



12/29/2025

**FAILED INSPECTION NOTICE**

Kyle Spence  
1380 Natoma St  
San Francisco, CA 94103

Property:  
1308 CARLSON BLVD Apt E  
RICHMOND, CA 94804-4962-

PropID:  
Client ID: 19515

Dear Owner/Agent,

This letter is to inform you that your property at **1308 CARLSON BLVD Apt E RICHMOND, CA 94804-4962** failed the Housing Quality Standards (HQS) inspection on 12/26/2025.

**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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in unit 12/26/2025 Common area smoke detector in unit, no CO2 detector

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**

Jane Bong Hwa Chen  
Andrew Chen  
1572 Sonoma Dr  
Milpitas, CA 95035-6939

Property:  
2220 CARLSON BLVD  
RICHMOND, CA 94804-5702-

PropID:  
Client ID: 11605

Dear Owner/Agent,

This letter is to inform you that your property at **2220 CARLSON BLVD RICHMOND, CA 94804-5702** **failed** the Housing Quality Standards (HQS) inspection on 12/26/2025.

**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>
4.10	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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7	General Health and Safety/Other Interior Hazards Replace missing battery in common area smoke detector level 2
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10	Kitchen/Stove or Range with Oven Front right burner not self lighting, repair
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door in laundry room
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector level 1 and in basement
5.3	Secondary Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. (GARAGE)



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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/29/2025

## FAILED INSPECTION NOTICE

Joseph & Hylen Sund  
49-10 Bowne Street  
Flushing, NY 11355

Property:  
9 BAY HARBOR CT  
RICHMOND, CA 94804-7465-

PropID:  
Client ID: 6717

Dear Owner/Agent,

This letter is to inform you that your property at **9 BAY HARBOR CT RICHMOND, CA 94804-7465** **failed** the Housing Quality Standards (HQS) inspection on 12/26/2025.

**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>
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in yard
2.3	Kitchen/Electrical Hazards Replace damaged outlet at end of kitchen countertop (cracked receptacle)
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector level 2 inoperable, 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.
4.3	Other Rooms/Electrical Hazards Replace damaged outlet underneath window
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector level 1
1.3	Living Room/Electrical Hazards Light switch coverplate missing, replace



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Sincerely,

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