



3/20/2026

FAILED INSPECTION NOTICE

Raphael D Tre Peck
619 Carmel Ave
Albany, CA 94706

Property:
100 EDDY ST Apt 108
RICHMOND, CA 94801-

PropID:
Client ID: 18917

Dear Owner/Agent,

This letter is to inform you that your property at **100 EDDY ST Apt 108 RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/22/2026 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
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit handle not working 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.

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

Nmj Properties Llc
142 N Milpitas Blvd
Milpitas, CA 95035

Property:
201 CLARENCE ST Apt 300
RICHMOND, CA 94801-

PropID:
Client ID: 15718

Dear Owner/Agent,

This letter is to inform you that your property at **201 CLARENCE ST Apt 300 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/22/2026 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>
8.7	General Health and Safety/Other Interior Hazards Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
2.12	Kitchen/Sink water pressure very low - repair

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



3/20/2026

FAILED INSPECTION NOTICE

Aдриене Stinson
5012 Perry Way
Antioch, CA 94531-8414

Property:
815 6TH ST
RICHMOND, CA 94801-2214-

PropID:
Client ID: 5611

Dear Owner/Agent,

This letter is to inform you that your property at **815 6TH ST RICHMOND, CA 94801-2214** failed the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/22/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet 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



3/20/2026

FAILED INSPECTION NOTICE

Paul R & Erlinda A Franklin
145 Glorietta Blvd
Orinda, CA 94563-3539

Property:
1740 DUNN AVE
RICHMOND, CA 94801-2442-

PropID:
Client ID: 2342

Dear Owner/Agent,

This letter is to inform you that your property at **1740 DUNN AVE RICHMOND, CA 94801-2442** failed the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/22/2026 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>
3.7	Bathroom/Wall Condition back hall bathroom wall peeling - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit back hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit back hallway sink water pressure very low - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing



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

Qingguo Chen
3920 Geddes Ct
South San Francis, CO 94080

Property:
1822 GARVIN AVE
RICHMOND, CA 94801-2516-

PropID:
Client ID: 12552

Dear Owner/Agent,

This letter is to inform you that your property at **1822 GARVIN AVE RICHMOND, CA 94801-2516** failed the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/22/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
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,

City of Richmond
Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Beera Kaur
5679 Sunset Creek Ct
Pleasanton, CA 94566

Property:
545 3RD
RICHMOND, CA 94801-2607-

PropID:
Client ID: 9468

Dear Owner/Agent,

This letter is to inform you that your property at **545 3RD RICHMOND, CA 94801-2607** failed the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/22/2026 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 living room and 2nd fl smoke /Co detector missing/inop
4.4	Other Rooms/Security remove all key locks from all bedroom doors
3.3	Bathroom/Electrical Hazards 2nd fl GFCI outlet 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Alice Shya-Shi Hsieh
15 Riveroaks
Irvine, CA 92602

Property:
202 FLAGSHIP CT
RICHMOND, CA 94804-

PropID:
Client ID: 11694

Dear Owner/Agent,

This letter is to inform you that your property at **202 FLAGSHIP CT RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/21/2026 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 Light inoperable, lower level. Repair
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair - lower level
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 level 3 inoperable, repair or replace



3/20/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Karen Nethercutt & John Conaty
638 Banyan Ln
Walnut Creek, CA 94598

Property:
505 CIVIC CENTER ST
RICHMOND, CA 94804-1638-

PropID:
Client ID: 8614

Dear Owner/Agent,

This letter is to inform you that your property at **505 CIVIC CENTER ST RICHMOND, CA 94804-1638** **failed** the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/21/2026 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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4	Other Rooms/Security Remove keyed lock from 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.



3/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Karen Nethercutt & John Conaty
638 Banyan Ln
Walnut Creek, CA 94598

Property:
507 CIVIC CENTER ST
RICHMOND, CA 94804-1638-

PropID:
Client ID: 8614

Dear Owner/Agent,

This letter is to inform you that your property at **507 CIVIC CENTER ST RICHMOND, CA 94804-1638** **failed** the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/21/2026 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>
4.5	Other Rooms/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.
8.6	General Health and Safety/Interior Stairs and Common Halls Install door knob on hall closet 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Karen Nethercutt & John Conaty
638 Banyan Ln
Walnut Creek, CA 94598

Property:
509 CIVIC CENTER ST
RICHMOND, CA 94804-1638-

PropID:
Client ID: 8614

Dear Owner/Agent,

This letter is to inform you that your property at **509 CIVIC CENTER ST RICHMOND, CA 94804-1638** **failed** the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/21/2026 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>
8.7	General Health and Safety/Other Interior Hazards Carpet worn out throughout unit, repair/replace
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

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



3/20/2026

FAILED INSPECTION NOTICE

Karen Nethercutt & John Conaty
638 Banyan Ln
Walnut Creek, CA 94598

Property:
511 CIVIC CENTER ST
RICHMOND, CA 94804-1638-

PropID:
Client ID: 8614

Dear Owner/Agent,

This letter is to inform you that your property at **511 CIVIC CENTER ST RICHMOND, CA 94804-1638** **failed** the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/21/2026 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>
1.3	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 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Euric M Ramirez
619 29Th St
Richmond, CA 94804

Property:
578 CIVIC CENTER ST Apt B
RICHMOND, CA 94804-1639-

PropID:
Client ID: 12288

Dear Owner/Agent,

This letter is to inform you that your property at **578 CIVIC CENTER ST Apt B RICHMOND, CA 94804-1639** failed the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/21/2026 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 inoperable, 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,

City of Richmond
Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Jose G Rios
836 Cape Breton Dr
Pacifica, CA 94044

Property:
2557 BARRETT AVE
RICHMOND, CA 94804-1642-

PropID:
Client ID: 11336

Dear Owner/Agent,

This letter is to inform you that your property at **2557 BARRETT AVE RICHMOND, CA 94804-1642** **failed** the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/21/2026 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 Walls and ceiling throughout unit have heavy yellow discoloration/ smoke damage. Owner to address severe discoloration on walls and ceilings throughout unit.
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. - replace exceeds 10 year lifespan
8.6	General Health and Safety/Interior Stairs and Common Halls 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. - replace exceeds 10 year lifespan - COMMON AREA SMOKE DETECTOR
8.9	General Health and Safety/Interior Air Quality Poor interior air quality in unit due to heavy smoke accumulation



3/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Jose G Rios
836 Cape Breton Dr
Pacifica, CA 94044

Property:
2559 BARRETT AVE
RICHMOND, CA 94804-1642-

PropID:
Client ID: 11336

Dear Owner/Agent,

This letter is to inform you that your property at **2559 BARRETT AVE RICHMOND, CA 94804-1642** **failed** the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/21/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
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. - REPLACE exceeds 10 year life span
8.6	General Health and Safety/Interior Stairs and Common Halls 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. - REPLACE exceeds 10 year life span - COMMON AREA SMOKE DETECTOR
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
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. -Outlet underneath left window has hot/neutral reverse, repair



3/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Jose G Rios
836 Cape Breton Dr
Pacifica, CA 94044

Property:
2561 BARRETT AVE
RICHMOND, CA 94804-1642-

PropID:
Client ID: 11336

Dear Owner/Agent,

This letter is to inform you that your property at **2561 BARRETT AVE RICHMOND, CA 94804-1642** **failed** the Housing Quality Standards (HQS) inspection on 03/17/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Low water pressure, repair
2.10	Kitchen/Stove or Range with Oven Front right burner not self lighting, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.



3/20/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Jose G Rios
836 Cape Breton Dr
Pacifica, CA 94044

Property:
2563 BARRETT AVE
RICHMOND, CA 94804-1642-

PropID:
Client ID: 11336

Dear Owner/Agent,

This letter is to inform you that your property at **2563 BARRETT AVE RICHMOND, CA 94804-1642** **failed** the Housing Quality Standards (HQS) inspection on 03/17/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards Outlet by rear door 1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2. Damaged outlet presents an electrical hazard.
3.3	Bathroom/Electrical Hazards GFCI damaged, replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
8.2	General Health and Safety/Exits Move large furniture in hallway (fire path must be clear)



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FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

T-Homes Llc
Mustafa Turkoz
470 Noor Ave
South San Francisco, CA 94080

Property:
316 S 3RD ST
RICHMOND, CA 94804-2122-

PropID:
Client ID: 19234

Dear Owner/Agent,

This letter is to inform you that your property at **316 S 3RD ST RICHMOND, CA 94804-2122** failed the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/21/2026 between 09:00AM and 12:00PM.

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<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

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

T-Homes Llc
Mustafa Turkoz
470 Noor Ave
South San Francisco, CA 94080

Property:
324 S 3RD ST
RICHMOND, CA 94804-2122-

PropID:
Client ID: 19234

Dear Owner/Agent,

This letter is to inform you that your property at **324 S 3RD ST RICHMOND, CA 94804-2122** failed the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/21/2026 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>
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, repair or replace
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - outlet on right wall
4.5	Other Rooms/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.
4.4	Other Rooms/Security Remove keyed lock from 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 on right wall



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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

T-Homes Llc
Mustafa Turkoz
470 Noor Ave
South San Francisco, CA 94080

Property:
326 S 3RD ST
RICHMOND, CA 94804-2122-

PropID:
Client ID: 19234

Dear Owner/Agent,

This letter is to inform you that your property at **326 S 3RD ST RICHMOND, CA 94804-2122** failed the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/21/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Front right burner inoperable, repair

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



3/20/2026

FAILED INSPECTION NOTICE

Spr Homes Llc
2300 Henry Ave
Pinole, CA 94564

Property:
350 S 36TH ST
RICHMOND, CA 94804-3230-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **350 S 36TH ST RICHMOND, CA 94804-3230** failed the Housing Quality Standards (HQS) inspection on 03/17/2026.

A re-inspection has been scheduled for 04/21/2026 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. SMOKE DETECTOR MISSING IN MAKESHIFT ADD ON ROOM IN GARAGE
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in lower level as there is a room inside of the garage. Gas water heater present on lower level.



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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