



3/23/2026

FAILED INSPECTION NOTICE

Natalya Pavlovsky
2934 Hilltop Mall Rd 126
San Pablo, CA 94806

Property:
859 8TH ST
RICHMOND, CA 94801-2224-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **859 8TH ST RICHMOND, CA 94801-2224** failed the Housing Quality Standards (HQS) inspection on 03/20/2026.

A re-inspection has been scheduled for 04/27/2026 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 smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd flr thermostat cover missing



3/23/2026

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



3/23/2026

FAILED INSPECTION NOTICE

Natalya Pavlovsky
2934 Hilltop Mall Rd 126
San Pablo, CA 94806

Property:
1335 BURBECK AVE
RICHMOND, CA 94801-2388-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **1335 BURBECK AVE RICHMOND, CA 94801-2388** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

A re-inspection has been scheduled for 04/27/2026 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
3.8	Bathroom/Floor Condition large gap in floor at tub base - repair/replace
3.12	Bathroom/Tub or Shower tub damaged/worn repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedrooms smoke detectors missing
4.4	Other Rooms/Security door frame damaged - repair/replace



3/23/2026

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



3/23/2026

FAILED INSPECTION NOTICE

Natalya Pavlovsky
2934 Hilltop Mall Rd 126
San Pablo, CA 94806

Property:
1339 BURBECK AVE
RICHMOND, CA 94801-2388-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **1339 BURBECK AVE RICHMOND, CA 94801-2388** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

A re-inspection has been scheduled for 04/27/2026 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 hallway smoke/Co detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink cracked damaged - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedrooms smoke detectors missing
4.4	Other Rooms/Security remove key locks from all bedroom doors



3/23/2026

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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Natalya Pavlovsky
2934 Hilltop Mall Rd 126
San Pablo, CA 94806

Property:
219 BARRETT AVE Apt 1
RICHMOND, CA 94801-2664-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **219 BARRETT AVE Apt 1 RICHMOND, CA 94801-2664** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

A re-inspection has been scheduled for 04/27/2026 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>
8.9	General Health and Safety/Interior Air Quality unit has a overwhelming mildew/damp smell very hard to breath clearly - remove /repair
4.7	Other Rooms/Wall Condition bedroom wall over ran with very very large amounts of discoloration - remove/repair/repaint
4.4	Other Rooms/Security bedroom door not properly secure - repair/replace
3.7	Bathroom/Wall Condition wall has a very large amount of discoloration - remove/repair/repaint
3.6	Bathroom/Ceiling Condition ceiling has very large amount of discoloration - remove/reapir/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop



3/23/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Ricardo Guevara
27 Oak Villa Ct
Oakley, CA 94561

Property:
634 22ND ST Apt UPPER
RICHMOND, CA 94801-3327-

PropID:
Client ID: 6630

Dear Owner/Agent,

This letter is to inform you that your property at **634 22ND ST Apt UPPER RICHMOND, CA 94801-3327** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

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>
3.12	Bathroom/Tub or Shower discoloration on shower ceiling and walls -remove caulking in badly discolored - repair/replace
1.4	Living Room/Security front door security screen damaged - 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



3/23/2026

FAILED INSPECTION NOTICE

Ricardo Guevara
27 Oak Villa Ct
Oakley, CA 94561

Property:
634 22ND ST Apt LOWER
RICHMOND, CA 94801-3327-

PropID:
Client ID: 6630

Dear Owner/Agent,

This letter is to inform you that your property at **634 22ND ST Apt LOWER RICHMOND, CA 94801-3327** failed the Housing Quality Standards (HQS) inspection on 03/20/2026.

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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower caulking badly worn/discolored - remove /repair/recaulk

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

Richard K Tre Jarvis
3531 E St James Ave
Hayden, ID 83835

Property:
4509 FIELDCREST DR
RICHMOND, CA 94803-

PropID:
Client ID: 18437

Dear Owner/Agent,

This letter is to inform you that your property at **4509 FIELDCREST DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 03/20/2026.

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>
1.3	Living Room/Electrical Hazards LIVING ROOM & DINING ROOM - 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.



3/23/2026

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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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

Mariano O & Elenita A Mendoza
637 Carlotta Cir
Pinole, CA 94564

Property:
5338 CARRIAGE DR
RICHMOND, CA 94803-3857-

PropID:
Client ID: 10653

Dear Owner/Agent,

This letter is to inform you that your property at **5338 CARRIAGE DR RICHMOND, CA 94803-3857** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

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.



3/23/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace cracked outlet underneath thermostat
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2012)
3.3	Bathroom/Electrical Hazards Install GFCI by sink
3.12	Bathroom/Tub or Shower Install shower door guides for glass doors
8.7	General Health and Safety/Other Interior Hazards Replace 2nd floor common area smoke detector, exceeds 10 year lifespan
8.1	General Health and Safety/Access to Unit Repair door sweep n rear garage door, currently allowing air/light intrusion at bottom of door
8.2	General Health and Safety/Exits Patio screen door damaged, repair
2.12	Kitchen/Sink 1. Dishwasher inoperable, repair 2. Secure kitchen faucet to sink base
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair



3/23/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Mei-Li Lin Lee
3705 Painted Pony Rd
El Sobrante, CA 94803-2111

Property:
5437 CARRIAGE DR
RICHMOND, CA 94803-3898-

PropID:
Client ID: 12711

Dear Owner/Agent,

This letter is to inform you that your property at **5437 CARRIAGE DR RICHMOND, CA 94803-3898** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

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>
4.4	Other Rooms/Security Remove key locks from interior 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



3/23/2026

FAILED INSPECTION NOTICE

Rafiq & Kalsoom Bib Khan
6230 Jordan Ave
El Cerrito, CA 94530

Property:
247 CIVIC CENTER ST
RICHMOND, CA 94804-1816-

PropID:
Client ID: 18507

Dear Owner/Agent,

This letter is to inform you that your property at **247 CIVIC CENTER ST RICHMOND, CA 94804-1816** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

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>
3.3	Bathroom/Electrical Hazards Outlet in rear bathroom has open neutral, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
8.4	General Health and Safety/Garbage and Debris 1. Secure building supplies in rear yard 2. Remove excessive recycling from yard



3/23/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Natalya Pavlovsky
2934 Hilltop Mall Rd 126
San Pablo, CA 94806

Property:
404 S 16TH ST Apt F
RICHMOND, CA 94804-2564-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **404 S 16TH ST Apt F RICHMOND, CA 94804-2564** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

A re-inspection has been scheduled for 04/27/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling peeling - repair/repaint

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Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Natalya Pavlovsky
2934 Hilltop Mall Rd 126
San Pablo, CA 94806

Property:
404 S 16TH ST Apt E
RICHMOND, CA 94804-2564-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **404 S 16TH ST Apt E RICHMOND, CA 94804-2564** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

A re-inspection has been scheduled for 04/27/2026 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 all burners must self ignite/work - repair/replace

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Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Natalya Pavlovsky
2934 Hilltop Mall Rd 126
San Pablo, CA 94806

Property:
404 S 16TH ST Apt D
RICHMOND, CA 94804-2564-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **404 S 16TH ST Apt D RICHMOND, CA 94804-2564** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

A re-inspection has been scheduled for 04/27/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair /replace
4.4	Other Rooms/Security remove key locks from bedroom door
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.

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Residential Rental Inspections Program



3/23/2026

FAILED INSPECTION NOTICE

Natalya Pavlovsky
2934 Hilltop Mall Rd 126
San Pablo, CA 94806

Property:
404 S 16TH ST Apt B
RICHMOND, CA 94804-2564-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **404 S 16TH ST Apt B RICHMOND, CA 94804-2564** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

A re-inspection has been scheduled for 04/27/2026 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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower caulking badly worn - repair/replace/recaulk
4.4	Other Rooms/Security remove key 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.

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

Natalya Pavlovsky
2934 Hilltop Mall Rd 126
San Pablo, CA 94806

Property:
404 S 16TH ST Apt A
RICHMOND, CA 94804-2564-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **404 S 16TH ST Apt A RICHMOND, CA 94804-2564** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

A re-inspection has been scheduled for 04/27/2026 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from all bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub caulking worn - repair/replace/recaulk
2.12	Kitchen/Sink caulking behind sink very badly worn - remove/repair/recaulk cabinet underneath sink water damaged - repair/replace



3/23/2026

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



3/23/2026

FAILED INSPECTION NOTICE

Prudencio Cardozo
312 Florida Ave
Richmond, CA 94804-2704

Property:
2126 OHIO AVE
RICHMOND, CA 94804-2704-

PropID:
Client ID: 3318

Dear Owner/Agent,

This letter is to inform you that your property at **2126 OHIO AVE RICHMOND, CA 94804-2704** failed the Housing Quality Standards (HQS) inspection on 03/20/2026.

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>
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)
2.10	Kitchen/Stove or Range with Oven Rear left burner 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



3/23/2026

FAILED INSPECTION NOTICE

Prudencio Cardozo
312 Florida Ave
Richmond, CA 94804-2704

Property:
2128 OHIO AVE
RICHMOND, CA 94804-2704-

PropID:
Client ID: 3318

Dear Owner/Agent,

This letter is to inform you that your property at **2128 OHIO AVE RICHMOND, CA 94804-2704** failed the Housing Quality Standards (HQS) inspection on 03/20/2026.

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>
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.
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 Install common area smoke detector



3/23/2026

FAILED INSPECTION NOTICE

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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



3/23/2026

FAILED INSPECTION NOTICE

Prudencio Cardozo
312 Florida Ave
Richmond, CA 94804-2704

Property:
2130 OHIO AVE
RICHMOND, CA 94804-2704-

PropID:
Client ID: 3318

Dear Owner/Agent,

This letter is to inform you that your property at **2130 OHIO AVE RICHMOND, CA 94804-2704** failed the Housing Quality Standards (HQS) inspection on 03/20/2026.

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>
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.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector



3/23/2026

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



3/23/2026

FAILED INSPECTION NOTICE

Prudencio Cardozo
312 Florida Ave
Richmond, CA 94804-2704

Property:
2132 OHIO AVE
RICHMOND, CA 94804-2704-

PropID:
Client ID: 3318

Dear Owner/Agent,

This letter is to inform you that your property at **2132 OHIO AVE RICHMOND, CA 94804-2704** failed the Housing Quality Standards (HQS) inspection on 03/20/2026.

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>
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
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.
5.4	Secondary Rooms/Other Potential Hazardous Features Install smoke detector in front left room



3/23/2026

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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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

Andre Jackson
419 S 20Th St
Richmond, CA 94804

Property:
415 20TH ST
RICHMOND, CA 94804-2712-

PropID:
Client ID: 5519

Dear Owner/Agent,

This letter is to inform you that your property at **415 20TH ST RICHMOND, CA 94804-2712** failed the Housing Quality Standards (HQS) inspection on 03/20/2026.

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>
8.1	General Health and Safety/Access to Unit Install unit number outside of front door for unit identification
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom
7.4	Heating and Plumbing/Water Heater Clean exterior of hot water heater
6.4	Building Exterior/Condition of Exterior Surfaces Install exterior dryer vent cover



3/23/2026

FAILED INSPECTION NOTICE

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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



3/23/2026

FAILED INSPECTION NOTICE

Andre Jackson
419 S 20Th St
Richmond, CA 94804

Property:
417 20TH ST
RICHMOND, CA 94804-2712-

PropID:
Client ID: 5519

Dear Owner/Agent,

This letter is to inform you that your property at **417 20TH ST RICHMOND, CA 94804-2712** failed the Housing Quality Standards (HQS) inspection on 03/20/2026.

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>
8.1	General Health and Safety/Access to Unit Install unit number outside of front door for identification
4.4	Other Rooms/Security Remove keyed lock from interior door.

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

Darnell Rollins
2128 Florida Ave
Richmond, CA 94804

Property:
2200 FLORIDA AVE
RICHMOND, CA 94804-2733-

PropID:
Client ID: 3320

Dear Owner/Agent,

This letter is to inform you that your property at **2200 FLORIDA AVE RICHMOND, CA 94804-2733** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

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.



3/23/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Install striker plates on rear door
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Common area smoke detector level 1 inoperable, replace 2. Install some detector and carbon monoxide detector lower level
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.
5.3	Secondary Rooms/Electrical Hazards Replace cracked outlet in garage above washing machine
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 by right window has open grounds
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.
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.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source in unit sufficient for unit size. No current heater in unit.



3/23/2026

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



3/23/2026

FAILED INSPECTION NOTICE

Darnell Rollins
2128 Florida Ave
Richmond, CA 94804

Property:
2204 FLORIDA AVE
RICHMOND, CA 94804-2733-

PropID:
Client ID: 3320

Dear Owner/Agent,

This letter is to inform you that your property at **2204 FLORIDA AVE RICHMOND, CA 94804-2733** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

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.



3/23/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
5.3	Secondary Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - GARAGE outlets
8.7	General Health and Safety/Other Interior Hazards Install smoke detector and carbon monoxide detector lower level
2.12	Kitchen/Sink Faucet has constant drip, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in unit
4.5	Other Rooms/Window Condition Treat discoloration on wall underneath window, previous leak
3.12	Bathroom/Tub or Shower Caulk inside of tub
4.4	Other Rooms/Security Install striker plates
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, 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.



3/23/2026

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



3/23/2026

FAILED INSPECTION NOTICE

Darnell Rollins
2128 Florida Ave
Richmond, CA 94804

Property:
2208 FLORIDA AVE
RICHMOND, CA 94804-2733-

PropID:
Client ID: 3320

Dear Owner/Agent,

This letter is to inform you that your property at **2208 FLORIDA AVE RICHMOND, CA 94804-2733** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

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.



3/23/2026

FAILED INSPECTION NOTICE

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

- 8.7 General Health and Safety/Other Interior Hazards
 - 1. Install common area smoke detector level 1
 - 2. Install carbon monoxide detector in unit
- 7.4 Heating and Plumbing/Water Heater
 - install discharge pipe, within 6" of floor.
- 2.3 Kitchen/Electrical Hazards
 - Outlet above stove has hot/neutral reverse, repair
- 7.1 Heating and Plumbing/Adequacy of Heating Equipment
 - Heater inoperable, repair
- 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.
 - outlet underneath TV has no power, repair
- 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
 - Window screen damaged, repair
- 8.6 General Health and Safety/Interior Stairs and Common Halls
 - 1. Replace common area smoke detector level 2, exceeds 10 year life span (2013)
 - 2. Secure interior handrails

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

Darnell Rollins
2128 Florida Ave
Richmond, CA 94804

Property:
2212 FLORIDA AVE
RICHMOND, CA 94804-2733-

PropID:
Client ID: 3320

Dear Owner/Agent,

This letter is to inform you that your property at **2212 FLORIDA AVE RICHMOND, CA 94804-2733** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

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.



3/23/2026

FAILED INSPECTION NOTICE

<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
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground.
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Replace missing carbon monoxide detector, base present
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.
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.
1.7	Living Room/Wall Condition Clean discoloration on wall and window seal
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
8.7	General Health and Safety/Other Interior Hazards Install common area smoke detector

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

Bhupinder & Rajinder Dhindsa
Darryl Hughey
10012 San Pablo Ave
El Cerrito, CA 94530

Property:
4127 OHIO AVE Apt UPPER
RICHMOND, CA 94804-3354-

PropID:
Client ID: 4657

Dear Owner/Agent,

This letter is to inform you that your property at **4127 OHIO AVE Apt UPPER RICHMOND, CA 94804-3354** failed the Housing Quality Standards (HQS) inspection on 03/20/2026.

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>
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.4	Bathroom/Security Remove keyed entry lock from door
3.5	Bathroom/Window Condition Window lock damaged, replace
5.2	Secondary Rooms/Security Remove latch lock on rear right room door
8.4	General Health and Safety/Garbage and Debris Remove excessive clutter in yard
8.1	General Health and Safety/Access to Unit Rear security gate damaged, repair/replace or remove. If removed install deadbolt lock on rear door



3/23/2026

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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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

Bhupinder & Rajinder Dhindsa
Darryl Hughey
10012 San Pablo Ave
El Cerrito, CA 94530

Property:
4127 OHIO AVE Apt LOWER
RICHMOND, CA 94804-3354-

PropID:
Client ID: 4657

Dear Owner/Agent,

This letter is to inform you that your property at **4127 OHIO AVE Apt LOWER RICHMOND, CA 94804-3354** failed the Housing Quality Standards (HQS) inspection on 03/20/2026.

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.



3/23/2026

FAILED INSPECTION NOTICE

<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 as base present 2. Rear common area smoke detector missing batteries, replace 3. Install carbon monoxide detector in 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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Replace cracked outlet underneath window
8.4	General Health and Safety/Garbage and Debris Remove old refrigerator on side of unit
4.8	Other Rooms/Floor Condition Carpet torn at entry, repair
8.7	General Health and Safety/Other Interior Hazards Carpeting torn in hallway, repair
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.

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

Antonio Lugo
Po Box 34341
San Francisco, CA 94134

Property:
4237 FLORIDA AVE
RICHMOND, CA 94804-3433-

PropID:
Client ID: 10563

Dear Owner/Agent,

This letter is to inform you that your property at **4237 FLORIDA AVE RICHMOND, CA 94804-3433** **failed** the Housing Quality Standards (HQS) inspection on 03/20/2026.

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>
3.12	Bathroom/Tub or Shower Resurface tub bathroom #2
3.4	Bathroom/Security Remove keyed entry lock from bathroom door
4.4	Other Rooms/Security Remove keyed lock from interior doors {bedroom door and closet 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. - INSTALL smoke detector in lower level bedroom
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



3/23/2026

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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program