



3/23/2026

FAILED INSPECTION NOTICE

Arturo Solis
3 Bissell Ave
Richmond, CA 94801

Property:
9 2ND ST Apt 1
RICHMOND, CA 94801-3477-

PropID:
Client ID: 4001

Dear Owner/Agent,

This letter is to inform you that your property at **9 2ND ST Apt 1 RICHMOND, CA 94801-3477** failed the Housing Quality Standards (HQS) inspection on 03/19/2026.

A re-inspection has been scheduled for 04/24/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing



3/23/2026

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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



3/23/2026

FAILED INSPECTION NOTICE

Arturo Solis
3 Bissell Ave
Richmond, CA 94801

Property:
9 2ND ST Apt 2
RICHMOND, CA 94801-3477-

PropID:
Client ID: 4001

Dear Owner/Agent,

This letter is to inform you that your property at **9 2ND ST Apt 2 RICHMOND, CA 94801-3477** failed the Housing Quality Standards (HQS) inspection on 03/19/2026.

A re-inspection has been scheduled for 04/24/2026 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>
4.10	Other Rooms/Smoke Detectors 3x bedroom smoke detectors missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heating thermostat cover missing -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
1.5	Living Room/Window Condition window broken -repair/replace



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Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Arturo Solis
3 Bissell Ave
Richmond, CA 94801

Property:
9 2ND ST Apt 3
RICHMOND, CA 94801-3477-

PropID:
Client ID: 4001

Dear Owner/Agent,

This letter is to inform you that your property at **9 2ND ST Apt 3 RICHMOND, CA 94801-3477** failed the Housing Quality Standards (HQS) inspection on 03/19/2026.

A re-inspection has been scheduled for 04/24/2026 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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing in 2x bedrooms
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet Cold handle not working/stopping properly repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace hood range screen needs replacing



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Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Arturo Solis
3 Bissell Ave
Richmond, CA 94801

Property:
9 2ND ST Apt 4
RICHMOND, CA 94801-3477-

PropID:
Client ID: 4001

Dear Owner/Agent,

This letter is to inform you that your property at **9 2ND ST Apt 4 RICHMOND, CA 94801-3477** failed the Housing Quality Standards (HQS) inspection on 03/19/2026.

A re-inspection has been scheduled for 04/24/2026 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>
2.1	Kitchen/Kitchen Area Present GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven stove hood range light inop replace hood range fan screen
4.10	Other Rooms/Smoke Detectors remove key locks from all bedroom doors
3.3	Bathroom/Electrical Hazards GFCI outlet missing



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Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Paul A & Barbara J Rolandelli
5060 Neroly Rd
Oakley, CA 94561-2903

Property:
2114 GAYNOR AVE
RICHMOND, CA 94801-4201-

PropID:
Client ID: 5808

Dear Owner/Agent,

This letter is to inform you that your property at **2114 GAYNOR AVE RICHMOND, CA 94801-4201** **failed** the Housing Quality Standards (HQS) inspection on 03/19/2026.

A re-inspection has been scheduled for 04/24/2026 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>
3.10	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.

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Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Herbert & Patricia Yarbrough
Sutro Property Management
Po Box 885373
San Francisco, CA 94188

Property:
908 VIEW DR
RICHMOND, CA 94803-1248-

PropID:
Client ID: 6187

Dear Owner/Agent,

This letter is to inform you that your property at **908 VIEW DR RICHMOND, CA 94803-1248** failed the Housing Quality Standards (HQS) inspection on 03/19/2026.

A re-inspection has been scheduled for 04/24/2026 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 on both toilets 2x - repair/replace
4.10	Other Rooms/Smoke Detectors master bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co 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



3/23/2026

FAILED INSPECTION NOTICE

Karnail S & Dalbir Kahlon
5140 Coach Dr
El Sobrante, CA 94803-3859

Property:
4095 MOZART DR
RICHMOND, CA 94803-2749-

PropID:
Client ID: 6025

Dear Owner/Agent,

This letter is to inform you that your property at **4095 MOZART DR RICHMOND, CA 94803-2749** **failed** the Housing Quality Standards (HQS) inspection on 03/19/2026.

A re-inspection has been scheduled for 04/24/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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.

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Sincerely,

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Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Xiang Chen
15615 N 81St Ave
Kenmore, WA 98028-4402

Property:
4749 SURREY LN
RICHMOND, CA 94803-3845-

PropID:
Client ID: 10004

Dear Owner/Agent,

This letter is to inform you that your property at **4749 SURREY LN RICHMOND, CA 94803-3845** failed the Housing Quality Standards (HQS) inspection on 03/19/2026.

A re-inspection has been scheduled for 04/24/2026 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>
2.3	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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Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Mark Khoamoc & Grace Longhoang Lee
13735 Seagate Dr
San Leandro, CA 94577-6429

Property:
5545 DEER RUN DR
RICHMOND, CA 94803-3871-

PropID:
Client ID: 12710

Dear Owner/Agent,

This letter is to inform you that your property at **5545 DEER RUN DR RICHMOND, CA 94803-3871** **failed** the Housing Quality Standards (HQS) inspection on 03/19/2026.

A re-inspection has been scheduled for 04/24/2026 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>
2.3	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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Karnail S & Dalbir Kahlon
5140 Coach Dr
El Sobrante, CA 94803-3859

Property:
5344 CERRO SUR
RICHMOND, CA 94803-3899-

PropID:
Client ID: 6025

Dear Owner/Agent,

This letter is to inform you that your property at **5344 CERRO SUR RICHMOND, CA 94803-3899** failed the Housing Quality Standards (HQS) inspection on 03/19/2026.

A re-inspection has been scheduled for 04/24/2026 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 bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards 2nd fl hallway bathroom GFCI missing
3.12	Bathroom/Tub or Shower 2nd fl hallway bathroom tub caulking worn/damaged - repair/replace /recaulk

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Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Civic Center Townhouses Llc
MARK DEJONGHE
Po Box 551
Pacific Grove, CA 93950

Property:
402 27TH ST
RICHMOND, CA 94804-1729-

PropID:
Client ID: 8314

Dear Owner/Agent,

This letter is to inform you that your property at **402 27TH ST RICHMOND, CA 94804-1729** failed the Housing Quality Standards (HQS) inspection on 03/19/2026.

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>
4.10	Other Rooms/Smoke Detectors Bedroom smoke detector inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worn/damaged - repair/replace
1.5	Living Room/Window Condition windows throughout unit not forming a tight seal vey loose - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint on building window frames ,doors and frames as well as garage doors very badly worn/peeling - repair/repaint



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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Monterey Venture Lp
Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
780 CARLSON BLVD Apt 2
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **780 CARLSON BLVD Apt 2 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 03/19/2026.

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.



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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Oven inoperable, fail code present * Tenant to clean excessive food/grease splatter on stove/range hood
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.4	General Health and Safety/Garbage and Debris Tenant to address housekeeping in unit
2. Remove appliances from front shared exterior common walkway	
8.1	General Health and Safety/Access to Unit Replace missing patio door screen
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean inside of toilet
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Fixed wash basin or lavatory drain is stopped up.
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 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 Replace missing door knob
4.8	Other Rooms/Floor Condition Repair damaged flooring
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
4.7	Other Rooms/Wall Condition Clean discoloration on walls



3/23/2026

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