



12/23/2025

**FAILED INSPECTION NOTICE**

Gerard A & Anita O Young  
804 Shevlin Dr  
El Cerrito, CA 94530

Property:  
518 S 30TH ST  
RICHMOND, CA 94804-4016-

PropID:  
Client ID: 7006

Dear Owner/Agent,

This letter is to inform you that your property at **518 S 30TH ST RICHMOND, CA 94804-4016** failed the Housing Quality Standards (HQS) inspection on 12/18/2025.

**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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12 Kitchen/Sink	Dishwasher inoperable, no power. Repair
4.10 Other Rooms/Smoke Detectors	Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

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**

Michael Chung  
1518 Richmond St  
El Cerrito, CA 94530

Property:  
1083 S 55TH ST  
RICHMOND, CA 94804-4702-

PropID:  
Client ID: 10032

Dear Owner/Agent,

This letter is to inform you that your property at **1083 S 55TH ST RICHMOND, CA 94804-4702** failed the Housing Quality Standards (HQS) inspection on 12/18/2025.

**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.

<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 adequate for unit. Current thermostat is in other unit (duplex). Tenant has no permanent heat source inside of unit that can maintain minimum temp of 68 degrees

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**

Edgardo U & Marita A Tioseco  
278 Coronado St  
Hercules, CA 94547-2019

Property:  
5607 CARLOS AVE  
RICHMOND, CA 94804-4882-

PropID:  
Client ID: 9551

Dear Owner/Agent,

This letter is to inform you that your property at **5607 CARLOS AVE RICHMOND, CA 94804-4882** **failed** the Housing Quality Standards (HQS) inspection on 12/18/2025.

**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.

<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
4.10	Other Rooms/Smoke Detectors Replace, smoke detector exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Replace range hood, current one has peeling paint and rust throughout
2.3	Kitchen/Electrical Hazards Kitchen light inoperable, repair
2.11	Kitchen/Refrigerator Replace, current refrigerator has rust on interior and exterior



12/23/2025

**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



12/23/2025

**FAILED INSPECTION NOTICE**

Wei Yi Zhang  
198 Rose Dr  
Milpitas, CA 95035-3104

Property:  
1447 MONTEREY ST  
RICHMOND, CA 94804-4944-

PropID:  
Client ID: 3043

Dear Owner/Agent,

This letter is to inform you that your property at **1447 MONTEREY ST RICHMOND, CA 94804-4944** **failed** the Housing Quality Standards (HQS) inspection on 12/18/2025.

**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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
1.3	Living Room/Electrical Hazards Clear excessive amount of items in living room to allow access to outlets for inspection
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
4.3	Other Rooms/Electrical Hazards NO ACCESS TO OUTLETS FOR INSPECTION, declutter room for access
4.5	Other Rooms/Window Condition DECLUTTER room, no access to window which is only fire exit in room



12/23/2025

**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



12/23/2025

**FAILED INSPECTION NOTICE**

Robert E Serb  
5465 Victoria Ln  
Richmond, CA 94803-3833

Property:  
6111 ORCHARD AVE Apt 2  
RICHMOND, CA 94804-5028-

PropID:  
Client ID: 6218

Dear Owner/Agent,

This letter is to inform you that your property at **6111 ORCHARD AVE Apt 2 RICHMOND, CA 94804-5028** failed the Housing Quality Standards (HQS) inspection on 12/18/2025.

**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.

<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
1.3	Living Room/Electrical Hazards Outlet at entry of unit has open grounds, repair
4.5	Other Rooms/Window Condition Window screen tethered, repair
3.3	Bathroom/Electrical Hazards Ceiling light inoperable, repair
2.3	Kitchen/Electrical Hazards Install GFCI above sink



12/23/2025

**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





12/23/2025

**FAILED INSPECTION NOTICE**

Jane Bester Sawyer  
6976 Whitecap Dr  
Carlsbad, CA 92011-3748

Property:  
303 COMMODORE DR  
RICHMOND, CA 94804-7415-

PropID:  
Client ID: 6742

Dear Owner/Agent,

This letter is to inform you that your property at **303 COMMODORE DR RICHMOND, CA 94804-7415** **failed** the Housing Quality Standards (HQS) inspection on 12/18/2025.

**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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.4	Building Exterior/Condition of Exterior Surfaces Front and rear exterior outlets 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**

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

Property:  
3199 GARRITY WAY Apt 918  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 918 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/18/2025.

**A re-inspection has been scheduled for 01/26/2026 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>
1.8	Living Room/Floor Condition carpeting throughout entire unit - damaged/ 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.

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:  
3199 GARRITY WAY Apt 922  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 922 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/18/2025.

**A re-inspection has been scheduled for 01/26/2026 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for mice.
8.7	General Health and Safety/Other Interior Hazards clear hallway of items staked 4ft and higher - safety hazard
2.4	Kitchen/Security clear items/egress/recyclables from blocking access to garage hallway clear egress/items/recyclables from behind door to garage hallway from opening fully
5.4	Secondary Rooms/Other Potential Hazardous Features remove recyclables from the bottom of stairs and garage
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air Rader needs replacing



12/23/2025

**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