID: 9938

Dear Owner/Agent,

This letter is to inform you that your property at **1514 SOLITUDE LN RICHMOND, CA 94803-2616** **failed** the Housing Quality Standards (HQS) inspection on 12/11/2025.

**A re-inspection has been scheduled for 01/16/2026 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace damaged receptacle in garage on right wall.

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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12/15/2025

**FAILED INSPECTION NOTICE**

Jun Li  
641 Rock Rose Way  
San Pablo, CA 94806-1856

Property:  
4021 COLEMAN CIR  
RICHMOND, CA 94806-1860-

PropID:  
Client ID: 8762

Dear Owner/Agent,

This letter is to inform you that your property at **4021 COLEMAN CIR RICHMOND, CA 94806-1860** **failed** the Housing Quality Standards (HQS) inspection on 12/11/2025.

**A re-inspection has been scheduled for 01/21/2026 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>
3.1	Bathroom/Bathroom Present master bedroom toilet base loose

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12/15/2025

**FAILED INSPECTION NOTICE**

Kan Chiu Miu  
2183 46Th Ave  
San Francisco, CA 94116-1506

Property:  
3160 GROOM DR  
RICHMOND, CA 94806-2769-

PropID:  
Client ID: 3406

Dear Owner/Agent,

This letter is to inform you that your property at **3160 GROOM DR RICHMOND, CA 94806-2769** failed the Housing Quality Standards (HQS) inspection on 12/11/2025.

**A re-inspection has been scheduled for 01/21/2026 between 01:00PM and 04:00PM.**

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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 living room / hallway - Co detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. Heat Not Working Properly.
4.4	Other Rooms/Security remove key locks from all 3 bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing



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12/15/2025

**FAILED INSPECTION NOTICE**

Eric Brasley  
5812 S Chariton Ave  
Los Angeles, CA 90056-1504

Property:  
600 JOHNSON DR  
RICHMOND, CA 94806-5812-

PropID:  
Client ID: 6366

Dear Owner/Agent,

This letter is to inform you that your property at **600 JOHNSON DR RICHMOND, CA 94806-5812** **failed** the Housing Quality Standards (HQS) inspection on 12/11/2025.

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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 living room /hallway smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
3.12	Bathroom/Tub or Shower tub peeling/chipping - resurface/repair/replace

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