



5/12/2025

FAILED INSPECTION NOTICE

Elodia Gutierrez
246 7Th Street
Richmond, CA 94801

Property:
686 9TH ST
RICHMOND, CA 94801-2718-

PropID:
Client ID: 3812

Dear Owner/Agent,

This letter is to inform you that your property at **686 9TH ST RICHMOND, CA 94801-2718** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/09/2025 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>	<u>Tenant/Owner</u>
1.2	Living Room/Electricity NO ELECTRICITY IN UNIT, UNABLE TO INSPECT OUTLETS	T
4.2	Other Rooms/Electricity/Illumination Interrupted electric service is an EMERGENCY FAIL ITEM and must be corrected immediately.	T
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.3	Other Rooms/Electrical Hazards Outlet underneath window missing cover plate, replace	T
2.2	Kitchen/Electricity Interrupted electric service is an emergency fail item and must be corrected immediately.	T
3.2	Bathroom/Electricity Interrupted electric service is an emergency fail item and must be corrected immediately.	T
8.1	General Health and Safety/Access to Unit Install knob on rear security gate	O



5/12/2025

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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.

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



5/12/2025

FAILED INSPECTION NOTICE

Elodia Gutierrez
246 7Th Street
Richmond, CA 94801

Property:
23 7TH ST
RICHMOND, CA 94801-3511-

PropID:
Client ID: 3812

Dear Owner/Agent,

This letter is to inform you that your property at **23 7TH ST RICHMOND, CA 94801-3511** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/09/2025 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.1	Bathroom/Bathroom Present NO ACCESS TO REAR BATHROOM, TENANT HAS ROOMMATE WHO WASNT NOTIFIED OF INSPECTION. Bathroom 2 must be inspected	T
4.4	Other Rooms/Security NO ACCESS TO BEDROOM #3 IN REAR OF UNIT, room must be inspected. Tenant has roommate who wasnt notified of inspection	T
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. Install handrail on front stairs, 4 or more stairs present.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
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.	O
8.7	General Health and Safety/Other Interior Hazards Install common area smoke detector Install carbon monoxide detector in unit	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Seat needs repair/replacement.	T
2.10	Kitchen/Stove or Range with Oven Front left burner not self lighting, repair	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Elodia Gutierrez
246 7Th Street
Richmond, CA 94801

Property:
167 6TH ST
RICHMOND, CA 94801-3588-

PropID:
Client ID: 3812

Dear Owner/Agent,

This letter is to inform you that your property at **167 6TH ST RICHMOND, CA 94801-3588** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/09/2025 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>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition Tenant to move furniture blocking window bedroom #3	T

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



5/12/2025

FAILED INSPECTION NOTICE

Elodia Gutierrez
246 7Th Street
Richmond, CA 94801

Property:
165 6TH ST
RICHMOND, CA 94801-3588-

PropID:
Client ID: 3812

Dear Owner/Agent,

This letter is to inform you that your property at **165 6TH ST RICHMOND, CA 94801-3588** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/09/2025 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>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
4.5	Other Rooms/Window Condition Install quick release for security bars in all 3 bedrooms	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Low hot water pressure, repair	O
1.5	Living Room/Window Condition Install quick release for security bars	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Thermostat has no display, repair	O



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Sincerely,

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Charles D Palenchar
13434 Arnold Dr
Glen Ellen, CA 95442-9302

Property:
325 TEWKSBURY AVE
RICHMOND, CA 94801-3831-

PropID:
Client ID: 2066

Dear Owner/Agent,

This letter is to inform you that your property at **325 TEWKSBURY AVE RICHMOND, CA 94801-3831** **failed** the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/09/2025 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>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition Tenant to clear items blocking direct access to window, fire exit must be free and clear of items	T
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	O
3.3	Bathroom/Electrical Hazards Install GFI protected outlet by sink	O
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall weeds in yard	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4145 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4145 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/15/2025 between 09:00AM and 12:00PM.

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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven Tenant to clean excessive grease splatter on range hood, stove and walls surrounding stove	T
2.12	Kitchen/Sink Dishwasher inoperable, repair	O
2.3	Kitchen/Electrical Hazards Replace cracked receptacle at end of countertop	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair	O
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair Install patio door screen	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
3.7	Bathroom/Wall Condition Towel rack damaged, repair	O
1.3	Living Room/Electrical Hazards Replace cracked receptacle right of patio door	O
3.3	Bathroom/Electrical Hazards GFI outlet has hot/neutral reverse, repair	O
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle, left of window	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4147 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4147 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/15/2025 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.



5/12/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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.	O
2.12	Kitchen/Sink Dishwasher inoperable, repair	O
2.7	Kitchen/Wall Condition Repair bubbling paint on left side of stove	O
8.7	General Health and Safety/Other Interior Hazards CO2 detector inoperable level 1, repair or replace	O
8.1	General Health and Safety/Access to Unit 1 - Patio light inoperable, repair 2 - Install patio screen	O
1.3	Living Room/Electrical Hazards 1- Secure outlet right of patio door to wall, outlet is loose 2- replace cracked receptacle in dining room	O
4.5	Other Rooms/Window Condition Window lock inoperable, repair	O
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle on center wall	O
3.12	Bathroom/Tub or Shower Rust in tub, repair	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4149 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4149 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/15/2025 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>	<u>Tenant/Owner</u>
8.1	General Health and Safety/Access to Unit Front entrance and patio lights inoperable, repair	O
4.5	Other Rooms/Window Condition Tenant to clear items blocking clear access to window, fire exit must be free and clear of obstruction	T
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as a dishwasher must drain through garbage disposal.	O



5/12/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4157 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4157 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/15/2025 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.



5/12/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.5	Other Rooms/Window Condition Clean discoloration in window	T
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet seat damaged, repair Toilet wont flush, repair	O
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 insturctions.	O
2.3	Kitchen/Electrical Hazards Kitchen light inoperable, repair	O
2.5	Kitchen/Window Condition Window screen torn, repair	O
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair Tenant to clean grease splatter on stove, range hood and wall surrounding stove.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater level 1 inoperable	O

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Sincerely,

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4159 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4159 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/15/2025 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>	<u>Tenant/Owner</u>
8.1	General Health and Safety/Access to Unit Install patio screen	O
4.5	Other Rooms/Window Condition Tenant to move furniture blocking access to window, fire exit must be free and clear of obstruction	T
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.	O
3.12	Bathroom/Tub or Shower Shower head leaking, repair	O



5/12/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4165 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4165 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/15/2025 between 09:00AM and 12:00PM.

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5/12/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.3	Living Room/Electrical Hazards Replace cracked receptacle in hallway level 1 Replace cracked receptacle in dining room	O
3.13	Bathroom/Ventilation Vent fan level 1 MAKING LOUD GRINDING NOISE, REPAIR	O
1.8	Living Room/Floor Condition CARPETING TORN AND LIFTING , REPAIR	O
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Drawer.	O
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove, range hood and wall surrounding stove	T
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal	O
2.11	Kitchen/Refrigerator Refrigerator light inoperable, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Interior stairs or common halls pose a danger to the tenant of tripping or falling. Stairs are loose and damaged, repair structure of interior stairs as they are presenting a hazard	O
4.4	Other Rooms/Security Repair damaged door frame	O
4.5	Other Rooms/Window Condition Clean discoloration on window	T
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle on left wall and install cover plate Light inoperable, repair	O
4.6	Other Rooms/Ceiling Condition Light pull on ceiling fan damaged, repair	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor	O
3.12	Bathroom/Tub or Shower Tub knob missing, replace Glass shower door off track, repair	O



5/12/2025

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4169 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4169 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/15/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards CO2 level 1 inoperable, replace as unit has exceeded 10 year lifespan	O
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.	O
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair	O
2.12	Kitchen/Sink Install permanent mounted rubber splashguard	O
8.1	General Health and Safety/Access to Unit Patio screen off track, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down brush leaning against rear of unit	O
4.5	Other Rooms/Window Condition Tenant to move furniture blocking window (fire exit)	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater level 2 inoperable, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Stairway = Railing loosened from wall.	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4163 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4163 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/15/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.4	Living Room/Security Lock striker plate must work and be securely fastened to door frame.	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
4.5	Other Rooms/Window Condition Window lock missing, install	O
	Repair window as window wont stay open without prop	
3.12	Bathroom/Tub or Shower Shower head leaking, repair	O
2.10	Kitchen/Stove or Range with Oven Stove operating light stays on and will not shut off, repair	O



5/12/2025

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City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4143 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4143 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
8.1	General Health and Safety/Access to Unit Patio door hard to open, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater level 2 inoperable,, repair	O
4.5	Other Rooms/Window Condition Right window lock inoperable, repair	O
2.12	Kitchen/Sink Dishwasher drains through airgap, repair as drain must go through garbage disposal	O
2.11	Kitchen/Refrigerator Refrigerator/Freezer does not maintain temperature.	O



5/12/2025

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



5/12/2025

FAILED INSPECTION NOTICE

Ching Yi & Yu-Chun Jiang
Reza Sadjadi
Po Box 20622
El Sobrante, CA 94820

Property:
3700 BLACK FEATHER DR
RICHMOND, CA 94803-2124-

PropID:
Client ID: 1844

Dear Owner/Agent,

This letter is to inform you that your property at **3700 BLACK FEATHER DR RICHMOND, CA 94803-2124** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/15/2025 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>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink Rust in kitchen sink around drain, repair	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Salter M Teresita
1340 Big Plum Dr
Sebastopol, CA 95472-5601

Property:
5121 RAIN CLOUD DR
RICHMOND, CA 94803-2618-

PropID:
Client ID: 2060

Dear Owner/Agent,

This letter is to inform you that your property at **5121 RAIN CLOUD DR RICHMOND, CA 94803-2618** **failed** the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/15/2025 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>	<u>Tenant/Owner</u>
8.1	General Health and Safety/Access to Unit Install door sweep on garage door that leads to exterior of unit	O
3.12	Bathroom/Tub or Shower Shower head leaking, repair	O
4.5	Other Rooms/Window Condition Tenant to move furniture blocking direct access to window, fire exit must be free of items blocking	T
4.4	Other Rooms/Security Tenant to clear excessive amount of items in room, unable to inspect room as personal belongings were blocking clear entrance to room	T



5/12/2025

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Elodia Gutierrez
246 7Th Street
Richmond, CA 94801

Property:
435 S 16TH ST
RICHMOND, CA 94804-2521-

PropID:
Client ID: 3812

Dear Owner/Agent,

This letter is to inform you that your property at **435 S 16TH ST RICHMOND, CA 94804-2521** failed the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/09/2025 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.



5/12/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</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.	O
4.5	Other Rooms/Window Condition Tenant to clear items to allow direct access to quick release for security bars	T
4.3	Other Rooms/Electrical Hazards Light fixture cover missing, replace	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
2.11	Kitchen/Refrigerator Refrigerator Leakage Present.	O
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.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven Replace range hood, range hood has peeling paint and rust present burners not self lighting, repair tenant to remove foil from stove as it can retain oil and become hazard	O
8.4	General Health and Safety/Garbage and Debris Remove excessive amount of building supplies that are unsecured from rear of unit	T
8.10	General Health and Safety/Site and Neighborhood Conditions Install handrail on rear stairs	O



5/12/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Janet L Johnson
232 Drakes Bay Ct
Point Richmond, CA 94801-4127

Property:
3732 CENTER AVE
RICHMOND, CA 94804-3317-

PropID:
Client ID: 3604

Dear Owner/Agent,

This letter is to inform you that your property at **3732 CENTER AVE RICHMOND, CA 94804-3317** **failed** the Housing Quality Standards (HQS) inspection on 05/02/2025.

A re-inspection has been scheduled for 07/09/2025 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.



5/12/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
4.5	Other Rooms/Window Condition 1- Tenant to move items blocking direct access to window 2- Tenant to clean discoloration in window and on window seal	T
3.12	Bathroom/Tub or Shower Leak behind center control knob, repair	O
3.5	Bathroom/Window Condition Clean discoloration	T
3.8	Bathroom/Floor Condition Clean discoloration	T
8.7	General Health and Safety/Other Interior Hazards Install common area smoke detector and mount carbon monoxide detector on wall	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Top of front entry handrail has dry rotted wood with exposed nails, repair	O
1.3	Living Room/Electrical Hazards Living room and dining room outlets have open grounds, repair	O
1.5	Living Room/Window Condition Tenant to clean discoloration in window and on window seal	T
2.3	Kitchen/Electrical Hazards Outlet behind stove missing coverplate, replace	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



5/12/2025

FAILED INSPECTION NOTICE

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