



12/23/2025

**FAILED INSPECTION NOTICE**

Melanie V & Marcos P Indalecio  
1859 Virginia Ave  
Novato, CA 94945

Property:  
3100 NEVIN AVE  
RICHMOND, CA 94804-1766-

PropID:  
Client ID: 18423

Dear Owner/Agent,

This letter is to inform you that your property at **3100 NEVIN AVE RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 12/19/2025.

**A re-inspection has been scheduled for 01/23/2026 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 Rear left burner inoperable, repair

Replace missing vent screen

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**

Melanie V & Marcos P Indalecio  
1859 Virginia Ave  
Novato, CA 94945

Property:  
346 31ST ST  
RICHMOND, CA 94804-1766-

PropID:  
Client ID: 18423

Dear Owner/Agent,

This letter is to inform you that your property at **346 31ST ST RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 12/19/2025.

**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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair rust around drain
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present

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**

Hamid Zavar  
1221 Brighton Ave #Apt 8  
Albany, CA 94706-1331

Property:  
4212 BARRETT AVE  
RICHMOND, CA 94805-1830-

PropID:  
Client ID: 12920

Dear Owner/Agent,

This letter is to inform you that your property at **4212 BARRETT AVE RICHMOND, CA 94805-1830** **failed** the Housing Quality Standards (HQS) inspection on 12/19/2025.

**A re-inspection has been scheduled for 01/23/2026 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 key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd floor hallway missing/inop smoke/Co detector

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**

Wei Xiao  
1209 S Bernardo Ave  
Sunnyvale, CA 94087-2060

Property:  
2886 HILLTOP MALL RD  
RICHMOND, CA 94806-

PropID:  
Client ID: 7954

Dear Owner/Agent,

This letter is to inform you that your property at **2886 HILLTOP MALL RD RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 12/19/2025.

**A re-inspection has been scheduled for 01/23/2026 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 key door lock from bedroom door

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**

Gurdev & Rajinder Sikand  
Po Box 5506  
Hercules, CA 94547-5506

Property:  
713 BRADFORD DR  
RICHMOND, CA 94806-1716-

PropID:  
Client ID: 7669

Dear Owner/Agent,

This letter is to inform you that your property at **713 BRADFORD DR RICHMOND, CA 94806-1716** **failed** the Housing Quality Standards (HQS) inspection on 12/19/2025.

**A re-inspection has been scheduled for 01/23/2026 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>
3.12	Bathroom/Tub or Shower caulking in tub very badly worn/discolored - repair/recaulk shower head leaking - repair /replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from blocking access to water heater



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12/23/2025

**FAILED INSPECTION NOTICE**

Rong Jie Lei  
805 Sierra Point Road  
Brisbane, CA 94005

Property:  
2965 GILMA DR  
RICHMOND, CA 94806-2606-

PropID:  
Client ID: 10516

Dear Owner/Agent,

This letter is to inform you that your property at **2965 GILMA DR RICHMOND, CA 94806-2606** failed the Housing Quality Standards (HQS) inspection on 12/19/2025.

**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>
4.3	Other Rooms/Electrical Hazards light switch covers in both bedrooms damaged - replace
4.4	Other Rooms/Security remove key door lock from bedroom door

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**

Jenny Sau Kit Chao Yang  
988 Franklin St #310  
Oakland, CA 94607-4298

Property:  
3675 S STONEGLEN  
RICHMOND, CA 94806-5261-

PropID:  
Client ID: 7378

Dear Owner/Agent,

This letter is to inform you that your property at **3675 S STONEGLEN RICHMOND, CA 94806-5261** **failed** the Housing Quality Standards (HQS) inspection on 12/19/2025.

**A re-inspection has been scheduled for 01/23/2026 between 11:00AM and 02:00PM.**

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

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