



12/15/2025

**FAILED INSPECTION NOTICE**

Salvador & Guadalupe Hernandez  
2726 16Th St  
San Pablo, CA 94806-2302

Property:  
1619 HELLINGS AVE  
RICHMOND, CA 94801-2469-

PropID:  
Client ID: 9347

Dear Owner/Agent,

This letter is to inform you that your property at **1619 HELLINGS AVE RICHMOND, CA 94801-2469** **failed** the Housing Quality Standards (HQS) inspection on 12/12/2025.

**A re-inspection has been scheduled for 01/22/2026 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<br>Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. |

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**

Yi Huang  
7 Genessee St  
San Francisco, CA 94112-1810

Property:  
222 PENNSYLVANIA AVE  
RICHMOND, CA 94801-2633-

PropID:  
Client ID: 8636

Dear Owner/Agent,

This letter is to inform you that your property at **222 PENNSYLVANIA AVE RICHMOND, CA 94801-2633** failed the Housing Quality Standards (HQS) inspection on 12/12/2025.

**A re-inspection has been scheduled for 01/21/2026 between 09:00AM and 12:00PM.**

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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<br>Common area smoke detector missing, replace  |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair  |
| 4.4         | Other Rooms/Security<br>Remove keyed lock from interior door.  |
| 3.3         | Bathroom/Electrical Hazards<br>Replace missing cover plate for light switch  |
| 3.5         | Bathroom/Window Condition<br>1. Window must be openable and remain open without props.<br><br>2. Window screen damaged, repair<br><br>3. Repair damaged interior window frame                        |
| 4.5         | Other Rooms/Window Condition<br>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. |
| 4.10        | Other Rooms/Smoke Detectors<br>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.                               |
| 2.13        | Kitchen/Space for Storage, Prep and Serving<br>Replace missing cabinet fronts left of stove  |
| 2.10        | Kitchen/Stove or Range with Oven<br>Range hood light inoperable, screen missing. Replace and repair  |
| 5.3         | Secondary Rooms/Electrical Hazards<br>Replace missing over plate on right wall in rear/left room   |
| 8.1         | General Health and Safety/Access to Unit<br>1. Rear screen door damaged, repair<br><br>2. Install door sweep on rear door  |
| 8.4         | General Health and Safety/Garbage and Debris<br>Remove old appliances in rear of unit  |
| 6.2         | Building Exterior/Condition of Stairs, Rails, and Porches<br>Rear stairs/deck damaged, not secured. Repair   |



12/15/2025

**FAILED INSPECTION NOTICE**

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.

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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



12/15/2025

**FAILED INSPECTION NOTICE**

Yi Huang  
7 Genessee St  
San Francisco, CA 94112-1810

Property:  
686 6TH ST  
RICHMOND, CA 94801-2673-

PropID:  
Client ID: 8636

Dear Owner/Agent,

This letter is to inform you that your property at **686 6TH ST RICHMOND, CA 94801-2673** failed the Housing Quality Standards (HQS) inspection on 12/12/2025.

**A re-inspection has been scheduled for 01/21/2026 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>   |
|-------------|---|
| 4.10        | Other Rooms/Smoke Detectors<br>Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each leve and bedroom. The smoke detector must be placed according to package insturctions. |
| 4.5         | Other Rooms/Window Condition<br>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.                            |
| 3.10        | Bathroom/Flush Toilet in Enclosed Room in Unit<br>Bath Toilet not secured properly to floor.  |
| 7.4         | Heating and Plumbing/Water Heater<br>Repair damaged discharge line  |
| 5.4         | Secondary Rooms/Other Potential Hazardous Features<br>Laundry room door frame damaged, repair   |
| 2.5         | Kitchen/Window Condition<br>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.                                |
| 8.4         | General Health and Safety/Garbage and Debris<br>Declutter unit, interior and exterior   |



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.

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Residential Rental Inspections Program



12/15/2025

**FAILED INSPECTION NOTICE**

Ying Tsung Cheung  
741 39Th St  
Richmond, CA 94805

Property:  
543 18TH ST  
RICHMOND, CA 94801-2813-

PropID:  
Client ID: 1080

Dear Owner/Agent,

This letter is to inform you that your property at **543 18TH ST RICHMOND, CA 94801-2813** failed the Housing Quality Standards (HQS) inspection on 12/12/2025.

**A re-inspection has been scheduled for 01/22/2026 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>   |
|-------------|---|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair                               |
| 8.7         | General Health and Safety/Other Interior Hazards<br>Unable to locate CO2 detector in unit, locate or install. |

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**

Guillermmo Saenz Medina  
2110 Garvin Ave  
Richmond, CA 94801-2574

Property:  
448 B ST  
RICHMOND, CA 94801-2919-

PropID:  
Client ID: 5691

Dear Owner/Agent,

This letter is to inform you that your property at **448 B ST RICHMOND, CA 94801-2919** failed the Housing Quality Standards (HQS) inspection on 12/12/2025.

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**FAILED INSPECTION NOTICE**

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>  |
|-------------|--|
| 7.4         | Heating and Plumbing/Water Heater<br>Discharge pipe not long enough - must reach within 6" of ground.  |
| 3.11        | Bathroom/Fixed Wash Basin or Lavatory in Unit<br>1/2 bath level1<br>- faucet gas constant drip, repair<br>- resurface sink   |
| 3.3         | Bathroom/Electrical Hazards<br>Replace damaged outlet with GFCI 1/2 bath level 1<br><br>- Replace outlet in bathroom 2 level 2 with GFCi   |
| 2.10        | Kitchen/Stove or Range with Oven<br>1- Oven has fault code inoperable, burners also not self lighting. Repair unit or replace  |
| 8.7         | General Health and Safety/Other Interior Hazards<br>Carbon monoxide detector level 2 inoperable, repair  |
| 4.10        | Other Rooms/Smoke Detectors<br>Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level and in each bedroom. The smoke detector must be placed according to package instructions. |
| 4.5         | Other Rooms/Window Condition<br>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.                                     |
| 4.3         | Other Rooms/Electrical Hazards<br>Damaged outlet presents an electrical hazard.<br>- underneath window. Replace damaged receptacle   |
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>Repair holes in wall on stairwell leading to level 2   |



12/15/2025

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Residential Rental Inspections Program



12/15/2025

**FAILED INSPECTION NOTICE**

Henry Hopkins  
336 20Th St  
Richmond, CA 94801

Property:  
336 20TH  
RICHMOND, CA 94801-3225-

PropID:  
Client ID: 9161

Dear Owner/Agent,

This letter is to inform you that your property at **336 20TH RICHMOND, CA 94801-3225** failed the Housing Quality Standards (HQS) inspection on 12/12/2025.

**A re-inspection has been scheduled for 01/21/2026 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>  |
|-------------|--|
| 7.4         | Heating and Plumbing/Water Heater<br>Discharge pipe not long enough - must reach within 6" of ground.  |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair  |
| 3.10        | Bathroom/Flush Toilet in Enclosed Room in Unit<br>Bath Toilet Handle Broken.<br>- secure flush handle on 1/2 bathroom level 1  |
| 8.1         | General Health and Safety/Access to Unit<br>Patio door lock inoperable, REPAIR   |
| 1.3         | Living Room/Electrical Hazards<br>A missing and/or cracked coverplate presents an electrical hazard.<br>- replace missing coverplate under left window                 |
| 4.3         | Other Rooms/Electrical Hazards<br>A missing and/or cracked coverplate presents an electrical hazard.<br>- replace damaged cover plate under left window                |
| 4.10        | Other Rooms/Smoke Detectors<br>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. |
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>Common area smoke detector inoperable, repair/replace  |



12/15/2025

**FAILED INSPECTION NOTICE**

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12/15/2025

**FAILED INSPECTION NOTICE**

Jose Luis  
17 Calypso Shrs  
Novato, CA 94949-5308

Property:  
32 3RD ST  
RICHMOND, CA 94801-3564-

PropID:  
Client ID: 10564

Dear Owner/Agent,

This letter is to inform you that your property at **32 3RD ST RICHMOND, CA 94801-3564** failed the Housing Quality Standards (HQS) inspection on 12/12/2025.

**A re-inspection has been scheduled for 01/22/2026 between 01:00PM and 04:00PM.**

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| <u>Area</u>       | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u> |
|-------------------|---|
| 2.12 Kitchen/Sink | Dishwasher inoperable, repair, replace or remove      |

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Residential Rental Inspections Program



12/15/2025

**FAILED INSPECTION NOTICE**

Bre Piper Mf Tides Ca Llc  
3185 Garrity Way  
Richmond, CA 94806

Property:  
3171 GARRITY WAY Apt 614  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3171 GARRITY WAY Apt 614 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/12/2025.

**A re-inspection has been scheduled for 01/23/2026 between 09:00AM and 12:00PM.**

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                                |
|-------------|--|
| 3.10        | Bathroom/Flush Toilet in Enclosed Room in Unit<br>toilet base loose - repair/replace |

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Residential Rental Inspections Program



12/15/2025

**FAILED INSPECTION NOTICE**

Bre Piper Mf Tides Ca Llc  
3185 Garrity Way  
Richmond, CA 94806

Property:  
3175 GARRITY WAY Apt 522  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3175 GARRITY WAY Apt 522 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/12/2025.

**A re-inspection has been scheduled for 01/23/2026 between 09:00AM and 12:00PM.**

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Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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Residential Rental Inspections Program



12/15/2025

**FAILED INSPECTION NOTICE**

Bre Piper Mf Tides Ca Llc  
3185 Garrity Way  
Richmond, CA 94806

Property:  
3175 GARRITY WAY Apt 523  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3175 GARRITY WAY Apt 523 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/12/2025.

**A re-inspection has been scheduled for 01/23/2026 between 09:00AM and 12:00PM.**

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Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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Residential Rental Inspections Program





12/15/2025

**FAILED INSPECTION NOTICE**

Bre Piper Mf Tides Ca Llc  
3185 Garrity Way  
Richmond, CA 94806

Property:  
3178 GARRITY WAY Apt 418  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 418 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/12/2025.

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Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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**

Bre Piper Mf Tides Ca Llc  
3185 Garrity Way  
Richmond, CA 94806

Property:  
3178 GARRITY WAY Apt 423  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 423 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/12/2025.

**A re-inspection has been scheduled for 01/23/2026 between 09:00AM and 12:00PM.**

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>  |
|-------------|--|
| 2.4         | Kitchen/Security<br>clear egress behind door from opening all the way leading down to garage |

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**

Bre Piper Mf Tides Ca Llc  
3185 Garrity Way  
Richmond, CA 94806

Property:  
3178 GARRITY WAY Apt 425  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 425 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/12/2025.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                                |
|-------------|--|
| 3.10        | Bathroom/Flush Toilet in Enclosed Room in Unit<br>toilet base loose - repair/replace |

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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