



4/30/2026

**FAILED INSPECTION NOTICE**

Orlando & Evelia Maldonado  
35 W Chesley Ave  
Richmond, CA 94801

Property:  
261 4TH ST Apt 3  
RICHMOND, CA 94801-3013-

PropID:  
Client ID: 4891

Dear Owner/Agent,

This letter is to inform you that your property at **261 4TH ST Apt 3 RICHMOND, CA 94801-3013** failed the Housing Quality Standards (HQS) inspection on 04/23/2026.

**A re-inspection has been scheduled for 06/05/2026 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.



4/30/2026

**FAILED INSPECTION NOTICE**

<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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanently mounted heat source in unit
2.3	Kitchen/Electrical Hazards Outlet underneath light switch has hot/ground reverse that also cuts off power in kitchen when tested
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door fronts
2.7	Kitchen/Wall Condition Wall by stove has soft spots on bottom, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Secure rear bathroom faucet to sink basin
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors
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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
5.2	Secondary Rooms/Security 1.Remove keyed entry lock and deadbolt from Center right room.  2. Repair damaged door frame  3. Smoke detector inoperable, replace
5.4	Secondary Rooms/Other Potential Hazardous Features CENTER RIGHT ROOM 1. Repair damaged door frame 2. Remove keyed entry and deadbolt from makeshift room 3. Smoke detector inoperable, replace



4/30/2026

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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



4/30/2026

**FAILED INSPECTION NOTICE**

Orlando & Evelia Maldonado  
35 W Chesley Ave  
Richmond, CA 94801

Property:  
261 4TH ST Apt 4  
RICHMOND, CA 94801-3013-

PropID:  
Client ID: 4891

Dear Owner/Agent,

This letter is to inform you that your property at **261 4TH ST Apt 4 RICHMOND, CA 94801-3013** failed the Housing Quality Standards (HQS) inspection on 04/23/2026.

**A re-inspection has been scheduled for 06/05/2026 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 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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanently mounted heat source in unit, no heater in unit.
1.5	Living Room/Window Condition Window lock inoperable, repair



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Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Orlando & Evelia Maldonado  
35 W Chesley Ave  
Richmond, CA 94801

Property:  
261 4TH ST Apt 1  
RICHMOND, CA 94801-3013-

PropID:  
Client ID: 4891

Dear Owner/Agent,

This letter is to inform you that your property at **261 4TH ST Apt 1 RICHMOND, CA 94801-3013** failed the Housing Quality Standards (HQS) inspection on 04/23/2026.

**A re-inspection has been scheduled for 06/05/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition 1. 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. Tenant to clear items blocking access to window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.12	Kitchen/Sink Garbage disposal inoperable, repair



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Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Sababa Partners Llc  
1486 Rose St  
Berkeley, CA 94702

Property:  
2020 NEVIN AVE  
RICHMOND, CA 94801-3354-

PropID:  
Client ID: 19033

Dear Owner/Agent,

This letter is to inform you that your property at **2020 NEVIN AVE RICHMOND, CA 94801-3354** failed the Housing Quality Standards (HQS) inspection on 04/23/2026.

**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 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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Sincerely,

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Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Sababa Partners Llc  
1486 Rose St  
Berkeley, CA 94702

Property:  
2028 NEVIN AVE  
RICHMOND, CA 94801-3354-

PropID:  
Client ID: 19033

Dear Owner/Agent,

This letter is to inform you that your property at **2028 NEVIN AVE RICHMOND, CA 94801-3354** failed the Housing Quality Standards (HQS) inspection on 04/23/2026.

**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>
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke/Co detector missing
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose

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



4/30/2026

**FAILED INSPECTION NOTICE**

Sababa Partners Llc  
1486 Rose St  
Berkeley, CA 94702

Property:  
2032 NEVIN AVE  
RICHMOND, CA 94801-3354-

PropID:  
Client ID: 19033

Dear Owner/Agent,

This letter is to inform you that your property at **2032 NEVIN AVE RICHMOND, CA 94801-3354** failed the Housing Quality Standards (HQS) inspection on 04/23/2026.

**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>
7.2	Heating and Plumbing/Safety of Heating Equipment remove items on & around water heater egress
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



4/30/2026

**FAILED INSPECTION NOTICE**

Sababa Partners Llc  
1486 Rose St  
Berkeley, CA 94702

Property:  
345 21ST ST  
RICHMOND, CA 94801-3354-

PropID:  
Client ID: 19033

Dear Owner/Agent,

This letter is to inform you that your property at **345 21ST ST RICHMOND, CA 94801-3354** failed the Housing Quality Standards (HQS) inspection on 04/23/2026.

**A re-inspection has been scheduled for 06/03/2026 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 must be openable and remain open without props.

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



4/30/2026

**FAILED INSPECTION NOTICE**

Marilyn Atchisson  
Po Box 20484  
El Sobrante, CA 94820

Property:  
701 21ST ST Apt A  
RICHMOND, CA 94801-3369-

PropID:  
Client ID: 7491

Dear Owner/Agent,

This letter is to inform you that your property at **701 21ST ST Apt A RICHMOND, CA 94801-3369** failed the Housing Quality Standards (HQS) inspection on 04/23/2026.

**A re-inspection has been scheduled for 06/05/2026 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 inoperable, repair
1.8	Living Room/Floor Condition Repair damaged flooring leading into kitchen area
3.12	Bathroom/Tub or Shower Repair leak behind center tub knob. Leaking while in use.
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.11	Kitchen/Refrigerator Door does not close as designed, repair or replace
8.10	General Health and Safety/Site and Neighborhood Conditions Remove inoperable vehicle in front of shared front exterior



4/30/2026

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Jorge Miguel & Keri Ann Casler  
Open House Realty  
595 Grandview Ct  
Richmond, CA 94801

Property:  
221 PIEDMONT PL  
RICHMOND, CA 94801-3860-

PropID:  
Client ID: 15202

Dear Owner/Agent,

This letter is to inform you that your property at **221 PIEDMONT PL RICHMOND, CA 94801-3860** **failed** the Housing Quality Standards (HQS) inspection on 04/23/2026.

**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>
2.10	Kitchen/Stove or Range with Oven oven not working properly - repair/replace
1.2	Living Room/Electricity front porch light inop - repair/replace

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Lary P Hanshaw  
12 South Trl  
Orinda, CA 94563

Property:  
447 SANTA FE AVE Apt 1  
RICHMOND, CA 94801-3955-

PropID:  
Client ID: 2841

Dear Owner/Agent,

This letter is to inform you that your property at **447 SANTA FE AVE Apt 1 RICHMOND, CA 94801-3955** **failed** the Housing Quality Standards (HQS) inspection on 04/23/2026.

**A re-inspection has been scheduled for 06/05/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards No access to outlets for inspection
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 Install common area smoke detector
8.7	General Health and Safety/Other Interior Hazards Replace carbon monoxide detector, exceeds 10 year life span (2009)
2.10	Kitchen/Stove or Range with Oven Range hood inoperable, repair or replace



4/30/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Lary P Hanshaw  
12 South Trl  
Orinda, CA 94563

Property:  
447 SANTA FE AVE Apt 2  
RICHMOND, CA 94801-3955-

PropID:  
Client ID: 2841

Dear Owner/Agent,

This letter is to inform you that your property at **447 SANTA FE AVE Apt 2 RICHMOND, CA 94801-3955** **failed** the Housing Quality Standards (HQS) inspection on 04/23/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security Install striker plates on front 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. - Living room & Dining room

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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**FAILED INSPECTION NOTICE**

Lary P Hanshaw  
12 South Trl  
Orinda, CA 94563

Property:  
447 SANTA FE AVE Apt 3  
RICHMOND, CA 94801-3955-

PropID:  
Client ID: 2841

Dear Owner/Agent,

This letter is to inform you that your property at **447 SANTA FE AVE Apt 3 RICHMOND, CA 94801-3955** **failed** the Housing Quality Standards (HQS) inspection on 04/23/2026.

**A re-inspection has been scheduled for 06/05/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.6	Living Room/Ceiling Condition Complete repairs to hole from water damage on ceiling
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector (1999), exceeds 10 year life span
1.5	Living Room/Window Condition 1. Window must be openable and remain open without props.  2. 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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



4/30/2026

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12 South Trl  
Orinda, CA 94563

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447 SANTA FE AVE Apt 4  
RICHMOND, CA 94801-3955-

PropID:  
Client ID: 2841

Dear Owner/Agent,

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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. - Dining room
3.13	Bathroom/Ventilation Secure vent fan to wall

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