



3/31/2026

FAILED INSPECTION NOTICE

Cc Home Rentals Llc
2415 San Pablo Dam Rd
San Pablo, CA 94806

Property:
2129 BISSELL AVE
RICHMOND, CA 94801-3210-

PropID:
Client ID: 9289

Dear Owner/Agent,

This letter is to inform you that your property at **2129 BISSELL AVE RICHMOND, CA 94801-3210** **failed** the Housing Quality Standards (HQS) inspection on 03/26/2026.

A re-inspection has been scheduled for 05/08/2026 between 01:00PM and 04:00PM.

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. |
| 4.10 | Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. |



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

Alejandro & Maria E Galvez
561 21St St
Richmond, CA 94804-2907

Property:
561 21ST ST
RICHMOND, CA 94801-3319-

PropID:
Client ID: 10201

Dear Owner/Agent,

This letter is to inform you that your property at **561 21ST ST RICHMOND, CA 94801-3319** failed the Housing Quality Standards (HQS) inspection on 03/26/2026.

A re-inspection has been scheduled for 05/08/2026 between 09:00AM and 12:00PM.

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| <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. |
| 3.3 | Bathroom/Electrical Hazards GFCI will not reset, repair |
| 3.12 | Bathroom/Tub or Shower Install safety guides for glass shower doors |
| 3.5 | Bathroom/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 Light switch and cover plate damaged, replace |
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. |
| 8.1 | General Health and Safety/Access to Unit Rear patio door hard to open, repair (fire exit) |
| 8.10 | General Health and Safety/Site and Neighborhood Conditions Repair or remove damaged rear shed |
| 6.2 | Building Exterior/Condition of Stairs, Rails, and Porches Install hand rails for front and rear stairs (4 or more stairs present) |
| 6.4 | Building Exterior/Condition of Exterior Surfaces 1. Repair dry rotted siding in rear right of unit. 2. Header beam (rear right side of unit) is also dry rotted and will need to be repaired/replaced 3. Repair dry rotted siding in front of home underneath living room window |
| 8.4 | General Health and Safety/Garbage and Debris Remove clutter and old furniture on rear and side of unit |
| 5.4 | Secondary Rooms/Other Potential Hazardous Features 1. Room in garage missing window screen, install 2. Tenant to move furniture blocking both windows in room in garage |
| 2.13 | Kitchen/Space for Storage, Prep and Serving Replace missing drawer fronts |



3/31/2026

FAILED INSPECTION NOTICE

1.5 Living Room/Window Condition

1. 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. Exterior window frame dry rotted, repair

5.3 Secondary Rooms/Electrical Hazards

Garage light switch cover damaged, 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

The Kelena Gregory Trust
277 Fairlawn Dr
Berkeley, CA 94708

Property:
2801 BISSELL AVE
RICHMOND, CA 94804-1907-

PropID:
Client ID: 19410

Dear Owner/Agent,

This letter is to inform you that your property at **2801 BISSELL AVE RICHMOND, CA 94804-1907** **failed** the Housing Quality Standards (HQS) inspection on 03/26/2026.

A re-inspection has been scheduled for 05/08/2026 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 door locks from 2x bedrooms |
| 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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Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Cc Home Rentals Llc
2415 San Pablo Dam Rd
San Pablo, CA 94806

Property:
859 S 45TH ST
RICHMOND, CA 94804-4412-

PropID:
Client ID: 9289

Dear Owner/Agent,

This letter is to inform you that your property at **859 S 45TH ST RICHMOND, CA 94804-4412** failed the Housing Quality Standards (HQS) inspection on 03/26/2026.

A re-inspection has been scheduled for 05/08/2026 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. |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair |

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

David F Gong
1851 Palou Ave
San Francisco, CA 94124

Property:
6125 ORCHARD
RICHMOND, CA 94804-5023-

PropID:
Client ID: 6245

Dear Owner/Agent,

This letter is to inform you that your property at **6125 ORCHARD RICHMOND, CA 94804-5023** failed the Housing Quality Standards (HQS) inspection on 03/26/2026.

A re-inspection has been scheduled for 05/08/2026 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 key locks from all bedroom door in lower unit |

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

Mary A Tre Ijichi
David Spatz
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5113 PANAMA AVE Apt C
RICHMOND, CA 94804-5451-

PropID:
Client ID: 15133

Dear Owner/Agent,

This letter is to inform you that your property at **5113 PANAMA AVE Apt C RICHMOND, CA 94804-5451** failed the Housing Quality Standards (HQS) inspection on 03/26/2026.

A re-inspection has been scheduled for 05/08/2026 between 09:00AM and 12:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 1.5 | Living Room/Window Condition screen missing - replace |
| 4.10 | Other Rooms/Smoke Detectors smoke detector missing in both bedrooms |
| 4.5 | Other Rooms/Window Condition bedroom screen missing - replace |

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Mary A Tre Ijichi
David Spatz
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5113 PANAMA AVE Apt B
RICHMOND, CA 94804-5451-

PropID:
Client ID: 15133

Dear Owner/Agent,

This letter is to inform you that your property at **5113 PANAMA AVE Apt B RICHMOND, CA 94804-5451** failed the Housing Quality Standards (HQS) inspection on 03/26/2026.

A re-inspection has been scheduled for 05/08/2026 between 09:00AM and 12:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|---|
| 1.8 | Living Room/Floor Condition carpet throughout entire unit bunching very badly with tears - tripping hazard repair/replace |
| 3.12 | Bathroom/Tub or Shower around top of hallway shower caulking/paint crackinging/peeling - recaulk/repair/repaint |
| 3.3 | Bathroom/Electrical Hazards master bedroom bathroom GFCI outlet missing |
| 4.6 | Other Rooms/Celing Condition large discoloration on both bedroom ceilings - repair/remove/repaint |



3/31/2026

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Mary A Tre Ijichi
David Spatz
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5113 PANAMA AVE Apt D
RICHMOND, CA 94804-5451-

PropID:
Client ID: 15133

Dear Owner/Agent,

This letter is to inform you that your property at **5113 PANAMA AVE Apt D RICHMOND, CA 94804-5451** failed the Housing Quality Standards (HQS) inspection on 03/26/2026.

A re-inspection has been scheduled for 05/08/2026 between 09:00AM and 12:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 8.4 | General Health and Safety/Garbage and Debris unit has large amounts of debris unhealthy conditions unable to inspect clean unit |

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City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Mary A Tre Ijichi
David Spatz
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5113 PANAMA AVE Apt F
RICHMOND, CA 94804-5451-

PropID:
Client ID: 15133

Dear Owner/Agent,

This letter is to inform you that your property at **5113 PANAMA AVE Apt F RICHMOND, CA 94804-5451** **failed** the Housing Quality Standards (HQS) inspection on 03/26/2026.

A re-inspection has been scheduled for 05/08/2026 between 09:00AM and 12:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 2.3 | Kitchen/Electrical Hazards GFCI outlet missing |
| 1.4 | Living Room/Security patio door not locking properly - repair/replace patio door not opening smoothly - repair/replace |
| 1.8 | Living Room/Floor Condition carpeting throughout unit very badly worn/damaged - repair/replace |



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Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Cc Home Rentals Llc
2415 San Pablo Dam Rd
San Pablo, CA 94806

Property:
2788 JO ANN
RICHMOND, CA 94806-2715-

PropID:
Client ID: 9289

Dear Owner/Agent,

This letter is to inform you that your property at **2788 JO ANN RICHMOND, CA 94806-2715** failed the Housing Quality Standards (HQS) inspection on 03/26/2026.

A re-inspection has been scheduled for 05/08/2026 between 01:00PM and 04:00PM.

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FAILED INSPECTION NOTICE

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 3.6 | Bathroom/Ceiling Condition Clean discoloration on ceiling |
| 3.7 | Bathroom/Wall Condition Clean discoloration on bathroom walls by shower |
| 4.4 | Other Rooms/Security REMOVE KEY LOCK FROM DOOR, NO ACCESS. ROOM MUST BE INSPECTED |
| 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. |
| 4.3 | Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock on hall closet |
| 8.4 | General Health and Safety/Garbage and Debris Remove refrigerator and excessive clutter in yard |
| 7.4 | Heating and Plumbing/Water Heater Provide access to water heater for inspection |
| 2.12 | Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal. |
| 5.2 | Secondary Rooms/Security Remove keyed entry locks on makeshift rooms in garage, area must be inspected in full. |



3/31/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Cc Home Rentals Llc
2415 San Pablo Dam Rd
San Pablo, CA 94806

Property:
2846 MOYERS
RICHMOND, CA 94806-2729-

PropID:
Client ID: 9289

Dear Owner/Agent,

This letter is to inform you that your property at **2846 MOYERS RICHMOND, CA 94806-2729** failed the Housing Quality Standards (HQS) inspection on 03/26/2026.

A re-inspection has been scheduled for 05/08/2026 between 01:00PM and 04:00PM.

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| <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 detectors removed, replace |
| 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 Move furniture blocking window (fire exit) |
| 2.12 | Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal. |
| 7.3 | Heating and Plumbing/Ventilation and Adequacy of Cooling A/C Unit Leakage Present. - Leaking in hallway, repair |
| 8.10 | General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in yard |



3/31/2026

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Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Cc Home Rentals Llc
2415 San Pablo Dam Rd
San Pablo, CA 94806

Property:
2935 ALTA MIRA
RICHMOND, CA 94806-2757-

PropID:
Client ID: 9289

Dear Owner/Agent,

This letter is to inform you that your property at **2935 ALTA MIRA RICHMOND, CA 94806-2757** failed the Housing Quality Standards (HQS) inspection on 03/26/2026.

A re-inspection has been scheduled for 05/08/2026 between 01:00PM and 04:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 4.5 | Other Rooms/Window Condition Move bed blocking window |
| 8.4 | General Health and Safety/Garbage and Debris Remove excessive recycling being stored in yard |
| 2.12 | Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal. |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heaters both inoperable, repair |



3/31/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Cc Home Rentals Llc
2415 San Pablo Dam Rd
San Pablo, CA 94806

Property:
3149 FAIRMEDE DR
RICHMOND, CA 94806-2764-

PropID:
Client ID: 9289

Dear Owner/Agent,

This letter is to inform you that your property at **3149 FAIRMEDE DR RICHMOND, CA 94806-2764** **failed** the Housing Quality Standards (HQS) inspection on 03/26/2026.

A re-inspection has been scheduled for 05/08/2026 between 01:00PM and 04:00PM.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|---|
| 4.5 | Other Rooms/Window Condition Clean discoloration on window and window seal |
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. |
| 2.12 | Kitchen/Sink Garbage disposal inoperable, repair |

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3/31/2026

FAILED INSPECTION NOTICE

Cc Home Rentals Llc
2415 San Pablo Dam Rd
San Pablo, CA 94806

Property:
3112 FAIRMEDE
RICHMOND, CA 94806-2765-

PropID:
Client ID: 9289

Dear Owner/Agent,

This letter is to inform you that your property at **3112 FAIRMEDE RICHMOND, CA 94806-2765** failed the Housing Quality Standards (HQS) inspection on 03/26/2026.

A re-inspection has been scheduled for 05/08/2026 between 01:00PM and 04:00PM.

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|-------------|--|
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display. 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. |
| 3.13 | Bathroom/Ventilation Clean dust build up on vent fan, bathroom 2 |
| 3.12 | Bathroom/Tub or Shower Caulk tub enclosure |
| 2.10 | Kitchen/Stove or Range with Oven 1. Burners not self lighting,, repair 2. Range hood has peeling paint/rust, repair or replace |
| 2.12 | Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal. |
| 2.7 | Kitchen/Wall Condition Replace missing smoke detector or remove smoke detector base. Not required in kitchen. |



3/31/2026

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