



12/23/2025

FAILED INSPECTION NOTICE

Ka Man Chan
4167 Chaparral Pl
Castro Valley, CA 94552-4906

Property:
334 S 38TH ST
RICHMOND, CA 94804-3238-

PropID:
Client ID: 6145

Dear Owner/Agent,

This letter is to inform you that your property at **334 S 38TH ST RICHMOND, CA 94804-3238** failed the Housing Quality Standards (HQS) inspection on 12/17/2025.

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>
4.7	Other Rooms/Wall Condition Repair hole on wall underneath window
8.10	General Health and Safety/Site and Neighborhood Conditions Remove old appliances from yard

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

Zong Jian Kuang
150 Scotia Ave
San Francisco, CA 94124-2220

Property:
410 S 45TH ST
RICHMOND, CA 94804-3415-

PropID:
Client ID: 9472

Dear Owner/Agent,

This letter is to inform you that your property at **410 S 45TH ST RICHMOND, CA 94804-3415** failed the Housing Quality Standards (HQS) inspection on 12/17/2025.

A re-inspection has been scheduled for 01/22/2026 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.
3.3	Bathroom/Electrical Hazards Install GFCI by bathroom sink, level 1
8.1	General Health and Safety/Access to Unit Install door sweep on garage door leading to exterior

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Residential Rental Inspections Program



12/23/2025

FAILED INSPECTION NOTICE

Tony Jintao & Huann M Gu
912 Clement St
San Francisco, CA 94118

Property:
4516 TAFT AVE
RICHMOND, CA 94804-3450-

PropID:
Client ID: 8903

Dear Owner/Agent,

This letter is to inform you that your property at **4516 TAFT AVE RICHMOND, CA 94804-3450** failed the Housing Quality Standards (HQS) inspection on 12/17/2025.

A re-inspection has been scheduled for 01/22/2026 between 11:00AM and 02:00PM.

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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
	1. C02 detector level 2 inoperable, replace
	2. Install common area smoke detector level 2
	3. Replace common area smoke detector level 1
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
3.3	Bathroom/Electrical Hazards
	Replace missing light switch and outlet cover plates level 2
4.4	Other Rooms/Security
	Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
	- outlet at entry missing cover plate, replace
4.5	Other Rooms/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.
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.
8.1	General Health and Safety/Access to Unit
	Remove double keyed entry lock (deadbolt) from back door by kitchen
7.4	Heating and Plumbing/Water Heater
	install discharge pipe, within 6" of floor.
8.4	General Health and Safety/Garbage and Debris
	Declutter yard



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Sincerely,

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Residential Rental Inspections Program



12/23/2025

FAILED INSPECTION NOTICE

Jl Homeland Development Group
805 Sierra Pt Rd
Brisbane, CA 94005

Property:
700 S 41ST ST
RICHMOND, CA 94804-4304-

PropID:
Client ID: 10041

Dear Owner/Agent,

This letter is to inform you that your property at **700 S 41ST ST RICHMOND, CA 94804-4304** failed the Housing Quality Standards (HQS) inspection on 12/17/2025.

A re-inspection has been scheduled for 01/22/2026 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>
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged outlet behind door
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.



12/23/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/23/2025

FAILED INSPECTION NOTICE

Yolanda A Lewis
361 Violet Rd
Hercules, CA 94547-1028

Property:
555 S 47TH ST
RICHMOND, CA 94804-4325-

PropID:
Client ID: 7638

Dear Owner/Agent,

This letter is to inform you that your property at **555 S 47TH ST RICHMOND, CA 94804-4325** failed the Housing Quality Standards (HQS) inspection on 12/17/2025.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair 12/17/2025 Thermostat wont allow temperature to change preventing heater from coming on.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/23/2025

FAILED INSPECTION NOTICE

Anselmo & Gloria Saucedo
205 Tingley St
San Francisco, CA 94112-1937

Property:
4516 ESCUELA CT
RICHMOND, CA 94804-4338-

PropID:
Client ID: 9534

Dear Owner/Agent,

This letter is to inform you that your property at **4516 ESCUELA CT RICHMOND, CA 94804-4338** failed the Housing Quality Standards (HQS) inspection on 12/17/2025.

A re-inspection has been scheduled for 01/22/2026 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
3.6 Bathroom/Ceiling Condition	Replace rusted vent cover
3.5 Bathroom/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.
3.12 Bathroom/Tub or Shower	Replace damaged tub knob
4.3 Other Rooms/Electrical Hazards	Replace damaged cover plate on outlet located by closet
8.1 General Health and Safety/Access to Unit	Rear door by kitchen will not open, repair (fire exit)
2.13 Kitchen/Space for Storage, Prep and Serving	Repair/replace damaged drawer front across from kitchen sink
2.12 Kitchen/Sink	Remove personal items from dishwasher so it can be inspected



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FAILED INSPECTION NOTICE

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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 237
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 237 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/17/2025.

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>
1.8	Living Room/Floor Condition carpeting tearing /worn - repair/replace

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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:
3194 GARRITY WAY Apt 1018
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1018 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/17/2025.

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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base in bathroom 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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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:
3194 GARRITY WAY Apt 1035
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1035 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/17/2025.

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>
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items around/blocking access to water heater

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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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:
3194 GARRITY WAY Apt 1036
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1036 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/17/2025.

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>
7.2	Heating and Plumbing/Safety of Heating Equipment clear items/egress blocking access to water heater
3.3	Bathroom/Electrical Hazards GFCI outlet not testing - repair/replace
1.4	Living Room/Security patio door handle broken

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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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:
3195 GARRITY WAY Apt 832
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3195 GARRITY WAY Apt 832 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/17/2025.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment fire place not working properly -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



12/23/2025

FAILED INSPECTION NOTICE

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

Property:
3195 GARRITY WAY Apt 834
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3195 GARRITY WAY Apt 834 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/17/2025.

A re-inspection has been scheduled for 01/26/2026 between 11:00AM and 02:00PM.

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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 hallway toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
5.4	Secondary Rooms/Other Potential Hazardous Features laundry room fan cover missing - 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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