



1/20/2026

**FAILED INSPECTION NOTICE**

Sierra Vista Properties Llc  
8 Honey Hill Rd  
Orinda, CA 94563-1512

Property:  
248 23RD ST Apt 1  
RICHMOND, CA 94804-

PropID:  
Client ID: 14973

Dear Owner/Agent,

This letter is to inform you that your property at **248 23RD ST Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/08/2026.

**A re-inspection has been scheduled for 02/09/2026 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>
2.11	Kitchen/Refrigerator Light inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters in living room and front room inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.



1/20/2026

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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**

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

Property:  
247 S 22ND ST  
RICHMOND, CA 94804-2754-

PropID:  
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **247 S 22ND ST RICHMOND, CA 94804-2754** failed the Housing Quality Standards (HQS) inspection on 01/08/2026.

**A re-inspection has been scheduled for 02/09/2026 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 all burners must self ignite

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,

City of Richmond  
Residential Rental Inspections Program



1/20/2026

**FAILED INSPECTION NOTICE**

Eunice Lee Giles  
44 Eucalyptus Knoll St  
Mill Valley Ca 94941  
Mill Valley, CA 94941

Property:  
214 SHORELINE CT  
RICHMOND, CA 94804-4590-

PropID:  
Client ID: 15605

Dear Owner/Agent,

This letter is to inform you that your property at **214 SHORELINE CT RICHMOND, CA 94804-4590** **failed** the Housing Quality Standards (HQS) inspection on 01/08/2026.

**A re-inspection has been scheduled for 02/09/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower tub worn - resurface/repair

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1/20/2026

**FAILED INSPECTION NOTICE**

James M Stuart  
1230 Contra Costa Dr  
El Cerrito, CA 94530

Property:  
1575 SAN JOAQUIN ST  
RICHMOND, CA 94804-5135-

PropID:  
Client ID: 15991

Dear Owner/Agent,

This letter is to inform you that your property at **1575 SAN JOAQUIN ST RICHMOND, CA 94804-5135** **failed** the Housing Quality Standards (HQS) inspection on 01/08/2026.

**A re-inspection has been scheduled for 02/09/2026 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/CO2 detector inoperable, replace
4.10	Other Rooms/Smoke Detectors Smoke detector inoperable, replace
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.

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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Residential Rental Inspections Program



1/20/2026

**FAILED INSPECTION NOTICE**

James M Stuart  
1230 Contra Costa Dr  
El Cerrito, CA 94530

Property:  
1579 SAN JOAQUIN ST  
RICHMOND, CA 94804-5135-

PropID:  
Client ID: 15991

Dear Owner/Agent,

This letter is to inform you that your property at **1579 SAN JOAQUIN ST RICHMOND, CA 94804-5135** **failed** the Housing Quality Standards (HQS) inspection on 01/08/2026.

**A re-inspection has been scheduled for 02/09/2026 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>
2.12	Kitchen/Sink Faucet has constant drip, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint and rust present
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.



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Residential Rental Inspections Program



1/20/2026

**FAILED INSPECTION NOTICE**

James M Stuart  
1230 Contra Costa Dr  
El Cerrito, CA 94530

Property:  
1581 SAN JOAQUIN ST  
RICHMOND, CA 94804-5135-

PropID:  
Client ID: 15991

Dear Owner/Agent,

This letter is to inform you that your property at **1581 SAN JOAQUIN ST RICHMOND, CA 94804-5135** **failed** the Housing Quality Standards (HQS) inspection on 01/08/2026.

**A re-inspection has been scheduled for 02/09/2026 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 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 Outlet on right wall has open grounds, repair or replace with GFCI or two prong receptacle
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.
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.

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1/20/2026

**FAILED INSPECTION NOTICE**

James M Stuart  
1230 Contra Costa Dr  
El Cerrito, CA 94530

Property:  
1577 SAN JOAQUIN ST  
RICHMOND, CA 94804-5135-

PropID:  
Client ID: 15991

Dear Owner/Agent,

This letter is to inform you that your property at **1577 SAN JOAQUIN ST RICHMOND, CA 94804-5135** **failed** the Housing Quality Standards (HQS) inspection on 01/08/2026.

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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 Replace missing range hood vent screen
8.1	General Health and Safety/Access to Unit Patio screen damaged/ torn at bottom. Repair

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