



4/30/2026

**FAILED INSPECTION NOTICE**

Fallen Leaf Properties Llc  
1032 E 14Th St  
San Leandro, CA 94577-3731

Property:  
344 GROVE AVE Apt <Null>  
RICHMOND, CA 94801-1535-

PropID:  
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **344 GROVE AVE Apt <Null> RICHMOND, CA 94801-1535** failed the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/15/2026 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 inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from all 3x bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.5	Other Rooms/Window Condition clear egress from blocking window
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - 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**

Fallen Leaf Properties Llc  
1032 E 14Th St  
San Leandro, CA 94577-3731

Property:  
243 DUBOCE AVE  
RICHMOND, CA 94801-1840-

PropID:  
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **243 DUBOCE AVE RICHMOND, CA 94801-1840** failed the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/15/2026 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/Co detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.4	Other Rooms/Security remove key door locks from 3x bedrooms
4.10	Other Rooms/Smoke Detectors 3x bedroom smoke detectors missing
4.7	Other Rooms/Wall Condition closet wall has discoloration - remove/repair/repaint
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
5.3	Secondary Rooms/Electrical Hazards garage light missing - repair/replace
5.4	Secondary Rooms/Other Potential Hazardous Features smoke detector missing in garage



4/30/2026

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Sincerely,

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Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Fallen Leaf Properties Llc  
1032 E 14Th St  
San Leandro, CA 94577-3731

Property:  
1418 RHEEM AVE  
RICHMOND, CA 94801-2335-

PropID:  
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1418 RHEEM AVE RICHMOND, CA 94801-2335** failed the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/15/2026 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 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.

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Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Fallen Leaf Properties Llc  
1032 E 14Th St  
San Leandro, CA 94577-3731

Property:  
200 BARRETT AVE  
RICHMOND, CA 94801-2626-

PropID:  
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **200 BARRETT AVE RICHMOND, CA 94801-2626** **failed** the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/15/2026 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>
3.5	Bathroom/Window Condition Master bedroom bathroom window discolored - remove/repair/repaint
4.4	Other Rooms/Security remove key lock door from bedroom
2.8	Kitchen/Floor Condition flooring damaged - repair /replace

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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



4/30/2026

**FAILED INSPECTION NOTICE**

Fallen Leaf Properties Llc  
1032 E 14Th St  
San Leandro, CA 94577-3731

Property:  
448 20TH ST  
RICHMOND, CA 94801-3266-

PropID:  
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **448 20TH ST RICHMOND, CA 94801-3266** failed the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/15/2026 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>
3.3	Bathroom/Electrical Hazards master bedroom GFCI outlet missing
3.7	Bathroom/Wall Condition hallway bathroom toilet tissue holder missing

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,

City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Kirk A Tre Wilcox  
Po Box 102  
Lagunitas, CA 94938

Property:  
876 LASSEN ST  
RICHMOND, CA 94805-1447-

PropID:  
Client ID: 19352

Dear Owner/Agent,

This letter is to inform you that your property at **876 LASSEN ST RICHMOND, CA 94805-1447** failed the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/12/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Barbara A Tre Tucker  
7280 Lauras Ln  
Vacaville, CA 95688

Property:  
768 YUBA ST  
RICHMOND, CA 94805-1569-

PropID:  
Client ID: 19277

Dear Owner/Agent,

This letter is to inform you that your property at **768 YUBA ST RICHMOND, CA 94805-1569** failed the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/12/2026 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.
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.
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. - Non GFCI receptacles
5.3	Secondary Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - Laundry room



4/30/2026

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Merchant Properties Llc  
406 Linda Ave  
Piedmont, CA 94611

Property:  
3512 BARRETT AVE  
RICHMOND, CA 94805-2100-

PropID:  
Client ID: 18758

Dear Owner/Agent,

This letter is to inform you that your property at **3512 BARRETT AVE RICHMOND, CA 94805-2100** **failed** the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/15/2026 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, thermostat has no display. Repair
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground.
4.3	Other Rooms/Electrical Hazards No access to outlets, tenant to clear items to allow access for inspection
4.5	Other Rooms/Window Condition No access, tenant to clear path to window
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
3.12	Bathroom/Tub or Shower Resurface tub
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by kitchen sink
2.12	Kitchen/Sink Resurface kitchen sink



4/30/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Merchant Properties Llc  
406 Linda Ave  
Piedmont, CA 94611

Property:  
3518 BARRETT AVE  
RICHMOND, CA 94805-2100-

PropID:  
Client ID: 18758

Dear Owner/Agent,

This letter is to inform you that your property at **3518 BARRETT AVE RICHMOND, CA 94805-2100** **failed** the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/15/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.4	Bathroom/Security Remove keyed entry lock from bathroom door
2.11	Kitchen/Refrigerator Light inoperable, repair



4/30/2026

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Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Merchant Properties Llc  
406 Linda Ave  
Piedmont, CA 94611

Property:  
3522 BARRETT AVE  
RICHMOND, CA 94805-2100-

PropID:  
Client ID: 18758

Dear Owner/Agent,

This letter is to inform you that your property at **3522 BARRETT AVE RICHMOND, CA 94805-2100** **failed** the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/15/2026 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.
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.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
4.5	Other Rooms/Window Condition Cut down brush pressed against window (fire exit)
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles in kitchen by sink
2.12	Kitchen/Sink Resurface kitchen sink



4/30/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Merchant Properties Llc  
406 Linda Ave  
Piedmont, CA 94611

Property:  
3514 BARRETT AVE  
RICHMOND, CA 94805-2100-

PropID:  
Client ID: 18758

Dear Owner/Agent,

This letter is to inform you that your property at **3514 BARRETT AVE RICHMOND, CA 94805-2100** **failed** the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/15/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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.
3.12	Bathroom/Tub or Shower Resurface tub
3.6	Bathroom/Ceiling Condition Repair cracks on ceiling
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Window screen worn out, replace
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacle by sink
2.10	Kitchen/Stove or Range with Oven Range hood fan inoperable, repair
2.5	Kitchen/Window Condition Window screen worn out, replace
2.12	Kitchen/Sink Resurface kitchen sink



4/30/2026

**FAILED INSPECTION NOTICE**

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City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Shanshan Sun  
Crystal Huang  
1727 Elm Street  
El Cerrito, CA 94530

Property:  
3919 NEVIN AVE  
RICHMOND, CA 94805-2236-

PropID:  
Client ID: 19191

Dear Owner/Agent,

This letter is to inform you that your property at **3919 NEVIN AVE RICHMOND, CA 94805-2236** failed the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/12/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector
3.12	Bathroom/Tub or Shower 1. Rear bathroom shower door handle damaged, repair or replace handle  2. Front bathroom shower head spraying water in rear, repair
8.7	General Health and Safety/Other Interior Hazards Install key blanks in fuse panel in garage, there are quite a few openings in fuse panel.



4/30/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Vahe Minassian  
3528 Barrett Ave  
Richmond, CA 94805

Property:  
465 36TH ST  
RICHMOND, CA 94805-4500-

PropID:  
Client ID: 18771

Dear Owner/Agent,

This letter is to inform you that your property at **465 36TH ST RICHMOND, CA 94805-4500** failed the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/15/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2425 LANCASTER DR Apt 5  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2425 LANCASTER DR Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/15/2026 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>
4.5	Other Rooms/Window Condition Clean/remove discoloration on window and window frame
3.13	Bathroom/Ventilation Bathroom vent fan inoperable, repair
2.5	Kitchen/Window Condition Lower fixed window rusted inside, replace

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City of Richmond  
Residential Rental Inspections Program



4/30/2026

**FAILED INSPECTION NOTICE**

Shek Cheong & Li Qing Yu Yip  
679 35Th Ave  
San Francisco, CA 94121

Property:  
3160 BIRMINGHAM AVE  
RICHMOND, CA 94806-2635-

PropID:  
Client ID: 19415

Dear Owner/Agent,

This letter is to inform you that your property at **3160 BIRMINGHAM AVE RICHMOND, CA 94806-2635** failed the Housing Quality Standards (HQS) inspection on 04/29/2026.

**A re-inspection has been scheduled for 06/15/2026 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Cabinet door missing 1/2 bath level 1
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall weeds and grass in rear yard
8.1	General Health and Safety/Access to Unit Patio screen door damaged, repair
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Common area smoke detector level 1 inoperable, repair or replace  2. Common area smoke detector level 2 missing, replace  3. Install carbon monoxide detector level 2
3.13	Bathroom/Ventilation Remove excessive dust build up on vent fan
4.7	Other Rooms/Wall Condition Repair hole on wall behind door



4/30/2026

**FAILED INSPECTION NOTICE**

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