



12/29/2025

FAILED INSPECTION NOTICE

Abdusamad Esa
180 Herlong Ave
San Jose, CA 95123

Property:
204 DUBOCE AVE
RICHMOND, CA 94801-1859-

PropID:
Client ID: 8952

Dear Owner/Agent,

This letter is to inform you that your property at **204 DUBOCE AVE RICHMOND, CA 94801-1859** failed the Housing Quality Standards (HQS) inspection on 12/24/2025.

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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector / carbon monoxide detector inoperable, repair
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.
4.5	Other Rooms/Window Condition Secure window screen
4.4	Other Rooms/Security 1. Move items behind door to allow door to open as designed (TENANT) 2. Install striker plate on door frame 3. Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Replace damaged receptacle underneath window
1.5	Living Room/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.



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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

Abdusamad Esa
180 Herlong Ave
San Jose, CA 95123

Property:
206 DUBOCE AVE
RICHMOND, CA 94801-1859-

PropID:
Client ID: 8952

Dear Owner/Agent,

This letter is to inform you that your property at **206 DUBOCE AVE RICHMOND, CA 94801-1859** failed the Housing Quality Standards (HQS) inspection on 12/24/2025.

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>
8.4	General Health and Safety/Garbage and Debris Remove old appliances, building supplies and furniture from yard
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in unit
2.5	Kitchen/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.
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door fronts



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Residential Rental Inspections Program



12/29/2025

FAILED INSPECTION NOTICE

Leo Greiner
5054 El Portal Drive Suite C
El Sobrante, CA 94803

Property:
240 CASTRO
RICHMOND, CA 94801-2015-

PropID:
Client ID: 12980

Dear Owner/Agent,

This letter is to inform you that your property at **240 CASTRO RICHMOND, CA 94801-2015** failed the Housing Quality Standards (HQS) inspection on 12/24/2025.

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 Heaters inoperable, repair
4.3	Other Rooms/Electrical Hazards Replace damaged receptacle underneath window

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



12/29/2025

FAILED INSPECTION NOTICE

Pik Kei Yip
16984 Nw Countryridge Drive
Portland, OR 97229-7346

Property:
553 22ND ST Apt 1
RICHMOND, CA 94801-3324-

PropID:
Client ID: 6249

Dear Owner/Agent,

This letter is to inform you that your property at **553 22ND ST Apt 1 RICHMOND, CA 94801-3324** failed the Housing Quality Standards (HQS) inspection on 12/24/2025.

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>
4.5	Other Rooms/Window Condition Move furniture blocking both windows in bedroom (fire exit). Unable to determine if there is a quick release for security bars. 12/24/2025 tenant has moved furniture, owner needs to install quick release for security bars or remove bars.

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

Adam F Campbell
31811 Pacific Hwy S
Federal Way, WA 98003

Property:
1532 CHANSLOR AVE Apt #A
RICHMOND, CA 94801-3671-

PropID:
Client ID: 3664

Dear Owner/Agent,

This letter is to inform you that your property at **1532 CHANSLOR AVE Apt #A RICHMOND, CA 94801-3671** failed the Housing Quality Standards (HQS) inspection on 12/24/2025.

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>
4.4	Other Rooms/Security Remove keyed lock from interior 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.
7.5	Heating and Plumbing/Water Supply 1. No hot water at bathroom sink, repair 2. No hot waster at kitchen sink, repair



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Residential Rental Inspections Program



12/29/2025

FAILED INSPECTION NOTICE

Hakam & Rajwant K Khangura
132 Cafeto Ct
Walnut Creek, CA 94598-3712

Property:
3780 PAINTED PONY RD
RICHMOND, CA 94803-2116-

PropID:
Client ID: 1992

Dear Owner/Agent,

This letter is to inform you that your property at **3780 PAINTED PONY RD RICHMOND, CA 94803-2116** failed the Housing Quality Standards (HQS) inspection on 12/24/2025.

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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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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