



4/17/2026

FAILED INSPECTION NOTICE

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
802 CHESLEY AVE Apt C
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **802 CHESLEY AVE Apt C RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security remove items blocking front door egress
2.12	Kitchen/Sink dishwasher not working properly - repair/replace draining from air gap - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door



4/17/2026

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

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

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
804 CHESLEY AVE Apt A
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **804 CHESLEY AVE Apt A RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/12/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1st fl bathroom counter top badly worn - repair/resurface/replace
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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Residential Rental Inspections Program



4/17/2026

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Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
808 CHESLEY AVE Apt A
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **808 CHESLEY AVE Apt A RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/12/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.8	Living Room/Floor Condition hallway carpet worn/damaged- repair/replace
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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Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
816 CHESLEY AVE Apt A
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **816 CHESLEY AVE Apt A RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/12/2026 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 faucet base loose - repair/replace dishwasher not draining properly - repair/replace
1.8	Living Room/Floor Condition carpeting badly worn/ damaged - repair/replace
1.3	Living Room/Electrical Hazards outlet cover plates missing/damaged - repair/replace



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

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Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
816 CHESLEY AVE Apt B
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **816 CHESLEY AVE Apt B RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.8	Living Room/Floor Condition carpeting badly worn/damaged - repair/replace
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.

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Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
820 CHESLEY AVE Apt B
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **820 CHESLEY AVE Apt B RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/12/2026 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>
2.10	Kitchen/Stove or Range with Oven remove foil from stove

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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Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
820 CHESLEY AVE Apt C
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **820 CHESLEY AVE Apt C RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors bedroom smoke missing/inop - repair/replace

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FAILED INSPECTION NOTICE

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
820 CHESLEY AVE Apt D
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **820 CHESLEY AVE Apt D RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

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

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector - missing/inop
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace

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Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
824 CHESLEY AVE Apt A
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **824 CHESLEY AVE Apt A RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/12/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven remove foil from stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat cover inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector not properly secure
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower H/C back plate missing overflow plate missing



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Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
824 CHESLEY AVE Apt B
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **824 CHESLEY AVE Apt B RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven remove foil from stove
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
4.10	Other Rooms/Smoke Detectors bedroom detector not properly secure

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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4/17/2026

FAILED INSPECTION NOTICE

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
828 CHESLEY AVE Apt A
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **828 CHESLEY AVE Apt A RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/12/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink dishwasher not drain 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



4/17/2026

FAILED INSPECTION NOTICE

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
828 CHESLEY AVE Apt B
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **828 CHESLEY AVE Apt B RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/12/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.8	Bathroom/Floor Condition flooring damaged - repair/replace
4.4	Other Rooms/Security bedroom door damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink caulking badly worn/damaged - remove/recaulk/repair
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace carpet tacs exposed - repair/replace



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Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
832 CHESLEY AVE Apt C
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **832 CHESLEY AVE Apt C RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/12/2026 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 & 2nd fl smoke/Co detectors missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.10	Other Rooms/Smoke Detectors detectors missing in 3x bedrooms
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink air raider missing



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Residential Rental Inspections Program



4/17/2026

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Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
832 CHESLEY AVE Apt D
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **832 CHESLEY AVE Apt D RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl Co detector missing

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Residential Rental Inspections Program



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Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
840 CHESLEY AVE Apt A
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **840 CHESLEY AVE Apt A RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/12/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Co 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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Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
840 CHESLEY AVE Apt B
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **840 CHESLEY AVE Apt B RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key locks from all bedroom doors
4.5	Other Rooms/Window Condition screens missing
2.3	Kitchen/Electrical Hazards GFCI outlet not testing properly
3.12	Bathroom/Tub or Shower tub diverter inop drain stopper missing
3.3	Bathroom/Electrical Hazards 2nd fl GFCI outlet missing



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FAILED INSPECTION NOTICE

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
850 CHESLEY AVE Apt A
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **850 CHESLEY AVE Apt A RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/12/2026 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
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing 2nd fl smoke/Co detector missing
2.12	Kitchen/Sink garbage disposal not working properly - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors



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Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
850 CHESLEY AVE Apt C
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **850 CHESLEY AVE Apt C RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors all 3x bedroom smoke detectors missing/inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl bathroom sink air raider missing - repair/replace



4/17/2026

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



4/17/2026

FAILED INSPECTION NOTICE

Park Investment Group Llc
2300 El Portal Dr
2300 El Portal Dr Ste K
San Pablo, CA 94806

Property:
633 S 33RD ST
RICHMOND, CA 94804-4101-

PropID:
Client ID: 14361

Dear Owner/Agent,

This letter is to inform you that your property at **633 S 33RD ST RICHMOND, CA 94804-4101** failed the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/13/2026 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 Window lock damaged, replace
2.10	Kitchen/Stove or Range with Oven Replace missing range hood vent screens

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



4/17/2026

FAILED INSPECTION NOTICE

Park Investment Group Llc
2300 El Portal Dr
2300 El Portal Dr Ste K
San Pablo, CA 94806

Property:
631 S 33RD ST
RICHMOND, CA 94804-4101-

PropID:
Client ID: 14361

Dear Owner/Agent,

This letter is to inform you that your property at **631 S 33RD ST RICHMOND, CA 94804-4101** failed the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/13/2026 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 C02 detector inoperable, replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.11	Kitchen/Refrigerator Light inoperable, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling from front of entry on patio



4/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

Park Investment Group Llc
2300 El Portal Dr
2300 El Portal Dr Ste K
San Pablo, CA 94806

Property:
629 S 33RD ST
RICHMOND, CA 94804-4101-

PropID:
Client ID: 14361

Dear Owner/Agent,

This letter is to inform you that your property at **629 S 33RD ST RICHMOND, CA 94804-4101** failed the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/13/2026 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.
7.4	Heating and Plumbing/Water Heater Clear items blocking access to hot water heater

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



4/17/2026

FAILED INSPECTION NOTICE

Park Investment Group Llc
2300 El Portal Dr
2300 El Portal Dr Ste K
San Pablo, CA 94806

Property:
627 S 33RD ST
RICHMOND, CA 94804-4101-

PropID:
Client ID: 14361

Dear Owner/Agent,

This letter is to inform you that your property at **627 S 33RD ST RICHMOND, CA 94804-4101** failed the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/13/2026 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 Carbon monoxide detector missing, replace
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year lifespan
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door fronts



4/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

Park Investment Group Llc
2300 El Portal Dr
2300 El Portal Dr Ste K
San Pablo, CA 94806

Property:
625 S 33RD ST
RICHMOND, CA 94804-4101-

PropID:
Client ID: 14361

Dear Owner/Agent,

This letter is to inform you that your property at **625 S 33RD ST RICHMOND, CA 94804-4101** failed the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/13/2026 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 seat damaged, repair
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.10	Kitchen/Stove or Range with Oven Right rear burner knob missing, replace
2.12	Kitchen/Sink Dishwasher inoperable, repair/remove or repair



4/17/2026

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

Park Investment Group Llc
2300 El Portal Dr
2300 El Portal Dr Ste K
San Pablo, CA 94806

Property:
623 S 33RD ST
RICHMOND, CA 94804-4101-

PropID:
Client ID: 14361

Dear Owner/Agent,

This letter is to inform you that your property at **623 S 33RD ST RICHMOND, CA 94804-4101** failed the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/13/2026 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 paint cans in front of unit
4.4	Other Rooms/Security Remove keyed lock from interior door. - NO ACCESS, ROOM MUST BE INSPECTED

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

Park Investment Group Llc
2300 El Portal Dr
2300 El Portal Dr Ste K
San Pablo, CA 94806

Property:
619 S 33RD ST
RICHMOND, CA 94804-4101-

PropID:
Client ID: 14361

Dear Owner/Agent,

This letter is to inform you that your property at **619 S 33RD ST RICHMOND, CA 94804-4101** failed the Housing Quality Standards (HQS) inspection on 03/30/2026.

A re-inspection has been scheduled for 05/13/2026 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
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.4	Heating and Plumbing/Water Heater Clear items blocking access to hot water heater
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10	Kitchen/Stove or Range with Oven Left burners not self lighting, repair



4/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

Daniel Navon
1160 Keith Ave
Berkeley, CA 94708-1607

Property:
31 CUTTING CT
RICHMOND, CA 94804-4217-

PropID:
Client ID: 12941

Dear Owner/Agent,

This letter is to inform you that your property at **31 CUTTING CT RICHMOND, CA 94804-4217** failed the Housing Quality Standards (HQS) inspection on 03/30/2026.

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>
1.3	Living Room/Electrical Hazards Outlet underneath thermostat missing outlet cover, replace
7.4	Heating and Plumbing/Water Heater Water heater missing pilot light cover, replace/install
2.11	Kitchen/Refrigerator Refrigerator gasket deteriorated, secure door gasket
2.3	Kitchen/Electrical Hazards Dining room light switch missing coverplate, replace
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3	Other Rooms/Electrical Hazards Outlet underneath right window has hot/neutral reverse, repair
3.12	Bathroom/Tub or Shower Shower head leaking in rear, master bedroom
8.6	General Health and Safety/Interior Stairs and Common Halls Carbon monoxide detector needed level 1



4/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

Joaquina Sumrall
1580 Vinson Crst
Beaumont, CA 92223

Property:
554 S 47TH ST
RICHMOND, CA 94804-4326-

PropID:
Client ID: 19190

Dear Owner/Agent,

This letter is to inform you that your property at **554 S 47TH ST RICHMOND, CA 94804-4326** failed the Housing Quality Standards (HQS) inspection on 03/30/2026.

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>
3.4	Bathroom/Security Secure door knob level 1
2.4	Kitchen/Security Move items blocking kitchen doors
8.10	General Health and Safety/Site and Neighborhood Conditions Secure building supplies in rear yard
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.3	Other Rooms/Electrical Hazards Outlet on right wall missing cover plate, install.
4.5	Other Rooms/Window Condition Install quick release for security bars
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors
7.4	Heating and Plumbing/Water Heater No access to water heater



4/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

Pete Philpott
665 Gregory Dr
Yuba City, CA 95993-5150

Property:
1320 MONTEREY ST
RICHMOND, CA 94804-4943-

PropID:
Client ID: 7815

Dear Owner/Agent,

This letter is to inform you that your property at **1320 MONTEREY ST RICHMOND, CA 94804-4943** **failed** the Housing Quality Standards (HQS) inspection on 03/30/2026.

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>
1.5	Living Room/Window Condition Window screen damaged, repair
8.1	General Health and Safety/Access to Unit Secure patio screen door, loose in yard. Patio screen damaged as well, repair
3.6	Bathroom/Ceiling Condition Replace rusted vent cover
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. - REPLACE, exceeds 10 year life span
4.5	Other Rooms/Window Condition Repair damaged window screen
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.
8.7	General Health and Safety/Other Interior Hazards Clear items blocking door in garage (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove



4/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program