



4/30/2026

FAILED INSPECTION NOTICE

Natalya Pavlovsky
2643 Appian Way Suite C
Pinole, CA 94564

Property:
857 8TH ST
RICHMOND, CA 94801-2224-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **857 8TH ST RICHMOND, CA 94801-2224** failed the Housing Quality Standards (HQS) inspection on 04/27/2026.

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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors remove key lock from bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls hallway has hole in wall - repair/replace
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower caulking in worn/damaged - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink worm/damaged - repair/recaulk
2.10	Kitchen/Stove or Range with Oven all burners must self ignite oven inop - repair/replace



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

Natalya Pavlovsky
2643 Appian Way Suite C
Pinole, CA 94564

Property:
863 8TH ST
RICHMOND, CA 94801-2224-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **863 8TH ST RICHMOND, CA 94801-2224** failed the Housing Quality Standards (HQS) inspection on 04/27/2026.

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>
2.10	Kitchen/Stove or Range with Oven hood range peeling - repaint/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop/missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd fl heater inop
3.12	Bathroom/Tub or Shower shower water not get hot only warm - repair



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

Natalya Pavlovsky
2643 Appian Way Suite C
Pinole, CA 94564

Property:
1339 BURBECK AVE
RICHMOND, CA 94801-2388-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **1339 BURBECK AVE RICHMOND, CA 94801-2388** **failed** the Housing Quality Standards (HQS) inspection on 04/27/2026.

A re-inspection has been scheduled for 06/05/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink cracked damaged - repair/replace
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedrooms smoke detectors missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing



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

Natalya Pavlovsky
2643 Appian Way Suite C
Pinole, CA 94564

Property:
219 BARRETT AVE Apt 1
RICHMOND, CA 94801-2664-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **219 BARRETT AVE Apt 1 RICHMOND, CA 94801-2664** **failed** the Housing Quality Standards (HQS) inspection on 04/27/2026.

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>
3.6	Bathroom/Ceiling Condition ceiling has very large amount of discoloration - remove/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.

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

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
445 2ND ST Apt 2
RICHMOND, CA 94801-2970-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **445 2ND ST Apt 2 RICHMOND, CA 94801-2970** failed the Housing Quality Standards (HQS) inspection on 04/27/2026.

A re-inspection has been scheduled for 06/11/2026 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.10	General Health and Safety/Site and Neighborhood Conditions Rear right fencing damaged and severely leaning, repair/replace as needed
6.4	Building Exterior/Condition of Exterior Surfaces Exterior vent screens missing on rear and sides of complex, replace
8.4	General Health and Safety/Garbage and Debris Excessive trash/clutter surrounding complex, remove
8.7	General Health and Safety/Other Interior Hazards 1. 1st floor hallway smoke detector in building missing, replace 2. Install carbon monoxide detector in unit, gas appliances present
2.10	Kitchen/Stove or Range with Oven Range hood has peeling paint/rust, replace
2.5	Kitchen/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.
1.5	Living Room/Window Condition 1. Window pane is broken/cracked glass. Replace 2. Secure window screen
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.
3.6	Bathroom/Ceiling Condition Address severe discoloration on bathroom ceiling



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

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
445 2ND ST Apt 3
RICHMOND, CA 94801-2970-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **445 2ND ST Apt 3 RICHMOND, CA 94801-2970** failed the Housing Quality Standards (HQS) inspection on 04/27/2026.

A re-inspection has been scheduled for 06/11/2026 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.10	General Health and Safety/Site and Neighborhood Conditions 1. Rear fencing damaged/ severely leaning. Repair/replace 2. 1st floor smoke detector in hallway missing, replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.
8.1	General Health and Safety/Access to Unit Replace missing door knob and striker plates on rear door in kitchen.
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1. Heater inoperable, repair 2. Thermostat cover missing, replace
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.
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.
4.5	Other Rooms/Window Condition 1. Install quick release for security bars 2. Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.
3.12	Bathroom/Tub or Shower 1. Tub constantly drips, repair 2. Caulk inside of tub enclosure



4/30/2026

FAILED INSPECTION NOTICE

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.

3.3 Bathroom/Electrical Hazards

GFCI receptacle inoperable, replace

3.6 Bathroom/Ceiling Condition

Address severe discoloration on ceiling

3.7 Bathroom/Wall Condition

Repair damaged wall by tub

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

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
445 2ND ST Apt 7
RICHMOND, CA 94801-2970-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **445 2ND ST Apt 7 RICHMOND, CA 94801-2970** failed the Housing Quality Standards (HQS) inspection on 04/27/2026.

A re-inspection has been scheduled for 06/11/2026 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>
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
2.5	Kitchen/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.
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, install replacement
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move bunk bed blocking access to window (fire exit)
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.
8.10	General Health and Safety/Site and Neighborhood Conditions 1. Rear right fencing damaged/severely leaning. Repair 2. Replace missing smoke detector common hallway 2nd floor
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior vent screens damaged, replace
8.4	General Health and Safety/Garbage and Debris Remove excessive trash in rear of complex



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

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
445 2ND ST Apt 8
RICHMOND, CA 94801-2970-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **445 2ND ST Apt 8 RICHMOND, CA 94801-2970** failed the Housing Quality Standards (HQS) inspection on 04/27/2026.

A re-inspection has been scheduled for 06/11/2026 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.
1.5	Living Room/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.
4.10	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.
4.5	Other Rooms/Window Condition Window screen damaged, repair



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

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
155 20TH ST Apt A
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **155 20TH ST Apt A RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 04/27/2026.

A re-inspection has been scheduled for 06/11/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacle in kitchen by sink
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom by sink
8.7	General Health and Safety/Other Interior Hazards Install smoke detector in makeshift room (front/left)



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

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
155 20TH ST Apt B
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **155 20TH ST Apt B RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 04/27/2026.

A re-inspection has been scheduled for 06/11/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector exceeds 10 year life span, replace
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
2.3	Kitchen/Electrical Hazards Instal GFCI protected receptacle in kitchen by sink
2.10	Kitchen/Stove or Range with Oven 1. Rear left burner inoperable, repair 2. Range hood vent screen missing, replace 3. Range hood has peeling paint/rust, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
1.3	Living Room/Electrical Hazards Light switch cover plate by kitchen entry damaged, replace



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

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
157 20TH ST
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **157 20TH ST RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 04/27/2026.

A re-inspection has been scheduled for 06/11/2026 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>
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.
4.5	Other Rooms/Window Condition Repair quick release, painted and not operating as designed.
2.10	Kitchen/Stove or Range with Oven Front right burner inoperable, repair
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



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

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
159 20TH ST
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **159 20TH ST RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 04/27/2026.

A re-inspection has been scheduled for 06/11/2026 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, 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.

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

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
161 20TH ST
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **161 20TH ST RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 04/27/2026.

A re-inspection has been scheduled for 06/11/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Install common area smoke detector 2. CO2 detector inoperable, replace
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Range hood has peeling paint/rust. Replace
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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.7	Other Rooms/Wall Condition Closet door missing knob and striker plates, install



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

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
155 20TH ST Apt D
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **155 20TH ST Apt D RICHMOND, CA 94801-3625 failed** the Housing Quality Standards (HQS) inspection on 04/27/2026.

A re-inspection has been scheduled for 06/11/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
2.10	Kitchen/Stove or Range with Oven Front right burner inoperable, repair
2.5	Kitchen/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.
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.



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

Eric Robert Moe
36 Del Casa Dr
Mill Valley, CA 94941

Property:
111 WESTERN DR Apt 1
RICHMOND, CA 94801-4013-

PropID:
Client ID: 4951

Dear Owner/Agent,

This letter is to inform you that your property at **111 WESTERN DR Apt 1 RICHMOND, CA 94801-4013** **failed** the Housing Quality Standards (HQS) inspection on 04/27/2026.

A re-inspection has been scheduled for 06/05/2026 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 & 2nd fl smoke/Co detector 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



4/30/2026

FAILED INSPECTION NOTICE

Natalya Pavlovsky
2643 Appian Way Suite C
Pinole, CA 94564

Property:
404 S 16TH ST Apt C
RICHMOND, CA 94804-2564-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **404 S 16TH ST Apt C RICHMOND, CA 94804-2564** **failed** the Housing Quality Standards (HQS) inspection on 04/27/2026.

A re-inspection has been scheduled for 06/05/2026 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>
1.8	Living Room/Floor Condition carpet in unit worn/damaged -repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.6	Bathroom/Ceiling Condition ceiling discolored - remove/repair /repaint
8.3	General Health and Safety/Evidence of Infestation roach infestation -treat/remove -O cat litter on floor in unit- clean keep clear - T
8.9	General Health and Safety/Interior Air Quality very heavy ammonia smell / clear
2.10	Kitchen/Stove or Range with Oven right front burner inop - repair/replace



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

Natalya Pavlovsky
2643 Appian Way Suite C
Pinole, CA 94564

Property:
404 S 16TH ST Apt D
RICHMOND, CA 94804-2564-

PropID:
Client ID: 5927

Dear Owner/Agent,

This letter is to inform you that your property at **404 S 16TH ST Apt D RICHMOND, CA 94804-2564** **failed** the Housing Quality Standards (HQS) inspection on 04/27/2026.

A re-inspection has been scheduled for 06/05/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - 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.

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