



4/17/2026

FAILED INSPECTION NOTICE

Roosevelt Townhomes Llc
MARK DEJONGHE
Po Box 551
Pacific Grove, CA 93950-0551

Property:
2614 ROOSEVELT AVE
RICHMOND, CA 94804-1623-

PropID:
Client ID: 6645

Dear Owner/Agent,

This letter is to inform you that your property at **2614 ROOSEVELT AVE RICHMOND, CA 94804-1623** **failed** the Housing Quality Standards (HQS) inspection on 04/02/2026.

A re-inspection has been scheduled for 05/08/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
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

Mark E & Katie D Lederer
1324 Pelican Way
Richmond, CA 94804-1712

Property:
470 29TH ST Apt 1
RICHMOND, CA 94804-1712-

PropID:
Client ID: 4346

Dear Owner/Agent,

This letter is to inform you that your property at **470 29TH ST Apt 1 RICHMOND, CA 94804-1712** failed the Housing Quality Standards (HQS) inspection on 04/02/2026.

A re-inspection has been scheduled for 05/08/2026 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 doorbell inop - repair/replace

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

Mark E & Katie D Lederer
1324 Pelican Way
Richmond, CA 94804-1712

Property:
470 29TH ST Apt 2
RICHMOND, CA 94804-1712-

PropID:
Client ID: 4346

Dear Owner/Agent,

This letter is to inform you that your property at **470 29TH ST Apt 2 RICHMOND, CA 94804-1712** failed the Housing Quality Standards (HQS) inspection on 04/02/2026.

A re-inspection has been scheduled for 05/08/2026 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 hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
1.4	Living Room/Security doorbell inop - repair/replace

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

Guardian / Kw Hilltop Llc
Po Box 82913
Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #3610
RICHMOND, CA 94806-5207-

PropID:
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #3610 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 04/02/2026.

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 oven door interior seal broken not holding heat in - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer next to oven getting scorched from heat leaking from side of oven
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.

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