



3/31/2026

**FAILED INSPECTION NOTICE**

Irina Shamaeva  
201 Vista Heights Rd  
Richmond, CA 94530

Property:  
201 VISTA HEIGHTS RD  
RICHMOND, CA 94530-6509-

PropID:  
Client ID: 22067

Dear Owner/Agent,

This letter is to inform you that your property at **201 VISTA HEIGHTS RD RICHMOND, CA 94530-6509** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 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>
4.8	Other Rooms/Floor Condition Evidence of stain inside of master bedroom closet, unknown origin
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector missing, 1st floor

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



3/31/2026

**FAILED INSPECTION NOTICE**

Anselmo Ocampo  
3088 Estates Ave  
Pinole, CA 94564

Property:  
819 PENNSYLVANIA AVE Apt A  
RICHMOND, CA 94801-2248-

PropID:  
Client ID: 5877

Dear Owner/Agent,

This letter is to inform you that your property at **819 PENNSYLVANIA AVE Apt A RICHMOND, CA 94801-2248** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 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>
8.4	General Health and Safety/Garbage and Debris Remove old bedding and clutter from front exterior of unit
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
4.3	Other Rooms/Electrical Hazards Outlet behind door has damaged cover plate, replace
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit



3/31/2026

**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



3/31/2026

**FAILED INSPECTION NOTICE**

Anselmo Ocampo  
3088 Estates Ave  
Pinole, CA 94564

Property:  
819 PENNSYLVANIA AVE Apt B  
RICHMOND, CA 94801-2248-

PropID:  
Client ID: 5877

Dear Owner/Agent,

This letter is to inform you that your property at **819 PENNSYLVANIA AVE Apt B RICHMOND, CA 94801-2248** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 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 Right window lock damaged, replace
6.1	Building Exterior/Condition of Foundation Repair large cracks in front of unit

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



3/31/2026

**FAILED INSPECTION NOTICE**

Anselmo Ocampo  
3088 Estates Ave  
Pinole, CA 94564

Property:  
819 PENNSYLVANIA AVE Apt C  
RICHMOND, CA 94801-2248-

PropID:  
Client ID: 5877

Dear Owner/Agent,

This letter is to inform you that your property at **819 PENNSYLVANIA AVE Apt C RICHMOND, CA 94801-2248** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 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 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.

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



3/31/2026

**FAILED INSPECTION NOTICE**

Saleh A Aldalali  
5313 Mission St  
San Francisco, CA 94112-3737

Property:  
259 4TH ST Apt 1  
RICHMOND, CA 94801-3007-

PropID:  
Client ID: 13078

Dear Owner/Agent,

This letter is to inform you that your property at **259 4TH ST Apt 1 RICHMOND, CA 94801-3007** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 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 key door locks from all bedroom doors
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling is badly discolored - remove/repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop -repair/replace



3/31/2026

**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



3/31/2026

**FAILED INSPECTION NOTICE**

Saleh A Aldalali  
5313 Mission St  
San Francisco, CA 94112-3737

Property:  
259 4TH ST Apt 2  
RICHMOND, CA 94801-3007-

PropID:  
Client ID: 13078

Dear Owner/Agent,

This letter is to inform you that your property at **259 4TH ST Apt 2 RICHMOND, CA 94801-3007** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 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 key locks from all bedroom doors
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat missing/inop -repair/replace
2.12	Kitchen/Sink side spout not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in bedroom next to kitchen



3/31/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



3/31/2026

**FAILED INSPECTION NOTICE**

Saleh A Aldalali  
5313 Mission St  
San Francisco, CA 94112-3737

Property:  
259 4TH ST Apt 3  
RICHMOND, CA 94801-3007-

PropID:  
Client ID: 13078

Dear Owner/Agent,

This letter is to inform you that your property at **259 4TH ST Apt 3 RICHMOND, CA 94801-3007** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 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>
2.7	Kitchen/Wall Condition wall damaged badly - repair/repaint
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit vanity mirror missing- repair/replace



3/31/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



3/31/2026

**FAILED INSPECTION NOTICE**

Raul Isaac Quintero  
446 21St St  
Richmond, CA 94801-3304

Property:  
442 21ST ST  
RICHMOND, CA 94801-3304-

PropID:  
Client ID: 12964

Dear Owner/Agent,

This letter is to inform you that your property at **442 21ST ST RICHMOND, CA 94801-3304** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Front left burner inoperable, repair
2.5	Kitchen/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.
1.5	Living Room/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.



3/31/2026

**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



3/31/2026

**FAILED INSPECTION NOTICE**

Raul Isaac Quintero  
446 21St St  
Richmond, CA 94801-3304

Property:  
446 21ST ST  
RICHMOND, CA 94801-3304-

PropID:  
Client ID: 12964

Dear Owner/Agent,

This letter is to inform you that your property at **446 21ST ST RICHMOND, CA 94801-3304** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 between 01:00PM and 04:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
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. * PATIO screen to be installed as it is the window for this room



3/31/2026

**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



3/31/2026

**FAILED INSPECTION NOTICE**

Luis Alberto Tirado  
410 Bluebell Pl  
Vallejo, CA 94591

Property:  
770 22ND ST  
RICHMOND, CA 94801-3329-

PropID:  
Client ID: 17693

Dear Owner/Agent,

This letter is to inform you that your property at **770 22ND ST RICHMOND, CA 94801-3329** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 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 Common area smoke detector inoperable, replace as it exceeds 10 year life span (2015)
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling in yard



3/31/2026

**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



3/31/2026

**FAILED INSPECTION NOTICE**

Alfred & Beverly Granzella  
405 W Macarthur St  
Sonoma, CA 95476

Property:  
4443 MEADOWBROOK DR  
RICHMOND, CA 94803-2043-

PropID:  
Client ID: 5740

Dear Owner/Agent,

This letter is to inform you that your property at **4443 MEADOWBROOK DR RICHMOND, CA 94803-2043** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 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 has hot/neutral reverse, repair
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door or install security gate with deadbolt lock

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



3/31/2026

**FAILED INSPECTION NOTICE**

Ahmad Aghababa  
1935 Marin Ave  
Berkeley Ca 94707  
Berkeley, CA 94707

Property:  
2410 LOWELL AVE  
RICHMOND, CA 94804-1038-

PropID:  
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **2410 LOWELL AVE RICHMOND, CA 94804-1038** **failed** the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 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.



3/31/2026

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.11	Kitchen/Refrigerator 1. Light inoperable  2. Door gasket damaged, repair or replace gasket
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing kitchen cabinet door left of stove
2.5	Kitchen/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.
3.5	Bathroom/Window Condition 1. Window must be openable and remain open without props.  2. 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.
4.10	Other Rooms/Smoke Detectors Smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
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.
8.1	General Health and Safety/Access to Unit Install door knob on rear security gate
8.4	General Health and Safety/Garbage and Debris Remove clutter in yard
8.6	General Health and Safety/Interior Stairs and Common Halls Hall light inoperable, repair  2. Install common area SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR IN UNIT
8.7	General Health and Safety/Other Interior Hazards Clear items surrounding hot water heater and blocking back door exit



3/31/2026

**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



3/31/2026

**FAILED INSPECTION NOTICE**

Ahmad Aghababa  
1935 Marin Ave  
Berkeley Ca 94707  
Berkeley, CA 94707

Property:  
2347 ESMOND AVE  
RICHMOND, CA 94804-1307-

PropID:  
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **2347 ESMOND AVE RICHMOND, CA 94804-1307** **failed** the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 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>
1.5	Living Room/Window Condition Window lock damaged, repair or replace
2.10	Kitchen/Stove or Range with Oven Burners are not self lighting, repair
3.6	Bathroom/Ceiling Condition Complete repairs to bathroom ceiling and walls, paint once completed
3.7	Bathroom/Wall Condition Repair damaged wall above tub
8.1	General Health and Safety/Access to Unit Rear security gate damaged, torn which can lead to cutting hazard. Repair
8.7	General Health and Safety/Other Interior Hazards Repair damaged ceiling in rear hallway



3/31/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



3/31/2026

**FAILED INSPECTION NOTICE**

Jeffrey Rutherford  
1496 Marin Ave  
Albany, CA 94706-2137

Property:  
61 MARINA LAKES DR  
RICHMOND, CA 94804-7449-

PropID:  
Client ID: 6477

Dear Owner/Agent,

This letter is to inform you that your property at **61 MARINA LAKES DR RICHMOND, CA 94804-7449** **failed** the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 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 Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package instructions.

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



3/31/2026

**FAILED INSPECTION NOTICE**

Anselmo Ocampo  
3088 Estates Ave  
Pinole, CA 94564

Property:  
911 WILSON  
RICHMOND, CA 94805-1350-

PropID:  
Client ID: 5877

Dear Owner/Agent,

This letter is to inform you that your property at **911 WILSON RICHMOND, CA 94805-1350** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 between 01:00PM and 04:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.
8.1	General Health and Safety/Access to Unit Front security gate damaged, repair/replace or remove
5.3	Secondary Rooms/Electrical Hazards Left garage outlet has a damaged cover plate and has no power. Repair
6.4	Building Exterior/Condition of Exterior Surfaces Outlet on rear storage shed missing weatherproof cover, install
4.4	Other Rooms/Security Complete repairs to bedroom door, removed during inspection for replacement
4.3	Other Rooms/Electrical Hazards Outlet left of right window missing cover plate and has cracked receptacle, install and replace
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.
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
2.11	Kitchen/Refrigerator Refrigerator/Freezer does not maintain temperature.



3/31/2026

**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



3/31/2026

**FAILED INSPECTION NOTICE**

Shui-Chi Terry  
1032 Mariposa Ave  
Berkeley, CA 94707

Property:  
5036 CLINTON AVE  
RICHMOND, CA 94805-1420-

PropID:  
Client ID: 9213

Dear Owner/Agent,

This letter is to inform you that your property at **5036 CLINTON AVE RICHMOND, CA 94805-1420** **failed** the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/07/2026 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 smoke detectors missing in all 4x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway 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.

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



3/31/2026

**FAILED INSPECTION NOTICE**

Ahmad Aghababa  
1935 Marin Ave  
Berkeley Ca 94707  
Berkeley, CA 94707

Property:  
401 36TH ST  
RICHMOND, CA 94805-2127-

PropID:  
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **401 36TH ST RICHMOND, CA 94805-2127** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 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 entry lock and deadbolt on bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source in unit like baseboard heaters or wall heater. No heat source inside of unit

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



3/31/2026

**FAILED INSPECTION NOTICE**

Ahmad Aghababa  
1935 Marin Ave  
Berkeley Ca 94707  
Berkeley, CA 94707

Property:  
403 36TH ST  
RICHMOND, CA 94805-2127-

PropID:  
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **403 36TH ST RICHMOND, CA 94805-2127** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 between 01:00PM and 04:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector missing in basement bedroom
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors



3/31/2026

**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



3/31/2026

**FAILED INSPECTION NOTICE**

Ahmad Aghababa  
1935 Marin Ave  
Berkeley Ca 94707  
Berkeley, CA 94707

Property:  
405 36TH ST  
RICHMOND, CA 94805-2127-

PropID:  
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **405 36TH ST RICHMOND, CA 94805-2127** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 between 01:00PM and 04:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source inside of unit like baseboard heaters or wall heater. There is no heat source inside of unit.

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



3/31/2026

**FAILED INSPECTION NOTICE**

Ahmad Aghababa  
1935 Marin Ave  
Berkeley Ca 94707  
Berkeley, CA 94707

Property:  
407 36TH ST  
RICHMOND, CA 94805-2127-

PropID:  
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **407 36TH ST RICHMOND, CA 94805-2127** failed the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/06/2026 between 01:00PM and 04:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
2.1	Kitchen/Kitchen Area Present GFCI missing
4.4	Other Rooms/Security remove key door lock from basement used for bedroom
5.4	Secondary Rooms/Other Potential Hazardous Features basement washroom has large hole in ceiling - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing



3/31/2026

**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



3/31/2026

**FAILED INSPECTION NOTICE**

Salvador Maldonado  
3245 Maricopa Ave  
Richmond, CA 94804-1135

Property:  
2431 EMERIC AVE  
RICHMOND, CA 94806-4535-

PropID:  
Client ID: 10593

Dear Owner/Agent,

This letter is to inform you that your property at **2431 EMERIC AVE RICHMOND, CA 94806-4535** **failed** the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/07/2026 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>
5.4	Secondary Rooms/Other Potential Hazardous Features room in garage missing smoke detector

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



3/31/2026

**FAILED INSPECTION NOTICE**

Annie V Ford  
4003 Calle Mayo  
San Clemente, CA 92673-2620

Property:  
2557 GROVEVIEW DR  
RICHMOND, CA 94806-5701-

PropID:  
Client ID: 5372

Dear Owner/Agent,

This letter is to inform you that your property at **2557 GROVEVIEW DR RICHMOND, CA 94806-5701** **failed** the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/07/2026 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 fl 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



3/31/2026

**FAILED INSPECTION NOTICE**

William Wei-Qiang Liang  
21 Clearfield Dr  
San Francisco, CA 94132-1201

Property:  
1075 NEWCASTLE CT  
RICHMOND, CA 94806-5836-

PropID:  
Client ID: 10534

Dear Owner/Agent,

This letter is to inform you that your property at **1075 NEWCASTLE CT RICHMOND, CA 94806-5836** **failed** the Housing Quality Standards (HQS) inspection on 03/25/2026.

**A re-inspection has been scheduled for 05/07/2026 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 1stt fl toilet not flushing properly - repair/replace
2.10	Kitchen/Stove or Range with Oven stove hood range light inop
2.12	Kitchen/Sink garbage disposal inop - repair/replace
4.4	Other Rooms/Security bedroom smoke detector missing in 3x bedrooms
8.7	General Health and Safety/Other Interior Hazards 2nd fl hall smoke/Co detector missing/inop



3/31/2026

**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