



3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 1
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 1 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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>
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.
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - NON GFCI outlets in kitchen
2.12	Kitchen/Sink Recaulk kitchen sink
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12	Bathroom/Tub or Shower Clean discoloration in tub
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector in bedroom inoperable, replace



3/20/2026

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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



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FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 3
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 3 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls
	1. Common area smoke detector removed, replace
	2. carbon monoxide detector missing, 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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3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 7
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 7 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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>
3.12	Bathroom/Tub or Shower Resurface tub
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector and CO2 detector missing, replace
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.



3/20/2026

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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.

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Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 8
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 8 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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>
4.5	Other Rooms/Window Condition Window crank damaged, repair

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3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 10
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 10 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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>
1.4	Living Room/Security Install striker plate on door frame
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Smoke detector/ carbon monoxide detector inoperable, repair or 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

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 11
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 11 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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>
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector inoperable, repair or 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

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 15
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 15 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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 Dishwasher inoperable, repair
1.4	Living Room/Security Replace missing striker plate on front door frame for deadbolt lock

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FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 16
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 16 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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>
3.3	Bathroom/Electrical Hazards Bathroom ceiling light fixture cover missing, replace
3.12	Bathroom/Tub or Shower Recaulk inside of tub
4.4	Other Rooms/Security Remove deadbolt from 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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Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 17
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 17 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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 and carbon monoxide detector inoperable, repair or 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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3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 18
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 18 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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>
4.4	Other Rooms/Security Secure door knob to door
2.10	Kitchen/Stove or Range with Oven Plug in stove for inspection (vacant unit)

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



3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 19
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 19 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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>
4.4	Other Rooms/Security Remove keyed entry lock and deadbolt from bedroom door
2.11	Kitchen/Refrigerator Light inoperable, repair

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Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 22
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 22 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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>
2.10	Kitchen/Stove or Range with Oven Oven/ stove inoperable, repair
2.11	Kitchen/Refrigerator Light inoperable, repair
3.4	Bathroom/Security Top of door frame damaged, water damage. Repair
3.6	Bathroom/Ceiling Condition Clean ceiling as it has water condensation
3.12	Bathroom/Tub or Shower Shower head spraying water on walls, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Smoke detector/ carbon monoxide detector inoperable. Repair or replace



3/20/2026

FAILED INSPECTION NOTICE

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3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 23
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 23 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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 Remove key lock from interior door
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector and carbon monoxide detector inoperable, repair or replace
8.7	General Health and Safety/Other Interior Hazards Remove deadbolt lock from closet door
2.12	Kitchen/Sink Garbage disposal inoperable, repair or replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



3/20/2026

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Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 24
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 24 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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>
2.12	Kitchen/Sink Garbage disposal inoperable, repair
3.12	Bathroom/Tub or Shower 1. Resurface tub 2. Tub spout has constant drip, repair
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.



3/20/2026

FAILED INSPECTION NOTICE

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3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 25
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 25 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

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

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Caulk tub level 2
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Clean food splatter and grease from stove (fire hazard)
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.
8.7	General Health and Safety/Other Interior Hazards Remove keyed entry locks on interior doors in unit
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector inoperable, repair or replace



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3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 26
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 26 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

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

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector missing, replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace
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 Replace damaged window crank
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.5	Bathroom/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.
2.10	Kitchen/Stove or Range with Oven Stove inoperable, repair
2.12	Kitchen/Sink Garbage disposal inoperable, repair



3/20/2026

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3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 27
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 27 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

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

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, repair or replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source inside of unit
1.4	Living Room/Security Remove keyed entry lock on interior door
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. - outlet by closet
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors
2.12	Kitchen/Sink Low water pressure at kitchen sink, repair



3/20/2026

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



3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 28
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 28 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven 1. Microwave handle damaged, repair 2. TENANT to clean stove and remove old food /grease splatter
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.6	General Health and Safety/Interior Stairs and Common Halls Install smoke detector/ carbon monoxide detector in unit



3/20/2026

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



3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 29
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 29 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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>
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector/ carbon monoxide detector missing, replace
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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10	Kitchen/Stove or Range with Oven Replace missing burner knobs on right side
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.12	Bathroom/Tub or Shower Recaulk tub



3/20/2026

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



3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 12
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 12 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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>
3.12	Bathroom/Tub or Shower Tub has constant drip, repair
2.10	Kitchen/Stove or Range with Oven Replace missing knobs, unable to test stove during inspection
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.
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace receptacle on left wall, burn evidence
4.4	Other Rooms/Security Remove keyed entry lock on closet door



3/20/2026

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



3/20/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 14
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 14 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 03/10/2026.

A re-inspection has been scheduled for 04/09/2026 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 and carbon monoxide detector inoperable, repair or replace
2.10	Kitchen/Stove or Range with Oven Replace missing stove burner knobs, stove to be inspected
2.3	Kitchen/Electrical Hazards 1. Ceiling light cover missing, replace 2. Ceiling light inoperable, repair



3/20/2026

FAILED INSPECTION NOTICE

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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