



5/12/2025

FAILED INSPECTION NOTICE

6624 Estrella Avenue Llc
CLOVIS MANAGEMENT - IRMA
Po Box 6127
Concord, CA 94524

Property:
821 LUCAS AVE
RICHMOND, CA 94801-2255-

PropID:
Client ID: 3851

Dear Owner/Agent,

This letter is to inform you that your property at **821 LUCAS AVE RICHMOND, CA 94801-2255** failed the Housing Quality Standards (HQS) inspection on 04/14/2025.

A re-inspection has been scheduled for 06/11/2025 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>
4.4	Other Rooms/Security Remove keyed entry lock from bedroom door	T
4.10	Other Rooms/Smoke Detectors Install smoke detector in bedroom	T
4.5	Other Rooms/Window Condition Tenant to move bed blocking access to window	T
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weather proof cover, install	O



5/12/2025

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



5/12/2025

FAILED INSPECTION NOTICE

Celestino A Delacampa
1020 Francisca Ct
Pinole, CA 94564-1700

Property:
875 10TH ST
RICHMOND, CA 94801-2281-

PropID:
Client ID: 8703

Dear Owner/Agent,

This letter is to inform you that your property at **875 10TH ST RICHMOND, CA 94801-2281** failed the Housing Quality Standards (HQS) inspection on 04/14/2025.

A re-inspection has been scheduled for 06/11/2025 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>	<u>Tenant/Owner</u>
8.1	General Health and Safety/Access to Unit Front security gate damaged, repair, replace or remove	O
4.4	Other Rooms/Security Remove keyed entry lock from door	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair	O
7.2	Heating and Plumbing/Safety of Heating Equipment Secure thermostat to wall	O



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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

6624 Estrella Avenue Llc
CLOVIS MANAGEMENT - IRMA
Po Box 6127
Concord, CA 94524

Property:
1511 GARVIN AVE
RICHMOND, CA 94801-2427-

PropID:
Client ID: 3851

Dear Owner/Agent,

This letter is to inform you that your property at **1511 GARVIN AVE RICHMOND, CA 94801-2427** failed the Housing Quality Standards (HQS) inspection on 04/14/2025.

A re-inspection has been scheduled for 06/11/2025 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 excessive clutter and trash from yard	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
4.4	Other Rooms/Security Remove keyed entry lock from door	T
4.5	Other Rooms/Window Condition Install window screen	O
4.10	Other Rooms/Smoke Detectors Replace missing smoke detector	T
5.2	Secondary Rooms/Security Remove keyed entry lock from bedroom 3 and bedroom 4 on right side	T
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint and rust inside of tub	O
3.13	Bathroom/Ventilation vent fan inoperable, repair	O
7.5	Heating and Plumbing/Water Supply Low water pressure inside of kitchen, repair	O



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Sincerely,

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Celestino A Delacampa
1020 Francisca Ct
Pinole, CA 94564-1700

Property:
855 BISSELL AVE
RICHMOND, CA 94801-3153-

PropID:
Client ID: 8703

Dear Owner/Agent,

This letter is to inform you that your property at **855 BISSELL AVE RICHMOND, CA 94801-3153** failed the Housing Quality Standards (HQS) inspection on 04/14/2025.

A re-inspection has been scheduled for 06/11/2025 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>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable. repair or replace	O
2.10	Kitchen/Stove or Range with Oven Rear left burner inoperable, repair	O
	range hood light inoperable, repair	
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector level 2	O
	Install common area smoke detector level 1	



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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Sandra Moreno
5433 Amend Rd
Richmond, CA 94803

Property:
246 1ST ST
RICHMOND, CA 94801-3443-

PropID:
Client ID: 8791

Dear Owner/Agent,

This letter is to inform you that your property at **246 1ST ST RICHMOND, CA 94801-3443** failed the Housing Quality Standards (HQS) inspection on 04/14/2025.

A re-inspection has been scheduled for 06/11/2025 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.



5/12/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.3	Other Rooms/Electrical Hazards Replace damaged light switch cover plate	T
4.5	Other Rooms/Window Condition Window screen missing, install	O
4.4	Other Rooms/Security Tenant to clear excessive clutter behind door to allow it to open as designed	T
3.5	Bathroom/Window Condition Window won't stay open without prop, repair	O
4.10	Other Rooms/Smoke Detectors Replace inoperable smoke detector	O
2.12	Kitchen/Sink Recaulk countertop behind sink	O
2.6	Kitchen/Ceiling Condition Clean and remove excessive discoloration on ceiling	T
1.6	Living Room/Ceiling Condition Clean and remove excessive discoloration on ceiling	T
2.10	Kitchen/Stove or Range with Oven Replace missing range hood vent screen and clean excessive grease splatter on range hood	T
6.4	Building Exterior/Condition of Exterior Surfaces Front exterior outlet has open grounds and missing weatherproof cover. Repair or remove	O
8.4	General Health and Safety/Garbage and Debris Clean and remove excessive clutter in rear of unit	T



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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Celestino A Delacampa
1020 Francisca Ct
Pinole, CA 94564-1700

Property:
140 3RD ST
RICHMOND, CA 94801-3566-

PropID:
Client ID: 8703

Dear Owner/Agent,

This letter is to inform you that your property at **140 3RD ST RICHMOND, CA 94801-3566** failed the Housing Quality Standards (HQS) inspection on 04/14/2025.

A re-inspection has been scheduled for 06/11/2025 between 09:00AM and 12:00PM.

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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.3	Other Rooms/Electrical Hazards Receptacle under window missing cover plate, install	O
4.10	Other Rooms/Smoke Detectors Install smoke detector in bedroom	O
4.6	Other Rooms/Ceiling Condition Treat ceiling as discoloration is present around light fixture	O
4.5	Other Rooms/Window Condition Clean and remove discoloration in window seal and on window	T
1.3	Living Room/Electrical Hazards Replace damaged cover plate located outside of front bedroom	O
3.12	Bathroom/Tub or Shower Re caulk exterior of tub unit	O
3.6	Bathroom/Ceiling Condition Treat ceiling, excessive discoloration	O
3.7	Bathroom/Wall Condition Treat walls, excessive black discoloration on walls	O
4.4	Other Rooms/Security Remove keyed entry lock	T
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector	O
2.10	Kitchen/Stove or Range with Oven Replace range hood, excessive paint peeling and rust burners are not self lighting, repair	O
2.6	Kitchen/Ceiling Condition Clean discoloration on ceiling	T
2.12	Kitchen/Sink Secure faucet base to sink, loose	O
2.11	Kitchen/Refrigerator Refrigerator light inoperable, repair	O
3.3	Bathroom/Electrical Hazards Outlet on right wall in bathroom 2 (rear) missing cover plate, install GFI outlet as no power and wont reset, repair (rear bathroom)	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Excessive discoloration inside bathroom 2 vanity, repair damage	O
6.4	Building Exterior/Condition of Exterior Surfaces Crawlspace located by rear door missing cover, install	O



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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Celestino A Delacampa
1020 Francisca Ct
Pinole, CA 94564-1700

Property:
127 6TH ST Apt BACK
RICHMOND, CA 94801-3588-

PropID:
Client ID: 8703

Dear Owner/Agent,

This letter is to inform you that your property at **127 6TH ST Apt BACK RICHMOND, CA 94801-3588** **failed** the Housing Quality Standards (HQS) inspection on 04/14/2025.

A re-inspection has been scheduled for 06/11/2025 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>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors Installl smoke detector in all 3 bedrooms	O
4.4	Other Rooms/Security Remove keyed entry lock from bedroom door	T
1.3	Living Room/Electrical Hazards Outlet underneath window missing cover plate, replace	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT	O



5/12/2025

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

6624 Estrella Avenue Llc
CLOVIS MANAGEMENT - IRMA
Po Box 6127
Concord, CA 94524

Property:
645 S 29TH ST
RICHMOND, CA 94804-4049-

PropID:
Client ID: 3851

Dear Owner/Agent,

This letter is to inform you that your property at **645 S 29TH ST RICHMOND, CA 94804-4049** failed the Housing Quality Standards (HQS) inspection on 04/14/2025.

A re-inspection has been scheduled for 06/11/2025 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>
8.7	General Health and Safety/Other Interior Hazards Common area combination smoke detector/carbon monoxide detector removed, replace	O
4.5	Other Rooms/Window Condition Window screen missing, install	O
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on range hood	T



5/12/2025

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

6624 Estrella Avenue Llc
CLOVIS MANAGEMENT - IRMA
Po Box 6127
Concord, CA 94524

Property:
647 S 29TH ST
RICHMOND, CA 94804-4049-

PropID:
Client ID: 3851

Dear Owner/Agent,

This letter is to inform you that your property at **647 S 29TH ST RICHMOND, CA 94804-4049** failed the Housing Quality Standards (HQS) inspection on 04/14/2025.

A re-inspection has been scheduled for 06/11/2025 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>
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector/carbon monoxide detector removed, replace	O
4.10	Other Rooms/Smoke Detectors Smoke detector removed, replace	O

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



5/12/2025

FAILED INSPECTION NOTICE

6624 Estrella Avenue Llc
CLOVIS MANAGEMENT - IRMA
Po Box 6127
Concord, CA 94524

Property:
649 S 29TH ST
RICHMOND, CA 94804-4049-

PropID:
Client ID: 3851

Dear Owner/Agent,

This letter is to inform you that your property at **649 S 29TH ST RICHMOND, CA 94804-4049** failed the Housing Quality Standards (HQS) inspection on 04/14/2025.

A re-inspection has been scheduled for 06/11/2025 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>
2.10	Kitchen/Stove or Range with Oven Rear right burner inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector/carbon monoxide removed, replace	O

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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5/12/2025

FAILED INSPECTION NOTICE

6624 Estrella Avenue Llc
CLOVIS MANAGEMENT - IRMA
Po Box 6127
Concord, CA 94524

Property:
651 S 29TH ST
RICHMOND, CA 94804-4049-

PropID:
Client ID: 3851

Dear Owner/Agent,

This letter is to inform you that your property at **651 S 29TH ST RICHMOND, CA 94804-4049** failed the Housing Quality Standards (HQS) inspection on 04/14/2025.

A re-inspection has been scheduled for 06/11/2025 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>
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector/carbon monoxide detector inoperable, repair or replace	O
4.4	Other Rooms/Security Remove keyed entry locks from bedrooms 2 & 3	T
8.6	General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock from hall closet door	T
3.6	Bathroom/Ceiling Condition Clean discoloration	T
3.7	Bathroom/Wall Condition Clean discoloration	T
3.13	Bathroom/Ventilation Clean dust build up on vent fan	T
3.5	Bathroom/Window Condition Window screen missing, install	O
3.12	Bathroom/Tub or Shower Rust in tub, repair	O
2.10	Kitchen/Stove or Range with Oven Rear right burner inoperable tenant to clean excessive grease splatter on stove, range hood. Tenant also remove foil from burners as it can retain oil and become fire hazard.	O
4.6	Other Rooms/Celing Condition Clean discoloration on ceiling	T
4.7	Other Rooms/Wall Condition Clean discoloration on walls	T
4.10	Other Rooms/Smoke Detectors Smoke detector inoperable in front bedroom, replace	O



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