



3/31/2026

FAILED INSPECTION NOTICE

Anna Jewel Jones
536 S 20Th St
Richmond, CA 94804-3811

Property:
550 S 21ST ST
RICHMOND, CA 94804-3817-

PropID:
Client ID: 6165

Dear Owner/Agent,

This letter is to inform you that your property at **550 S 21ST ST RICHMOND, CA 94804-3817** failed the Housing Quality Standards (HQS) inspection on 03/27/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Secure rear dor knob, door knob is loose.
2.3	Kitchen/Electrical Hazards Outlet left of refrigerator has pen grounds, repair
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present inside



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

David Robinson
1039 Bancroft Way
Berkeley, CA 94710

Property:
1709 HOFFMAN BLVD
RICHMOND, CA 94804-3824-

PropID:
Client ID: 7784

Dear Owner/Agent,

This letter is to inform you that your property at **1709 HOFFMAN BLVD RICHMOND, CA 94804-3824** **failed** the Housing Quality Standards (HQS) inspection on 03/27/2026.

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>
3.5	Bathroom/Window Condition Window screen damaged, repair
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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated. Repair as this is causing unit to not maintain proper temperature
2.10	Kitchen/Stove or Range with Oven Oven inoperable, fail code present. Repair or replace.



3/31/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Patricia Hopkins
3333 N Nambe Dr
Tucson, AZ 85749

Property:
1903 SAN BENITO ST
RICHMOND, CA 94804-5332-

PropID:
Client ID: 9083

Dear Owner/Agent,

This letter is to inform you that your property at **1903 SAN BENITO ST RICHMOND, CA 94804-5332** **failed** the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/07/2026 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>
5.3	Secondary Rooms/Electrical Hazards Garage outlet on left wall has open grounds, 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



3/31/2026

FAILED INSPECTION NOTICE

Wen-Gen Liao
532 Cornell Ave
Albany, CA 94706

Property:
5810 COLUMBIA AVE
RICHMOND, CA 94804-5634-

PropID:
Client ID: 9116

Dear Owner/Agent,

This letter is to inform you that your property at **5810 COLUMBIA AVE RICHMOND, CA 94804-5634** **failed** the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/07/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.

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

Hong Tre Wang
520 Seaview Dr
El Cerrito, CA 94530

Property:
30 LAKESHORE CT
RICHMOND, CA 94804-7420-

PropID:
Client ID: 19322

Dear Owner/Agent,

This letter is to inform you that your property at **30 LAKESHORE CT RICHMOND, CA 94804-7420** **failed** the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/07/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span

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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City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Eugene Theron
800 Larsen Rd
Aptos, CA 95003

Property:
213 LAKESHORE CT
RICHMOND, CA 94804-7424-

PropID:
Client ID: 9659

Dear Owner/Agent,

This letter is to inform you that your property at **213 LAKESHORE CT RICHMOND, CA 94804-7424** **failed** the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/07/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span

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,

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Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Fabiana Melo
91 Westline Dr
Daly City, CA 94015

Property:
170 MARINA LAKES DR
RICHMOND, CA 94804-7453-

PropID:
Client ID: 11762

Dear Owner/Agent,

This letter is to inform you that your property at **170 MARINA LAKES DR RICHMOND, CA 94804-7453** failed the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/07/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12 Kitchen/Sink	Garbage disposal inoperable, repair or replace. Owner present and shown issues with disposal.

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

Mien Yin & Shiuh T Chang
614 Clayton Ave
El Cerrito, CA 94530

Property:
5201 PRATHER AVE
RICHMOND, CA 94805-

PropID:
Client ID: 11601

Dear Owner/Agent,

This letter is to inform you that your property at **5201 PRATHER AVE RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 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
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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

Li Ching
6718 Kenilworth Ave
El Cerrito, CA 94530

Property:
710 MCLAUGHLIN ST
RICHMOND, CA 94805-1402-

PropID:
Client ID: 10018

Dear Owner/Agent,

This letter is to inform you that your property at **710 MCLAUGHLIN ST RICHMOND, CA 94805-1402** **failed** the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both 2x bedrooms
2.12	Kitchen/Sink faucet base loose - repair/replace
1.4	Living Room/Security patio door not locking properly - 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Raymond D Smith Inc
Po Box 150
Orinda, CA 94563

Property:
5200 ESMOND
RICHMOND, CA 94805-1428-

PropID:
Client ID: 4939

Dear Owner/Agent,

This letter is to inform you that your property at **5200 ESMOND RICHMOND, CA 94805-1428** failed the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 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
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worn - remove/recaulk/repair
4.10	Other Rooms/Smoke Detectors smoke detectors missing in bath 2x bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



3/31/2026

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



3/31/2026

FAILED INSPECTION NOTICE

Mien Yin & Shiuh T Chang
614 Clayton Ave
El Cerrito, CA 94530

Property:
777 HUMBOLDT ST
RICHMOND, CA 94805-1440-

PropID:
Client ID: 11601

Dear Owner/Agent,

This letter is to inform you that your property at **777 HUMBOLDT ST RICHMOND, CA 94805-1440** **failed** the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 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 lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
12600 SAN PABLO AVE Apt A
RICHMOND, CA 94805-1470-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **12600 SAN PABLO AVE Apt A RICHMOND, CA 94805-1470** failed the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 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 hallway smoke detector missing
2.4	Kitchen/Security clear egress/items from blocking back door from opening fully
4.4	Other Rooms/Security remove key lock from bedroom 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



3/31/2026

FAILED INSPECTION NOTICE

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
12600 SAN PABLO AVE Apt B
RICHMOND, CA 94805-1470-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **12600 SAN PABLO AVE Apt B RICHMOND, CA 94805-1470** failed the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 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 hallway smoke detector missing
7.2	Heating and Plumbing/Safety of Heating Equipment remove items blocking access to water heater

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

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
12600 SAN PABLO AVE Apt C
RICHMOND, CA 94805-1470-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **12600 SAN PABLO AVE Apt C RICHMOND, CA 94805-1470** failed the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
668 VENTURA ST
RICHMOND, CA 94805-1965-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **668 VENTURA ST RICHMOND, CA 94805-1965** failed the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hall way smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop



3/31/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
668 VENTURA ST Apt A
RICHMOND, CA 94805-1965-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **668 VENTURA ST Apt A RICHMOND, CA 94805-1965** **failed** the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop

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

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
670 VENTURA ST
RICHMOND, CA 94805-1965-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **670 VENTURA ST RICHMOND, CA 94805-1965** failed the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 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>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite/work properly - repair/replace

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

Please be advised that if the **Tenant** does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
670 VENTURA ST Apt A
RICHMOND, CA 94805-1965-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **670 VENTURA ST Apt A RICHMOND, CA 94805-1965** **failed** the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
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.

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Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
672 VENTURA ST
RICHMOND, CA 94805-1966-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **672 VENTURA ST RICHMOND, CA 94805-1966** failed the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 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 2x bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop thermostat missing/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

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
672 VENTURA ST Apt A
RICHMOND, CA 94805-1966-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **672 VENTURA ST Apt A RICHMOND, CA 94805-1966** **failed** the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 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 lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit water pressure on/off valve next to toilet base leaking - 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
674 VENTURA ST
RICHMOND, CA 94805-1966-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **674 VENTURA ST RICHMOND, CA 94805-1966** failed the Housing Quality Standards (HQS) inspection on 03/27/2026.

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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 bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
674 VENTURA ST Apt A
RICHMOND, CA 94805-1966-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **674 VENTURA ST Apt A RICHMOND, CA 94805-1966** **failed** the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



3/31/2026

FAILED INSPECTION NOTICE

Edwin Pho
521 Van Buren Place
San Ramon, CA 94583

Property:
383 KEY BLVD
RICHMOND, CA 94805-2429-

PropID:
Client ID: 19498

Dear Owner/Agent,

This letter is to inform you that your property at **383 KEY BLVD RICHMOND, CA 94805-2429** failed the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 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 both 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.7	Bathroom/Wall Condition wall has large amount of discoloration/ paint peeling - remove/repair/repaint
2.12	Kitchen/Sink garbage disposal inop - repair/replace
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

Edwin Pho
521 Van Buren Place
San Ramon, CA 94583

Property:
5028 NEVIN AVE
RICHMOND, CA 94805-2429-

PropID:
Client ID: 19498

Dear Owner/Agent,

This letter is to inform you that your property at **5028 NEVIN AVE RICHMOND, CA 94805-2429** failed the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 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 heater inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
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.

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

Vivian Gong
1850 Wycliffe Ln
San Ramon, CA 94806

Property:
1210 SUMMER LN
RICHMOND, CA 94806-2090-

PropID:
Client ID: 1694

Dear Owner/Agent,

This letter is to inform you that your property at **1210 SUMMER LN RICHMOND, CA 94806-2090** **failed** the Housing Quality Standards (HQS) inspection on 03/27/2026.

A re-inspection has been scheduled for 05/11/2026 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 bottom fl smoke/Co detector missing

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Sincerely,

City of Richmond
Residential Rental Inspections Program