



4/30/2026

FAILED INSPECTION NOTICE

Nmj Properties Llc
142 N Milpitas Blvd
Milpitas, CA 95035

Property:
201 CLARENCE ST Apt 101
RICHMOND, CA 94801-

PropID:
Client ID: 15718

Dear Owner/Agent,

This letter is to inform you that your property at **201 CLARENCE ST Apt 101 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 04/22/2026.

A re-inspection has been scheduled for 06/03/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink faucet base loose
4.2	Other Rooms/Electricity/Illumination bedroom light inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop



4/30/2026

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



4/30/2026

FAILED INSPECTION NOTICE

John T Ly
15538 Bonsai Way
Tustin, CA 92782

Property:
507 GERTRUDE AVE
RICHMOND, CA 94801-1979-

PropID:
Client ID: 12063

Dear Owner/Agent,

This letter is to inform you that your property at **507 GERTRUDE AVE RICHMOND, CA 94801-1979** **failed** the Housing Quality Standards (HQS) inspection on 04/22/2026.

A re-inspection has been scheduled for 06/03/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven remove foil from stove - safety hazard hood range paint worn/peeling - repair/replace
4.10	Other Rooms/Smoke Detectors 3x bedrooms smoke detectors missing
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



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Sincerely,

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Residential Rental Inspections Program



4/30/2026

FAILED INSPECTION NOTICE

Louden Llc
1131 W Warner Rd Ste 102
Tempe, AZ 85284

Property:
748 9TH ST
RICHMOND, CA 94801-2231-

PropID:
Client ID: 11295

Dear Owner/Agent,

This letter is to inform you that your property at **748 9TH ST RICHMOND, CA 94801-2231** failed the Housing Quality Standards (HQS) inspection on 04/22/2026.

A re-inspection has been scheduled for 06/03/2026 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>
3.7	Bathroom/Wall Condition entire bathroom badly discolored/black organic substance mold remediation may be required
8.7	General Health and Safety/Other Interior Hazards living room/hall smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite hood range peeling & light inop - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
3.6	Bathroom/Ceiling Condition master bedroom ceiling discolored - remove /repair/repaint
3.13	Bathroom/Ventilation hallway bathroom vent no properly secure - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door



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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/30/2026

FAILED INSPECTION NOTICE

Beera Kaur
5679 Sunset Creek Ct
Pleasanton, CA 94566

Property:
545 3RD
RICHMOND, CA 94801-2607-

PropID:
Client ID: 9468

Dear Owner/Agent,

This letter is to inform you that your property at **545 3RD RICHMOND, CA 94801-2607** failed the Housing Quality Standards (HQS) inspection on 04/22/2026.

A re-inspection has been scheduled for 06/03/2026 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 all key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards living room smoke /Co detector missing/inop

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/30/2026

FAILED INSPECTION NOTICE

Beera Kaur
5679 Sunset Creek Ct
Pleasanton, CA 94566

Property:
640 HARBOUR WAY
RICHMOND, CA 94801-2748-

PropID:
Client ID: 9468

Dear Owner/Agent,

This letter is to inform you that your property at **640 HARBOUR WAY RICHMOND, CA 94801-2748** **failed** the Housing Quality Standards (HQS) inspection on 04/22/2026.

A re-inspection has been scheduled for 06/03/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom steps dry rotted - trepair/replace
3.7	Bathroom/Wall Condition entire bathroom has discoloration black organic substance - mold remediation may be needed
3.12	Bathroom/Tub or Shower tub drips - repair
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing/damaged
4.5	Other Rooms/Window Condition bedroom window broken - repair/replace safety hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly. Provide Heat Source.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/30/2026

FAILED INSPECTION NOTICE

Beera Kaur
5679 Sunset Creek Ct
Pleasanton, CA 94566

Property:
650 HARBOUR WAY
RICHMOND, CA 94801-2748-

PropID:
Client ID: 9468

Dear Owner/Agent,

This letter is to inform you that your property at **650 HARBOUR WAY RICHMOND, CA 94801-2748** **failed** the Housing Quality Standards (HQS) inspection on 04/22/2026.

A re-inspection has been scheduled for 06/03/2026 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
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detector missing
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower shower leaking from base
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.3	Bathroom/Electrical Hazards GFCI outlet damaged
3.4	Bathroom/Security remove interior latch
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove



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Residential Rental Inspections Program



4/30/2026

FAILED INSPECTION NOTICE

5254 Heavenly Ridge Llc
Philip Mudd
8300 Burdette Rd Unit 774
Bethesda, MD 20817

Property:
5254 HEAVENLY RIDGE LN
RICHMOND, CA 94803-

PropID:
Client ID: 17737

Dear Owner/Agent,

This letter is to inform you that your property at **5254 HEAVENLY RIDGE LN RICHMOND, CA 94803** **failed** the Housing Quality Standards (HQS) inspection on 04/22/2026.

A re-inspection has been scheduled for 06/04/2026 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.
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet has cracked receptacle, replace

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Sincerely,

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Residential Rental Inspections Program



4/30/2026

FAILED INSPECTION NOTICE

Danilo Bosio
3020 Nevin Ave
Richmond, CA 94804

Property:
3020 NEVIN AVE
RICHMOND, CA 94804-

PropID:
Client ID: 11802

Dear Owner/Agent,

This letter is to inform you that your property at **3020 NEVIN AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 04/22/2026.

A re-inspection has been scheduled for 06/03/2026 between 09:00AM and 12:00PM.

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4/30/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
5.4	Secondary Rooms/Other Potential Hazardous Features 1. Remove keyed entry lock on makeshift room in living room 2. Install smoke detector in makeshift room in living room
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.
4.3	Other Rooms/Electrical Hazards Light switch missing cover plate, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.12	Kitchen/Sink Faucet has constant drip, repair or replace
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing door front underneath sink
6.4	Building Exterior/Condition of Exterior Surfaces Exterior dryer vent missing cover, install
8.1	General Health and Safety/Access to Unit No access to garage, used as a living quarter.
8.10	General Health and Safety/Site and Neighborhood Conditions Remove cut down brush from rear of unit
2.8	Kitchen/Floor Condition Replace damaged floor vent
8.2	General Health and Safety/Exits Install striker plates on rear door
3.3	Bathroom/Electrical Hazards Install GFCI above sink
3.12	Bathroom/Tub or Shower Leak behind hot water control knob, repair



4/30/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/30/2026

FAILED INSPECTION NOTICE

Darnell Rollins
2128 Florida Ave
Richmond, CA 94804

Property:
2200 FLORIDA AVE
RICHMOND, CA 94804-2733-

PropID:
Client ID: 3320

Dear Owner/Agent,

This letter is to inform you that your property at **2200 FLORIDA AVE RICHMOND, CA 94804-2733** **failed** the Housing Quality Standards (HQS) inspection on 04/22/2026.

A re-inspection has been scheduled for 06/03/2026 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.
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. - outlet by right window has open grounds
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
5.3	Secondary Rooms/Electrical Hazards Replace cracked outlet in garage above washing machine
8.1	General Health and Safety/Access to Unit Install striker plates on rear door
8.6	General Health and Safety/Interior Stairs and Common Halls

2. Install some detector and carbon monoxide detector lower level



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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/30/2026

FAILED INSPECTION NOTICE

Darnell Rollins
2128 Florida Ave
Richmond, CA 94804

Property:
2212 FLORIDA AVE
RICHMOND, CA 94804-2733-

PropID:
Client ID: 3320

Dear Owner/Agent,

This letter is to inform you that your property at **2212 FLORIDA AVE RICHMOND, CA 94804-2733** **failed** the Housing Quality Standards (HQS) inspection on 04/22/2026.

A re-inspection has been scheduled for 06/03/2026 between 11:00AM and 02:00PM.

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<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.

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,

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Residential Rental Inspections Program



4/30/2026

FAILED INSPECTION NOTICE

Bhupinder & Rajinder Dhindsa
Darryl Hughey
10012 San Pablo Ave
El Cerrito, CA 94530

Property:
4127 OHIO AVE Apt LOWER
RICHMOND, CA 94804-3354-

PropID:
Client ID: 4657

Dear Owner/Agent,

This letter is to inform you that your property at **4127 OHIO AVE Apt LOWER RICHMOND, CA 94804-3354** failed the Housing Quality Standards (HQS) inspection on 04/22/2026.

A re-inspection has been scheduled for 06/03/2026 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 Replace cracked outlet underneath window
4.8	Other Rooms/Floor Condition Carpet torn at entry, repair
8.4	General Health and Safety/Garbage and Debris Remove old refrigerator on side of unit
8.7	General Health and Safety/Other Interior Hazards Carpeting torn in hallway, repair



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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/30/2026

FAILED INSPECTION NOTICE

Antonio Lugo
Po Box 34341
San Francisco, CA 94134

Property:
4237 FLORIDA AVE
RICHMOND, CA 94804-3433-

PropID:
Client ID: 10563

Dear Owner/Agent,

This letter is to inform you that your property at **4237 FLORIDA AVE RICHMOND, CA 94804-3433** **failed** the Housing Quality Standards (HQS) inspection on 04/22/2026.

A re-inspection has been scheduled for 06/03/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.4 Bathroom/Security	Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security	Remove keyed lock from interior doors {bedroom door and closet door}
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heaters inoperable, repair

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