



4/14/2025

FAILED INSPECTION NOTICE

Long Ly
LONG LY
Po Box 6262
Albany, CA 94706-0262

Property:
509 MAINE AVE
RICHMOND, CA 94804-2233-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **509 MAINE AVE RICHMOND, CA 94804-2233** failed the Housing Quality Standards (HQS) inspection on 04/11/2025.

A re-inspection has been scheduled for 05/30/2025 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>	<u>Tenant/Owner</u>
8.4	General Health and Safety/Garbage and Debris Remove old appliances and excessive clutter from exterior of complex	O
8.10	General Health and Safety/Site and Neighborhood Conditions Repair damaged section of fencing on rear left side of complex	O
6.3	Building Exterior/Condition of Roof and Gutters Repair right section of header beam that is dry rotted above carport	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven Kitchen vent fan making excessive loud noise while in use, repair	O
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle on right wall	O
1.3	Living Room/Electrical Hazards Replace cracked receptacle underneath window and replace missing cover plate	O



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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



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Po Box 6262
Albany, CA 94706-0262

Property:
511 MAINE AVE
RICHMOND, CA 94804-2233-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **511 MAINE AVE RICHMOND, CA 94804-2233** failed the Housing Quality Standards (HQS) inspection on 04/11/2025.

A re-inspection has been scheduled for 05/30/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.4	General Health and Safety/Garbage and Debris Remove old appliances and excessive clutter from exterior of complex	O
8.10	General Health and Safety/Site and Neighborhood Conditions Repair rear left section of fencing that has fallen over	O
6.3	Building Exterior/Condition of Roof and Gutters Repair front right section of carport header beam that is dry rotted	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector in hallway missing, repair	T
4.10	Other Rooms/Smoke Detectors Smoke detector removed, replace	T
4.4	Other Rooms/Security Replace missing door knob	T
5.2	Secondary Rooms/Security Replace missing door knob on bedroom 3, center right bedroom	T
3.6	Bathroom/Ceiling Condition Owner to treat ceiling as it has severe discoloration	O
3.7	Bathroom/Wall Condition Owner to treat walls as they have severe discoloration	O
2.10	Kitchen/Stove or Range with Oven Range hood has rust, repair or replace	O
2.3	Kitchen/Electrical Hazards Replace damaged light switch cover plates	O
4.2	Other Rooms/Electricity/Illumination Outlets have open grounds, repair or convert to 2 prong	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair or convert to 2 prong	O
5.3	Secondary Rooms/Electrical Hazards outlets in bedroom 3 have open grounds, repair or convert to 2 prong	O



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Albany, CA 94706-0262

Property:
513 MAINE AVE
RICHMOND, CA 94804-2233-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **513 MAINE AVE RICHMOND, CA 94804-2233** failed the Housing Quality Standards (HQS) inspection on 04/11/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.4	General Health and Safety/Garbage and Debris Owner to remove old appliances and excessive clutter from exterior of complex.	O
8.10	General Health and Safety/Site and Neighborhood Conditions Repair damaged section of fence in rear left of complex that has fallen over	O
6.3	Building Exterior/Condition of Roof and Gutters Repair dry rotted header beam in front of carport	O
4.5	Other Rooms/Window Condition Tenant to move bed blocking window, only fire exit in room can not be blocked	T
4.3	Other Rooms/Electrical Hazards No access to outlets due to excessive amount of items lined up on walls	T
5.3	Secondary Rooms/Electrical Hazards Outlet in bedroom 3 has no power (located underneath mounted tv)	O
3.3	Bathroom/Electrical Hazards Install GFI protected outlet above sink	O
2.13	Kitchen/Space for Storage, Prep and Serving Drawer front missing right of stove, replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair or convert to 2 prong receptacles	O

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Albany, CA 94706-0262

Property:
515 MAINE AVE
RICHMOND, CA 94804-2233-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **515 MAINE AVE RICHMOND, CA 94804-2233** failed the Housing Quality Standards (HQS) inspection on 04/11/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.1	General Health and Safety/Access to Unit Front security gate damaged, cutting hard. Repair or remove	O
8.4	General Health and Safety/Garbage and Debris Remove old appliances and excessive clutter from exterior of complex	O
8.10	General Health and Safety/Site and Neighborhood Conditions Repair rear left section of fencing that has fallen down	O
6.3	Building Exterior/Condition of Roof and Gutters Repair dry rotted section of header beam above carport	O
8.3	General Health and Safety/Evidence of Infestation Evidence of roach infestation throughout unit, unit to be professionally treated	O
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing hallway closet door knob Replace missing common area hallway smoke detector	T
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan	T
4.4	Other Rooms/Security Secure door knob to door	O
4.10	Other Rooms/Smoke Detectors Smoke detector inoperable, replace	O
4.8	Other Rooms/Floor Condition Carpet in bedroom torn in multiple places, repair or replace	O
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke detector in bedroom 3 inoperable, repair remove key entry lock from bedroom door	O



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FAILED INSPECTION NOTICE

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Po Box 6262
Albany, CA 94706-0262

Property:
12477 SAN PABLO AVE Apt A
RICHMOND, CA 94805-1979-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **12477 SAN PABLO AVE Apt A RICHMOND, CA 94805-1979** failed the Housing Quality Standards (HQS) inspection on 04/11/2025.

A re-inspection has been scheduled for 05/30/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.4	General Health and Safety/Garbage and Debris Remove old bedding, glass and old christmas trees from rear exterior shared area	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair	O
4.10	Other Rooms/Smoke Detectors Install smoke detector in bedroom	O



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FAILED INSPECTION NOTICE

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Po Box 6262
Albany, CA 94706-0262

Property:
12477 SAN PABLO AVE Apt B
RICHMOND, CA 94805-1979-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **12477 SAN PABLO AVE Apt B RICHMOND, CA 94805-1979** failed the Housing Quality Standards (HQS) inspection on 04/11/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	O
3.3	Bathroom/Electrical Hazards Install GFI protected outlet in bathroom	O
4.10	Other Rooms/Smoke Detectors Install smoke detector in bedroom	O
5.4	Secondary Rooms/Other Potential Hazardous Features Window in laundry area doesnt stay open without prop, repair as window must stay open without prop.	O



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Albany, CA 94706-0262

Property:
12477 SAN PABLO AVE Apt C
RICHMOND, CA 94805-1979-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **12477 SAN PABLO AVE Apt C RICHMOND, CA 94805-1979** failed the Housing Quality Standards (HQS) inspection on 04/11/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.6	Living Room/Ceiling Condition Repair peeling paint throughout ceiling	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Front entry light inoperable, repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Rear stairs loose, repair. Secure all stairs so they are no longer loose and not attached. Repair damaged/loose rear stair handrail.	O
8.4	General Health and Safety/Garbage and Debris Remove old bedding, christmas trees and glass from rear of shared exterior common area	O
4.10	Other Rooms/Smoke Detectors Install smoke detector in bedroom	O
4.3	Other Rooms/Electrical Hazards Replace cracked/damaged receptacle on right wall	O
3.6	Bathroom/Ceiling Condition Treat bathroom ceiling as it has excessive discoloration	O
3.7	Bathroom/Wall Condition Treat walls as there is excessive discoloration	O
3.12	Bathroom/Tub or Shower Recaulk interior of tub enclosure, multiple places allowing water intrusion due to defective caulking	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
7.5	Heating and Plumbing/Water Supply Extremely low hot water pressure in kitchen, repair	O
2.10	Kitchen/Stove or Range with Oven Remove foil from stove as it can retain oil and become fire hazard	T
8.1	General Health and Safety/Access to Unit Remove latch style lock from rear door	T
5.4	Secondary Rooms/Other Potential Hazardous Features Tenant to clean excessive discoloration on floor in laundry nook behind kitchen	T
4.5	Other Rooms/Window Condition Tenant to clean discoloration on bedroom window	T



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FAILED INSPECTION NOTICE

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Po Box 6262
Albany, CA 94706-0262

Property:
12477 SAN PABLO AVE Apt D
RICHMOND, CA 94805-1979-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **12477 SAN PABLO AVE Apt D RICHMOND, CA 94805-1979** failed the Housing Quality Standards (HQS) inspection on 04/11/2025.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector inoperable, repair	O
4.10	Other Rooms/Smoke Detectors Install smoke detector in bedroom	O
4.5	Other Rooms/Window Condition Left bedroom window wont stay open without prop, repair	O
	Owner to install quick release for safety bars as it is currently without, tenant must have access to exit room (fire exit)	
3.2	Bathroom/Electricity GFI outlet inoperable, reparable	O
8.4	General Health and Safety/Garbage and Debris Remove old bedding, glass and old christmas trees from rear exterior shared area	O



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Po Box 6262
Albany, CA 94706-0262

Property:
12479 SAN PABLO AVE Apt A
RICHMOND, CA 94805-1980-

PropID:
Client ID: 11245

Dear Owner/Agent,

This letter is to inform you that your property at **12479 SAN PABLO AVE Apt A RICHMOND, CA 94805-1980** failed the Housing Quality Standards (HQS) inspection on 04/11/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.4	General Health and Safety/Garbage and Debris Remove old bedding, glass and old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.	O
8.1	General Health and Safety/Access to Unit Front security door damaged, cutting hazard. Repair or remove	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector by bedroom inoperable. replace	O
4.10	Other Rooms/Smoke Detectors Install smoke detector in bedroom	O
4.4	Other Rooms/Security Remove keyed entry lock from door	O
3.3	Bathroom/Electrical Hazards Repair GFI outlet, will not reset	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Secure sink faucet to vanity	O
2.3	Kitchen/Electrical Hazards Outlet has open grounds, repair	O
2.10	Kitchen/Stove or Range with Oven Oven inoperable, repair or replace	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair or convert to 2 prong	O



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Property:
12479 SAN PABLO AVE Apt B
RICHMOND, CA 94805-1980-

PropID:
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Dear Owner/Agent,

This letter is to inform you that your property at **12479 SAN PABLO AVE Apt B RICHMOND, CA 94805-1980** failed the Housing Quality Standards (HQS) inspection on 04/11/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Remove keyed entry lock from bedroom door	O
8.1	General Health and Safety/Access to Unit Install turn style dead bolt on rear door	O
8.4	General Health and Safety/Garbage and Debris Remove old bedding, glass and old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.	O



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Property:
12479 SAN PABLO AVE Apt C
RICHMOND, CA 94805-1980-

PropID:
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Dear Owner/Agent,

This letter is to inform you that your property at **12479 SAN PABLO AVE Apt C RICHMOND, CA 94805-1980** failed the Housing Quality Standards (HQS) inspection on 04/11/2025.

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8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace	O
8.4	General Health and Safety/Garbage and Debris Remove old bedding, glass and old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair or convert to 2 prong	O
4.5	Other Rooms/Window Condition Clean discoloration on window	T
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
3.12	Bathroom/Tub or Shower Glass shower door off track, repair	O
2.5	Kitchen/Window Condition Kitchen window missing lock mechanism and opening handle, install	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Rear stair handrail dry rotted, replace	O



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Property:
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RICHMOND, CA 94805-1980-

PropID:
Client ID: 11245

Dear Owner/Agent,

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4.2	Other Rooms/Electricity/Illumination Outlets have open grounds, repair or convert to 2 prong receptacles	O
4.4	Other Rooms/Security Remove keyed entry lock and latch style lock on door	T
7.5	Heating and Plumbing/Water Supply Low water pressure in tub, repair	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair or convert to 2 prong	O
8.4	General Health and Safety/Garbage and Debris Remove old bedding, glass and old christmas trees from rear exterior shared area. Remove old paint and tires from under rear stairs.	O
8.6	General Health and Safety/Interior Stairs and Common Halls rear hall closet door missing knob, install	O



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