



4/17/2026

FAILED INSPECTION NOTICE

200 SANFORD AVE
RICHMOND, CA 94801-

PropID:
Client ID: 2470

Dear Current Resident,

This letter is to inform you that your property at **200 SANFORD AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
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. - 1/2 bath level 1
8.7	General Health and Safety/Other Interior Hazards Remove inoperable common area smoke detector level 2
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.
4.5	Other Rooms/Window Condition Window lock missing, replace
2.3	Kitchen/Electrical Hazards Outlets right of sink inoperable, repair
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair



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

1525 TRUMAN ST Apt A
RICHMOND, CA 94801-1536-

PropID:
Client ID: 4098

Dear Current Resident,

This letter is to inform you that your property at **1525 TRUMAN ST Apt A RICHMOND, CA 94801-1536** **failed** the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.10	General Health and Safety/Site and Neighborhood Conditions Repair damaged fence board in rear of unit
8.1	General Health and Safety/Access to Unit Install striker plate on rear door frame
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit



4/17/2026

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Sincerely,

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

1525 TRUMAN ST
RICHMOND, CA 94801-1536-

PropID:
Client ID: 4098

Dear Current Resident,

This letter is to inform you that your property at **1525 TRUMAN ST RICHMOND, CA 94801-1536** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Window lock missing, replace
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present.



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Sincerely,

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

610 MARKET AVE Apt B
RICHMOND, CA 94801-1648-

PropID:
Client ID: 4098

Dear Current Resident,

This letter is to inform you that your property at **610 MARKET AVE Apt B RICHMOND, CA 94801-1648** **failed** the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
8.1	General Health and Safety/Access to Unit Install unit number "B" outside of front door for identification
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 common area smoke detector, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Range hood has peeling paint, repair or replace



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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

414 BARRETT AVE
RICHMOND, CA 94801-2629-

PropID:
Client ID: 9037

Dear Current Resident,

This letter is to inform you that your property at **414 BARRETT AVE RICHMOND, CA 94801-2629** **failed** the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.1	General Health and Safety/Access to Unit Install striker plate on rear door frame

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

248 15TH ST Apt 1
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 1 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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 smoke/Co detector missing/inop
2.10	Kitchen/Stove or Range with Oven remove foil from stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.12	Bathroom/Tub or Shower tub diverter handle missing - repair/replace



4/17/2026

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 2
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 2 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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 smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors both bedrooms smoke detector missing/inop
3.5	Bathroom/Window Condition discoloration around window - remove/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



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 3
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 3 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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 smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/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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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 4
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 4 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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 2x bedroom smoke detector missing/inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace

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

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City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 5
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 5 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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 heater inop - repair/replace
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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City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 6
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 6 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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>
1.5	Living Room/Window Condition front window glass broken - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing



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City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 7
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 7 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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 heater inop
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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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 8
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 8 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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 smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.3	Kitchen/Electrical Hazards GFCI outlet not testing - repair/replace

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

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 10
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 10 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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>
2.5	Kitchen/Window Condition blinds damaged repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.



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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 11
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 11 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet not testing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop

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



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 12
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 12 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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 inop Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards Co detector missing
1.3	Living Room/Electrical Hazards outlet covers missing -

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

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 14
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 14 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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 inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.8	Kitchen/Floor Condition floor damaged - repair/replace



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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 15
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 15 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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 inop
8.7	General Health and Safety/Other Interior Hazards Co detector missing
3.12	Bathroom/Tub or Shower caulking worn - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing



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

248 15TH ST Apt 16
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 16 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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 inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.13	Bathroom/Ventilation vent not properly secured - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven remove foil from stove



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

248 15TH ST Apt 17
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 17 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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
8.7	General Health and Safety/Other Interior Hazards hall smoke detector missing/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.

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

248 15TH ST Apt 19
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 19 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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 has some damage - repair
1.5	Living Room/Window Condition discoloration around window - remove

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

248 15TH ST Apt 20
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 20 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

A re-inspection has been scheduled for 05/13/2026 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 inop
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop
4.4	Other Rooms/Security remove key locks from bedroom doors
8.7	General Health and Safety/Other Interior Hazards Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing



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

248 15TH ST Apt 21
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 21 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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 key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector 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.

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

248 15TH ST Apt 22
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 22 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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 heater 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.

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

248 15TH ST Apt 23
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 23 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing



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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 24
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 24 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
1.4	Living Room/Security front door knob not properly secure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.7	Other Rooms/Wall Condition bedroom wall damaged -repair
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.10	Kitchen/Stove or Range with Oven remove foil



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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 25
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 25 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 26
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 26 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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 smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair handle missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace remove foil oven inop - 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 27
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 27 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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 unable to inspect due to the amount of items/clutter clear unit to be able to be access for inspection clear storage area of debris

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

248 15TH ST Apt 28
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 28 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
1.6	Living Room/Ceiling Condition ceiling bubbling - repair/repaint
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop
3.12	Bathroom/Tub or Shower shower wall paint peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.3	Kitchen/Electrical Hazards GFCI outlet missing



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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

248 15TH ST Apt 29
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Current Resident,

This letter is to inform you that your property at **248 15TH ST Apt 29 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
2.3	Kitchen/Electrical Hazards GFCI outlet not testing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop



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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

122 MARINA LAKES DR
RICHMOND, CA 94804-

PropID:
Client ID: 9682

Dear Current Resident,

This letter is to inform you that your property at **122 MARINA LAKES DR RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 03/31/2026.

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 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. - replace, exceeds 10 year life span
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10	Kitchen/Stove or Range with Oven Rear left burner inoperable, repair



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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2329 MARICOPA AVE
RICHMOND, CA 94804-1007-

PropID:
Client ID: 4098

Dear Current Resident,

This letter is to inform you that your property at **2329 MARICOPA AVE RICHMOND, CA 94804-1007** **failed** the Housing Quality Standards (HQS) inspection on 03/31/2026.

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.



4/17/2026

FAILED INSPECTION NOTICE

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

- 8.7 General Health and Safety/Other Interior Hazards
Install carbon monoxide detector in unit
- 1.3 Living Room/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- 1.5 Living Room/Window Condition
Repair damaged window seal. Right window seal and wall underneath window damaged, repair
- 3.3 Bathroom/Electrical Hazards
Install GFCI above sink
- 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.
- 2.3 Kitchen/Electrical Hazards
Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
- 4.4 Other Rooms/Security
Remove keyed lock from interior door.
- 4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 4.3 Other Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.



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

2333 MARICOPA AVE
RICHMOND, CA 94804-1007-

PropID:
Client ID: 4098

Dear Current Resident,

This letter is to inform you that your property at **2333 MARICOPA AVE RICHMOND, CA 94804-1007** **failed** the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
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.
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Install common area smoke detector 2. Install carbon monoxide detector in unit



4/17/2026

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



4/17/2026

FAILED INSPECTION NOTICE

2372 DOWNER AVE
RICHMOND, CA 94804-1436-

PropID:
Client ID: 9946

Dear Current Resident,

This letter is to inform you that your property at **2372 DOWNER AVE RICHMOND, CA 94804-1436** **failed** the Housing Quality Standards (HQS) inspection on 03/31/2026.

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 inoperable, repair
2.10	Kitchen/Stove or Range with Oven Rear burners not self lighting, 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.
3.13	Bathroom/Ventilation Clean dust build up on vent fan, and discoloration on ceiling
2.5	Kitchen/Window Condition Dining room window screen damaged, repair



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.

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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



4/17/2026

FAILED INSPECTION NOTICE

256 44TH ST
RICHMOND, CA 94804-3407-

PropID:
Client ID: 9395

Dear Current Resident,

This letter is to inform you that your property at **256 44TH ST RICHMOND, CA 94804-3407** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet on left wall has open grounds

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

315 47TH
RICHMOND, CA 94804-3473-

PropID:
Client ID: 9395

Dear Current Resident,

This letter is to inform you that your property at **315 47TH RICHMOND, CA 94804-3473** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10	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.
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. - living room and dining room



4/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

4810 STATE CT
RICHMOND, CA 94804-4349-

PropID:
Client ID: 9395

Dear Current Resident,

This letter is to inform you that your property at **4810 STATE CT RICHMOND, CA 94804-4349** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors 1. Secure new smoke detector to wall 2. Remove old smoke detector from room
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. - window screen missing upstairs bathroom in hallway
3.12	Bathroom/Tub or Shower Shower head leaking in rear - upstairs bathroom in hallway



4/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

946 CARLSON BLVD
RICHMOND, CA 94804-4632-

PropID:
Client ID: 4098

Dear Current Resident,

This letter is to inform you that your property at **946 CARLSON BLVD RICHMOND, CA 94804-4632** **failed** the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
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.
5.2	Secondary Rooms/Security Remove lock from makeshift room front left of unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, 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.

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

957 S 45TH ST
RICHMOND, CA 94804-4632-

PropID:
Client ID: 4098

Dear Current Resident,

This letter is to inform you that your property at **957 S 45TH ST RICHMOND, CA 94804-4632** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet on left wall has hot/neutral reverse
5.4	Secondary Rooms/Other Potential Hazardous Features Install smoke detector in garage, room being used for living quarter
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.



4/17/2026

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



4/17/2026

FAILED INSPECTION NOTICE

959 S 45TH ST
RICHMOND, CA 94804-4632-

PropID:
Client ID: 4098

Dear Current Resident,

This letter is to inform you that your property at **959 S 45TH ST RICHMOND, CA 94804-4632** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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 Common area smoke detector inoperable, repair or replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.



4/17/2026

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



4/17/2026

FAILED INSPECTION NOTICE

961 S 45TH ST
RICHMOND, CA 94804-4632-

PropID:
Client ID: 4098

Dear Current Resident,

This letter is to inform you that your property at **961 S 45TH ST RICHMOND, CA 94804-4632** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
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.
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, repair or replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace



4/17/2026

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



4/17/2026

FAILED INSPECTION NOTICE

5002 CREELY AVE
RICHMOND, CA 94804-4737-

PropID:
Client ID: 9395

Dear Current Resident,

This letter is to inform you that your property at **5002 CREELY AVE RICHMOND, CA 94804-4737** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
3.5	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.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair crack in left sink
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door. (Skylight room)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year lifespan
8.7	General Health and Safety/Other Interior Hazards Install common area smoke detector level 2 on right side



4/17/2026

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



4/17/2026

FAILED INSPECTION NOTICE

5701 BURLINGAME AVE
RICHMOND, CA 94804-5207-

PropID:
Client ID: 11583

Dear Current Resident,

This letter is to inform you that your property at **5701 BURLINGAME AVE RICHMOND, CA 94804-5207** failed the Housing Quality Standards (HQS) inspection on 03/31/2026.

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>
3.5	Bathroom/Window Condition Window lock missing, replace
4.5	Other Rooms/Window Condition Move bed blocking window, fire exit
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. - replace exceeds 10 year life span
8.1	General Health and Safety/Access to Unit Secure rear door knob



4/17/2026

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