



12/23/2025

**FAILED INSPECTION NOTICE**

Tielu & Xue Lan Wang  
7029 Cutting Blvd  
El Cerrito, CA 94530-1821

Property:  
5005 FALLON AVE  
RICHMOND, CA 94804-4706-

PropID:  
Client ID: 11339

Dear Owner/Agent,

This letter is to inform you that your property at **5005 FALLON AVE RICHMOND, CA 94804-4706** failed the Housing Quality Standards (HQS) inspection on 12/16/2025.

**A re-inspection has been scheduled for 01/21/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

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



12/23/2025

**FAILED INSPECTION NOTICE**

Divay Deep Singh Bal  
5227 Sacramento Ave  
Richmond, CA 94804-5427

Property:  
1309 MONTEREY ST  
RICHMOND, CA 94804-4942-

PropID:  
Client ID: 1954

Dear Owner/Agent,

This letter is to inform you that your property at **1309 MONTEREY ST RICHMOND, CA 94804-4942** **failed** the Housing Quality Standards (HQS) inspection on 12/16/2025.

**A re-inspection has been scheduled for 01/21/2026 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>
2.10	Kitchen/If No Stove OVEN TEMPERATURE DISPLAY MISSING, repair or replace
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. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
4.5	Other Rooms/Window Condition Install quick release for security bars or remove.  TENANT TO CLEAN DISCOLORATION ON WINDOW AND WINDOW SEAL
6.3	Building Exterior/Condition of Roof and Gutters Front roof gutters missing, replace/install  Roof overhead in front of unit is dry rotted in sections, repair



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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/23/2025

**FAILED INSPECTION NOTICE**

Divay Deep Singh Bal  
5227 Sacramento Ave  
Richmond, CA 94804-5427

Property:  
3503 BISSELL AVE  
RICHMOND, CA 94805-2161-

PropID:  
Client ID: 1954

Dear Owner/Agent,

This letter is to inform you that your property at **3503 BISSELL AVE RICHMOND, CA 94805-2161** **failed** the Housing Quality Standards (HQS) inspection on 12/16/2025.

**A re-inspection has been scheduled for 01/21/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces chipping paint front side and rear of unit. 75% of the building.

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



12/23/2025

**FAILED INSPECTION NOTICE**

Tielu & Xue Lan Wang  
7029 Cutting Blvd  
El Cerrito, CA 94530-1821

Property:  
3014 SHANE DR Apt 1  
RICHMOND, CA 94806-2625-

PropID:  
Client ID: 11339

Dear Owner/Agent,

This letter is to inform you that your property at **3014 SHANE DR Apt 1 RICHMOND, CA 94806-2625** **failed** the Housing Quality Standards (HQS) inspection on 12/16/2025.

**A re-inspection has been scheduled for 01/21/2026 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
2.12	Kitchen/Sink Dishwasher inoperable, repair or remove
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, install/replace missing light bulbs
5.4	Secondary Rooms/Other Potential Hazardous Features Dining room flooring damaged, repair/replace
5.3	Secondary Rooms/Electrical Hazards Replace cracked outlet behind garage door
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector missing lower level, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair. Thermostat has no display.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit No hot water at sink (hallway bathroom)
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.
4.4	Other Rooms/Security Remove keyed lock from interior door.



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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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/23/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3189 GARRITY WAY Apt 138  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3189 GARRITY WAY Apt 138 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/16/2025.

**A re-inspection has been scheduled for 01/26/2026 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 front right burner inop - repair/replace
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
2.3	Kitchen/Electrical Hazards GFCI damaged /broken - repair/replace

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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/23/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3193 GARRITY WAY Apt 222  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 222 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/16/2025.

**A re-inspection has been scheduled for 01/26/2026 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>
1.8	Living Room/Floor Condition carpeting throughout unit damaged/torn/worn - repair/replace

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.

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Sincerely,

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Residential Rental Inspections Program





12/23/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3193 GARRITY WAY Apt 226  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 226 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/16/2025.

**A re-inspection has been scheduled for 01/26/2026 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>
2.12	Kitchen/Sink dishwasher not working properly - repair/replace

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



12/23/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3193 GARRITY WAY Apt 232  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 232 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/16/2025.

**A re-inspection has been scheduled for 01/26/2026 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>
2.12	Kitchen/Sink hood range light inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base in both bathrooms 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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