



7/2/2026

FAILED INSPECTION NOTICE

620 S 37TH ST Apt 6
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **620 S 37TH ST Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 05/15/2026 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>
3.12 Bathroom/Tub or Shower	Tub has constant drip once cut off, repair
4.4 Other Rooms/Security	Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heaters inoperable, repair



7/2/2026

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



7/2/2026

FAILED INSPECTION NOTICE

620 S 37TH ST Apt 7
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **620 S 37TH ST Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 05/15/2026 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>
4.4	Other Rooms/Security remove key door locks from all bedroom doors

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



7/2/2026

FAILED INSPECTION NOTICE

620 S 37TH ST Apt 11
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **620 S 37TH ST Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 05/15/2026 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>
1.7	Living Room/Wall Condition hallway walls damaged - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door missing
3.7	Bathroom/Wall Condition all walls in bathroom either damaged or has holes - repair/repaint
4.4	Other Rooms/Security bedroom door damaged - repair/repalce
4.10	Other Rooms/Smoke Detectors smoke detector missing
4.7	Other Rooms/Wall Condition hole in wall next door - repair/replace



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Sincerely,

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Residential Rental Inspections Program



7/2/2026

FAILED INSPECTION NOTICE

620 S 37TH ST Apt 12
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **620 S 37TH ST Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 05/15/2026 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>
2.10	Kitchen/Stove or Range with Oven Oven inoperable, has fault code on display panel
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Replace missing toilet top
	2. Toilet wont flush, repair
3.12	Bathroom/Tub or Shower Resurface 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.
4.5	Other Rooms/Window Condition Replace missing glass pane
4.7	Other Rooms/Wall Condition Closet door off track, repair
8.1	General Health and Safety/Access to Unit Sliding patio door lock and handle missing, replace
8.4	General Health and Safety/Garbage and Debris Remove excessive trash and cutter from unit, recently abandoned unit



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Residential Rental Inspections Program



7/2/2026

FAILED INSPECTION NOTICE

685 BERK AVE Apt 2
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **685 BERK AVE Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 06/10/2026 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>
3.12	Bathroom/Tub or Shower Resurface tub (Master Bdrm)

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



7/2/2026

FAILED INSPECTION NOTICE

685 BERK AVE Apt 6
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **685 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 06/10/2026 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
	1- Garbage disposal inoperable, repair
	2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
3.12	Bathroom/Tub or Shower
	1- Recaulk tub
	2- Replace missing baseboard trim in front of tub
8.7	General Health and Safety/Other Interior Hazards
	Repair walls in hallway, peeling paint



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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/2/2026

FAILED INSPECTION NOTICE

685 BERK AVE Apt 9
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **685 BERK AVE Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 06/10/2026 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>
2.10	Kitchen/Stove or Range with Oven Install range hood vent screen
3.12	Bathroom/Tub or Shower Shower head leaking, 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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Sincerely,

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Residential Rental Inspections Program



7/2/2026

FAILED INSPECTION NOTICE

685 BERK AVE Apt 12
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **685 BERK AVE Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 06/10/2026 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

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



7/2/2026

FAILED INSPECTION NOTICE

695 BERK AVE Apt 1
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **695 BERK AVE Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 06/10/2026 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair
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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/2/2026

FAILED INSPECTION NOTICE

695 BERK AVE Apt 7
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **695 BERK AVE Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 06/10/2026 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13 Bathroom/Ventilation	Replace missing vent fan cover
3.7 Bathroom/Wall Condition	Repair peeling paint on wall
4.3 Other Rooms/Electrical Hazards	A missing and/or cracked coverplate presents an electrical hazard. - outlet underneath window missing cover plate, replace
4.4 Other Rooms/Security	Remove keyed lock from interior door.



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7/2/2026

FAILED INSPECTION NOTICE

695 BERK AVE Apt 9
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **695 BERK AVE Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 06/10/2026 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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit
	1. Front security door damaged, cutting hazard. Repair or remove
	2. Patio door lock inoperable, repair
	3. Patio screen damaged, repair

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7/2/2026

FAILED INSPECTION NOTICE

695 BERK AVE Apt 10
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **695 BERK AVE Apt 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 06/10/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12 Kitchen/Sink	Dishwasher drains through air gap, repair as drain must go through garbage disposal
4.4 Other Rooms/Security	Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition	window lock mechanism missing/damaged, replace
8.3 General Health and Safety/Evidence of Infestation	Exterminate for roaches.



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Residential Rental Inspections Program



7/2/2026

FAILED INSPECTION NOTICE

630 S 37TH ST Apt 4
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **630 S 37TH ST Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 06/10/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
1.7	Living Room/Wall Condition large hole in wall behind entry door - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose and not flushing properly - repair/replace

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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FAILED INSPECTION NOTICE

630 S 37TH ST Apt 6
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **630 S 37TH ST Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 06/10/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven oven inop - repair/replace all burners must self ignite - repair/repalce
2.12	Kitchen/Sink dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower shower wall peeling very badly - repair/resurface/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke inop - repair/replace
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.2	Other Rooms/Electricity/Illumination bedroom closet light inop - repair/replace



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7/2/2026

FAILED INSPECTION NOTICE

640 S 37TH ST Apt 5
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **640 S 37TH ST Apt 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 06/09/2026 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 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,

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Residential Rental Inspections Program



7/2/2026

FAILED INSPECTION NOTICE

640 S 37TH ST Apt 8
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **640 S 37TH ST Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 06/09/2026 between 01:00PM and 04:00PM.

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<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

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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7/2/2026

FAILED INSPECTION NOTICE

640 S 37TH ST Apt 12
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **640 S 37TH ST Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower bath tub peeling - repair/resurface/replace
4.4	Other Rooms/Security remove key door lock from bedroom door

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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7/2/2026

FAILED INSPECTION NOTICE

640 S 37TH ST Apt 16
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **640 S 37TH ST Apt 16 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.5	Kitchen/Window Condition screen damaged - repair/replace

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7/2/2026

FAILED INSPECTION NOTICE

690 S 37TH ST Apt 9
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **690 S 37TH ST Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 02/23/2026.

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<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 - repair/replace
3.7	Bathroom/Wall Condition toilet roll holder missing

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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7/2/2026

FAILED INSPECTION NOTICE

720 S 40TH ST Apt 11
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **720 S 40TH ST Apt 11 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 02/23/2026.

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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.

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



7/2/2026

FAILED INSPECTION NOTICE

725 S 40TH ST Apt 4
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **725 S 40TH ST Apt 4 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 06/09/2026 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>
2.12	Kitchen/Sink Splashguard missing, replace
4.10	Other Rooms/Smoke Detectors Low audible alert, replace

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



7/2/2026

FAILED INSPECTION NOTICE

725 S 40TH ST Apt 5
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **725 S 40TH ST Apt 5 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 02/23/2026.

A re-inspection has been scheduled for 06/09/2026 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>
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.
2.12 Kitchen/Sink	Repair leaking garbage disposal
2.10 Kitchen/Stove or Range with Oven	Range hood vent screen missing, replace
1.3 Living Room/Electrical Hazards	Outlet underneath TV has no power, repair/replace
8.4 General Health and Safety/Garbage and Debris	Remove excessive clutter on patio



7/2/2026

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