



3/11/2026

FAILED INSPECTION NOTICE

Tamara Zeltser
2831 Laurel St
Napa, CA 94558

Property:
434 3RD ST
RICHMOND, CA 94801-2915-

PropID:
Client ID: 15707

Dear Owner/Agent,

This letter is to inform you that your property at **434 3RD ST RICHMOND, CA 94801-2915** failed the Housing Quality Standards (HQS) inspection on 02/27/2026.

A re-inspection has been scheduled for 04/06/2026 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.



3/11/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door. Remove keyed entry lock on bedroom door and closet door - Replace missing striker plate on door frame
4.5	Other Rooms/Window Condition Install quick release for security bars or remove. Fire exit.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.3	Kitchen/Electrical Hazards GFCI outlet left of refrigerator damaged, replace
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal. -Sink faucet has constant drip, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Remove refrigerator from rear deck, must be placed inside of unit.
5.4	Secondary Rooms/Other Potential Hazardous Features Repair garage ceiling, evidence of water damage
1.3	Living Room/Electrical Hazards Replace damaged receptacle on left wall



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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



3/11/2026

FAILED INSPECTION NOTICE

Nancy Chao Lu
15 Anson Rd
Hillsborough, CA 94010-7226

Property:
1074 VIEW DR
RICHMOND, CA 94803-1250-

PropID:
Client ID: 2420

Dear Owner/Agent,

This letter is to inform you that your property at **1074 VIEW DR RICHMOND, CA 94803-1250** failed the Housing Quality Standards (HQS) inspection on 02/27/2026.

A re-inspection has been scheduled for 04/03/2026 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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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.11	Kitchen/Refrigerator Refrigerator heavily rusted, repair or replace
2.12	Kitchen/Sink Kitchen faucet has constant drip, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling and clutter from yard
5.4	Secondary Rooms/Other Potential Hazardous Features Repair garage ceiling, evidence of water damage
1.6	Living Room/Ceiling Condition Repair ceiling in dining room, evidence of severe water damage
1.7	Living Room/Wall Condition Repair walls, evidence of water damage in dining room
3.12	Bathroom/Tub or Shower Tenant to clear items in tub, unable to test as tub full of boxes
1.5	Living Room/Window Condition Clean discoloration on windows in living room and dining room
1.3	Living Room/Electrical Hazards Replace cracked receptacle on left wall
4.5	Other Rooms/Window Condition Clear items to allow access to window, window must be inspected
3.1	Bathroom/Bathroom Present Repair or replace sink as it has severe rust
4.8	Other Rooms/Floor Condition Remove excessive clutter/trash from floor



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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/11/2026

FAILED INSPECTION NOTICE

Roosevelt Townhomes Llc
MARK DEJONGHE
Po Box 551
Pacific Grove, CA 93950-0551

Property:
2624 ROOSEVELT AVE
RICHMOND, CA 94804-1623-

PropID:
Client ID: 6645

Dear Owner/Agent,

This letter is to inform you that your property at **2624 ROOSEVELT AVE RICHMOND, CA 94804-1623** **failed** the Housing Quality Standards (HQS) inspection on 02/27/2026.

A re-inspection has been scheduled for 04/02/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
2.12	Kitchen/Sink top of faucet leaking while using - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke 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,

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Residential Rental Inspections Program



3/11/2026

FAILED INSPECTION NOTICE

Ruthie J Prather
761 S 41St St
Richmond, CA 94804

Property:
130 S 41ST ST
RICHMOND, CA 94804-3335-

PropID:
Client ID: 1750

Dear Owner/Agent,

This letter is to inform you that your property at **130 S 41ST ST RICHMOND, CA 94804-3335** failed the Housing Quality Standards (HQS) inspection on 02/27/2026.

A re-inspection has been scheduled for 04/06/2026 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 - repair/replace hood range light inop

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Sincerely,

City of Richmond
Residential Rental Inspections Program