



2/2/2026

FAILED INSPECTION NOTICE

Herman H Waller
148 Radcliffe Dr
McDonough, GA 30253

Property:
1410 MARIPOSA ST
RICHMOND, CA 94804-

PropID:
Client ID: 5109

Dear Owner/Agent,

This letter is to inform you that your property at **1410 MARIPOSA ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/27/2026 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.

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



2/2/2026

FAILED INSPECTION NOTICE

Humberto Dominguez
1915 Pheasant Dr
Hercules, CA 94547

Property:
3014 RHEEM AVE
RICHMOND, CA 94804-1144-

PropID:
Client ID: 13886

Dear Owner/Agent,

This letter is to inform you that your property at **3014 RHEEM AVE RICHMOND, CA 94804-1144 failed** the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/27/2026 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 not locking properly 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

William & Peggy Hutchings
MSB PROPERTY MGMT
Po Box 21
Lafayette, CA 94549

Property:
2508 CUTTING BLVD Apt D
RICHMOND, CA 94804-2848-

PropID:
Client ID: 1465

Dear Owner/Agent,

This letter is to inform you that your property at **2508 CUTTING BLVD Apt D RICHMOND, CA 94804-2848** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/27/2026 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>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway/living room Co detector missing

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



2/2/2026

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 100
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 100 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/26/2026 between 09:00AM and 12:00PM.

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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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Sincerely,

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Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 101
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 101 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/26/2026 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>
3.5	Bathroom/Window Condition Repair window, evidence of water leak
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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Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 103
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 103 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/26/2026 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

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Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 105
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 105 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/26/2026 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 Front door not closing and locking as designed, repair
2.13	Kitchen/Space for Storage, Prep and Serving Repair damaged kitchen cabinet left of refrigerator
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, replace
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing batteries, replace



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Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 106
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 106 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/26/2026 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

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Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 109
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 109 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/26/2026 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.

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Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 112
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 112 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/26/2026 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.

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 114
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 114 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/26/2026 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>
2.12	Kitchen/Sink Repair large opening on wall under sink
2.3	Kitchen/Electrical Hazards Install GFCI by kitchen sink
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 Window must be openable and remain open without props.
4.7	Other Rooms/Wall Condition 1. Repair peeling paint on walls 2. Repair damaged baseboard trim on right side of room
8.10	General Health and Safety/Site and Neighborhood Conditions Repair opening in common area shared hallway for units on 1st floor above front door
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace



2/2/2026

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Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 204
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 204 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/26/2026 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>
2.13	Kitchen/Space for Storage, Prep and Serving 1. Cabinet door under sink is damaged, replace 2. Secure cabinet drawer fronts
2.3	Kitchen/Electrical Hazards Replace cracked outlet left of refrigerator
2.5	Kitchen/Window Condition Window screen damaged, repair
4.3	Other Rooms/Electrical Hazards Replace cracked outlet underneath window
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heater knob missing, replace



2/2/2026

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 205
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 205 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/26/2026 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security Secure striker plates to door frame and door
2.3	Kitchen/Electrical Hazards Kitchen GFCI has hot/neutral reverse, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink
3.12	Bathroom/Tub or Shower 1. Resurface tub
3.7	Bathroom/Wall Condition Repair soft spot on wall by toilet
3.8	Bathroom/Floor Condition Repair soft spot on floor by front of tub
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 Common area smoke detector missing batteries, replace



2/2/2026

FAILED INSPECTION NOTICE

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2/2/2026

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 212
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 212 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/26/2026 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Bathroom fixed wash basin or lavatory drain has a major leak.
3.12	Bathroom/Tub or Shower
	1. Resurface tub
	2. Shower head leaking in rear, repair

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



2/2/2026

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 214
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 214 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/26/2026 between 01:00PM and 04:00PM.

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Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 216
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 216 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 01/20/2026.

A re-inspection has been scheduled for 02/26/2026 between 01:00PM and 04:00PM.

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