



3/20/2026

FAILED INSPECTION NOTICE

Sababa Partners Llc
1486 Rose St
Berkeley, CA 94702

Property:
2024 NEVIN AVE
RICHMOND, CA 94801-3354-

PropID:
Client ID: 19033

Dear Owner/Agent,

This letter is to inform you that your property at **2024 NEVIN AVE RICHMOND, CA 94801-3354** failed the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 04/23/2026 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 1st & 2nd fl smoke/Co detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls carpeting on stairs very badly damaged/worn - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit bathroom toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detectors missing
3.6	Bathroom/Ceiling Condition discoloration on shower ceiling - remove
5.4	Secondary Rooms/Other Potential Hazardous Features garage smoke detector missing



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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



3/20/2026

FAILED INSPECTION NOTICE

Irene M Garcia
1724 Market Ave
San Pablo, CA 94806

Property:
627 CHANSLOR AVE
RICHMOND, CA 94801-3579-

PropID:
Client ID: 6576

Dear Owner/Agent,

This letter is to inform you that your property at **627 CHANSLOR AVE RICHMOND, CA 94801-3579** **failed** the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 04/23/2026 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 egress from behind front door from opening fully
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.1	General Health and Safety/Access to Unit clear egress from blocking back door from opening fully

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

Irene M Garcia
1724 Market Ave
San Pablo, CA 94806

Property:
621 CHANSLOR AVE
RICHMOND, CA 94801-3579-

PropID:
Client ID: 6576

Dear Owner/Agent,

This letter is to inform you that your property at **621 CHANSLOR AVE RICHMOND, CA 94801-3579** **failed** the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 04/23/2026 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>
2.10	Kitchen/Stove or Range with Oven hood range light inop
8.7	General Health and Safety/Other Interior Hazards Smoke/Co detector - inop/missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - 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

Mary D Tre Simmons
James R Davis
411 Contra Costa St Apt B
Point Richmond, CA 94801

Property:
411 CONTRA COSTA ST Apt C
RICHMOND, CA 94801-3721-

PropID:
Client ID: 19128

Dear Owner/Agent,

This letter is to inform you that your property at **411 CONTRA COSTA ST Apt C RICHMOND, CA 94801-3721** failed the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 04/23/2026 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 garbage disposal inop - 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/20/2026

FAILED INSPECTION NOTICE

Mary D Tre Simmons
James R Davis
411 Contra Costa St Apt B
Point Richmond, CA 94801

Property:
411 CONTRA COSTA ST Apt A
RICHMOND, CA 94801-3721-

PropID:
Client ID: 19128

Dear Owner/Agent,

This letter is to inform you that your property at **411 CONTRA COSTA ST Apt A RICHMOND, CA 94801-3721** failed the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 04/23/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.4	Heating and Plumbing/Water Heater secondary earthquake strap missing from water heater

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,

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