



1/20/2026

FAILED INSPECTION NOTICE

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
232 SANFORD AVE
RICHMOND, CA 94801-1815-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **232 SANFORD AVE RICHMOND, CA 94801-1815** **failed** the Housing Quality Standards (HQS) inspection on 01/07/2026.

A re-inspection has been scheduled for 02/10/2026 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 |
| 3.7 | Bathroom/Wall Condition bottom of wall behind toilet - worn/damaged - repair/repaint |
| 3.12 | Bathroom/Tub or Shower tub worn - clean/resurface/repair |
| 4.10 | Other Rooms/Smoke Detectors bedroom smoke detector missing/inop |
| 2.10 | Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range fan inop |
| 8.7 | General Health and Safety/Other Interior Hazards clear items/egress blocking patio door access |
| 1.4 | Living Room/Security security screen door knob/key not working/locking properly repair/replace |



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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



1/20/2026

FAILED INSPECTION NOTICE

Michael & Marilyn Sibitz
1400 Pinnacle Court 205
Point Richmond, CA 94801-4176

Property:
3417 STEWARTON DR
RICHMOND, CA 94803-2037-

PropID:
Client ID: 10955

Dear Owner/Agent,

This letter is to inform you that your property at **3417 STEWARTON DR RICHMOND, CA 94803-2037** **failed** the Housing Quality Standards (HQS) inspection on 01/07/2026.

A re-inspection has been scheduled for 02/10/2026 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.



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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 8.4 | General Health and Safety/Garbage and Debris Declutter entire unit, trash scattered throughout all rooms |
| 4.3 | Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - replace missing cover plate on outlet on right wall |
| 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. |
| 4.5 | Other Rooms/Window Condition Clean discoloration on window |
| 4.4 | Other Rooms/Security Replace damaged bedroom door and install striker plates |
| 3.12 | Bathroom/Tub or Shower Clean discoloration inside tub |
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit Sink Clogged. |
| 2.12 | Kitchen/Sink Dishwasher air gap cover damaged, replace |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector |
| 6.4 | Building Exterior/Condition of Exterior Surfaces Install weather proof covers on all exterior outlets |

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



1/20/2026

FAILED INSPECTION NOTICE

David Goldenberg
Nautilus Properties, Llc
1459 18Th St #320
San Francisco, CA 94107

Property:
704 PHANOR DR
RICHMOND, CA 94806-1771-

PropID:
Client ID: 6995

Dear Owner/Agent,

This letter is to inform you that your property at **704 PHANOR DR RICHMOND, CA 94806-1771** failed the Housing Quality Standards (HQS) inspection on 01/07/2026.

A re-inspection has been scheduled for 02/10/2026 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.

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.

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