



2/20/2026

FAILED INSPECTION NOTICE

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 1
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 1 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 02/03/2026.

A re-inspection has been scheduled for 03/16/2026 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>
1.5	Living Room/Window Condition
	1. 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. Window lock inoperable, repair
3.6	Bathroom/Ceiling Condition
	Repair peeling paint on bathroom ceiling on shared bathroom level 1



2/20/2026

FAILED INSPECTION NOTICE

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



2/20/2026

FAILED INSPECTION NOTICE

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 28
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 28 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 02/03/2026.

A re-inspection has been scheduled for 03/16/2026 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>
8.1	General Health and Safety/Access to Unit Clear items being stored behind door so it opens as designed (fire exit)
1.6	Living Room/Ceiling Condition Repair crack/peeling paint on ceiling
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.
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.



2/20/2026

FAILED INSPECTION NOTICE

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



2/20/2026

FAILED INSPECTION NOTICE

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 30
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 30 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 02/03/2026.

A re-inspection has been scheduled for 03/16/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Secure smoke detector to ceiling or wall, currently not mounted
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.
1.5	Living Room/Window Condition 1. Window must be openable and remain open without props. 2. 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.
8.1	General Health and Safety/Access to Unit Install striker plate on door frame



2/20/2026

FAILED INSPECTION NOTICE

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