



12/29/2025

FAILED INSPECTION NOTICE

Monterey Venture Lp
Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
585 BERK AVE Apt 7
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **585 BERK AVE Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/23/2025.

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>
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle on left wall. Outlet is on the left side of tenants bed.
4.7	Other Rooms/Wall Condition Complete repairs to bedroom closet walls. Currently under repair work for water damage.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.12	Bathroom/Tub or Shower 1. Resurface tub, peeling paint present 2. Repair leak behind shower control knob
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair



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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.

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



12/29/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
121 6TH ST
RICHMOND, CA 94804-2305-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **121 6TH ST RICHMOND, CA 94804-2305** failed the Housing Quality Standards (HQS) inspection on 12/23/2025.

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>
4.5	Other Rooms/Window Condition Clean discoloration on windows
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.

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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12/29/2025

FAILED INSPECTION NOTICE

Jonathan Ng
225 Winwood Ave
Pacifica, CA 94044

Property:
216 SHORLINE CT
RICHMOND, CA 94804-4590-

PropID:
Client ID: 3378

Dear Owner/Agent,

This letter is to inform you that your property at **216 SHORLINE CT RICHMOND, CA 94804-4590** **failed** the Housing Quality Standards (HQS) inspection on 12/23/2025.

A re-inspection has been scheduled for 01/27/2026 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>
2.13	Kitchen/Space for Storage, Prep and Serving countertop peeling badly - 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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12/29/2025

FAILED INSPECTION NOTICE

Md Salahuddin
841 Washington Ave
Albany, CA 94706-1042

Property:
2604 BEACH HEAD WAY
RICHMOND, CA 94804-7478-

PropID:
Client ID: 4408

Dear Owner/Agent,

This letter is to inform you that your property at **2604 BEACH HEAD WAY RICHMOND, CA 94804-7478** failed the Housing Quality Standards (HQS) inspection on 12/23/2025.

A re-inspection has been scheduled for 01/27/2026 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>
1.4	Living Room/Security patio door handle broken/damaged
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - 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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12/29/2025

FAILED INSPECTION NOTICE

John Y K Wong
115 Grenadine Way
Hercules, CA 94547-2041

Property:
2106 SAND DOLLAR DR
RICHMOND, CA 94804-7483-

PropID:
Client ID: 12410

Dear Owner/Agent,

This letter is to inform you that your property at **2106 SAND DOLLAR DR RICHMOND, CA 94804-7483** failed the Housing Quality Standards (HQS) inspection on 12/23/2025.

A re-inspection has been scheduled for 01/27/2026 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>
4.4	Other Rooms/Security bedroom closet door not staying on track properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st floor entry smoke detector missing

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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FAILED INSPECTION NOTICE

King Tim & Yee Wah Mak
21 Oyster Shoals
Alameda, CA 94502-6526

Property:
5021 CLINTON AVE
RICHMOND, CA 94805-1419-

PropID:
Client ID: 3252

Dear Owner/Agent,

This letter is to inform you that your property at **5021 CLINTON AVE RICHMOND, CA 94805-1419** **failed** the Housing Quality Standards (HQS) inspection on 12/23/2025.

A re-inspection has been scheduled for 01/27/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace caulking in tub badly worn - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has a large amount of overgrowth - cut/remove



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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.

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