



7/2/2026

FAILED INSPECTION NOTICE

685 BERK AVE Apt 7
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **685 BERK AVE Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 06/10/2026 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 Heaters inoperable, repair

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



7/2/2026

FAILED INSPECTION NOTICE

695 BERK AVE Apt 3
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **695 BERK AVE Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 06/10/2026 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>
3.4 Bathroom/Security	Remove keyed entry lock from door
4.4 Other Rooms/Security	Remove keyed lock from interior door.

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

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Residential Rental Inspections Program



7/2/2026

FAILED INSPECTION NOTICE

695 BERK AVE Apt 4
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **695 BERK AVE Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 06/10/2026 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	Dishwasher inoperable, repair
3.13 Bathroom/Ventilation	Clean vent fan
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.
4.3 Other Rooms/Electrical Hazards	Damaged outlet presents an electrical hazard, replace - outlet underneath window
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heaters inoperable, repair
8.1 General Health and Safety/Access to Unit	Patio lock inoperable, repair



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7/2/2026

FAILED INSPECTION NOTICE

695 BERK AVE Apt 6
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **695 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 06/10/2026 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>
2.11	Kitchen/Refrigerator Refrigerator Leakage Present.
3.7	Bathroom/Wall Condition Repair damaged wall by tub
4.4	Other Rooms/Security 1. Door damaged, repair or replace 2. Tenant to remove key lock from door
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace



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7/2/2026

FAILED INSPECTION NOTICE

690 S 37TH ST Apt 3
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **690 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 06/10/2026 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>
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
4.4	Other Rooms/Security clear egress from blocking window
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of patio porch post very badly damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly



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Residential Rental Inspections Program



7/2/2026

FAILED INSPECTION NOTICE

690 S 37TH ST Apt 5
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **690 S 37TH ST Apt 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 06/10/2026 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 heater inop - 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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7/2/2026

FAILED INSPECTION NOTICE

695 BERK AVE Apt 11
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **695 BERK AVE Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 06/10/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Rear right burner inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Repair damaged wall by light switch
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair
8.7	General Health and Safety/Other Interior Hazards Remove keyed entry lock on hall closet



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7/2/2026

FAILED INSPECTION NOTICE

690 S 37TH ST Apt 8
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **690 S 37TH ST Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 03/18/2026.

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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 heater inop - 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



7/2/2026

FAILED INSPECTION NOTICE

3915 POTRERO AVE Apt 3
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 3 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 03/18/2026.

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>
1.8	Living Room/Floor Condition carpeting throughout unit very badly worn - repair/replace
2.10	Kitchen/Stove or Range with Oven all kitchen burners must self ignite - repair/replace
3.12	Bathroom/Tub or Shower tub peeling resurface/repair/replace
4.4	Other Rooms/Security bedroom door damaged repair/replace
4.6	Other Rooms/Celing Condition bedroom ceiling damaged - repair/replace



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Residential Rental Inspections Program



7/2/2026

FAILED INSPECTION NOTICE

3915 POTRERO AVE Apt 5
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 5 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 03/18/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Shower head leaking, repair

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7/2/2026

FAILED INSPECTION NOTICE

3915 POTRERO AVE Apt 7
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 7 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 03/18/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security Front door doesnt close as designed, repair
2.12	Kitchen/Sink Replace missing rubber splashguard
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Repair damaged heater covers in bedrooms



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Residential Rental Inspections Program



7/2/2026

FAILED INSPECTION NOTICE

3915 POTRERO AVE Apt 8
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 8 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 03/18/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12 Bathroom/Tub or Shower	Shower head leaking, repair
4.5 Other Rooms/Window Condition	Cut down brush on exterior of window blocking clear path exit (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heaters inoperable, repair

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Sincerely,

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Residential Rental Inspections Program



7/2/2026

FAILED INSPECTION NOTICE

725 S 40TH ST Apt 2
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **725 S 40TH ST Apt 2 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 06/09/2026 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 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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock on hall closet
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit



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Residential Rental Inspections Program



7/2/2026

FAILED INSPECTION NOTICE

725 S 40TH ST Apt 3
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **725 S 40TH ST Apt 3 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 03/18/2026.

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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 1. Burners not self lighting, repair 2. TENANT to clean grease splatter on stove, rang shod and surrounding cabinetry
2.12	Kitchen/Sink Dishwasher- water standing on bottom.
3.12	Bathroom/Tub or Shower 1. Caulk inside of tub 2. Resurface tub 3. Repair damaged tile by shower control knob
3.7	Bathroom/Wall Condition Repair damaged wall behind toilet
4.7	Other Rooms/Wall Condition Repair peeling paint on bedroom walls
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.



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7/2/2026

FAILED INSPECTION NOTICE

725 S 40TH ST Apt 6
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Current Resident,

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards Replace damaged outlet right side of kitchen sink
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet tank top damaged, replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Bath Sink Cracked/Needs Repair/Replacement.
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



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725 S 40TH ST Apt 7
RICHMOND, CA 94804-4128-

PropID:
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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Resurface tub bathrooms 1 & 2

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FAILED INSPECTION NOTICE

725 S 40TH ST Apt 8
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **725 S 40TH ST Apt 8 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 03/18/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector/carbon monoxide detector
8.7	General Health and Safety/Other Interior Hazards Remove keyed entry lock from hall closet



7/2/2026

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7/2/2026

FAILED INSPECTION NOTICE

725 S 40TH ST Apt 9
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **725 S 40TH ST Apt 9 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 03/18/2026.

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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 Heaters inoperable, repair

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7/2/2026

FAILED INSPECTION NOTICE

725 S 40TH ST Apt 10
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **725 S 40TH ST Apt 10 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 06/09/2026 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 Clean excessive grease splatter on stove, range hood and surrounding cabinetry
2.13	Kitchen/Space for Storage, Prep and Serving Repair damaged cabinet door underneath sink
3.12	Bathroom/Tub or Shower Clean discoloration in tub
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.4	General Health and Safety/Garbage and Debris Declutter unit, excessive clutter/trash in unit



7/2/2026

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



7/2/2026

FAILED INSPECTION NOTICE

725 S 40TH ST Apt 12
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **725 S 40TH ST Apt 12 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 06/09/2026 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 1. Burners not self lighting, repair 2.Tenant to clean grease splatter on stove and range hood
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.
4.3	Other Rooms/Electrical Hazards Outlet underneath window 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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair



7/2/2026

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



7/2/2026

FAILED INSPECTION NOTICE

725 S 40TH ST Apt 16
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Current Resident,

This letter is to inform you that your property at **725 S 40TH ST Apt 16 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 03/18/2026.

A re-inspection has been scheduled for 06/09/2026 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	Dishwasher inoperable, repair. Drains through air gap.
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.
4.3 Other Rooms/Electrical Hazards	Replace damaged receptacles on left and right walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heaters inoperable, repair



7/2/2026

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