



5/12/2025

FAILED INSPECTION NOTICE

Yann Kneubuhler & Alice Chee
1 Waterline Pl
Richmond, CA 94801

Property:
490 WESTERN
RICHMOND, CA 94801-

PropID:
Client ID: 19525

Dear Owner/Agent,

This letter is to inform you that your property at **490 WESTERN RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

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>
8.7	General Health and Safety/Other Interior Hazards Insert blank key inside of fuse panel to fill opening, located in garage	O
8.6	General Health and Safety/Interior Stairs and Common Halls Remove old smoke detector base located above stairwell and old detectors in bedrooms	O

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

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
848 17TH ST
RICHMOND, CA 94801-2408-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **848 17TH ST RICHMOND, CA 94801-2408** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet by garage entrance is inoperable, repair	O

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



5/12/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
789 18TH ST
RICHMOND, CA 94801-2430-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **789 18TH ST RICHMOND, CA 94801-2430** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Rear heater inoperable, repair	O
3.12	Bathroom/Tub or Shower Recaulk interior of tub, damaged	O
5.3	Secondary Rooms/Electrical Hazards Hall light in laundry area inoperable, repair	O

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



5/12/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
965 15TH ST
RICHMOND, CA 94801-2457-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **965 15TH ST RICHMOND, CA 94801-2457** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	O

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



5/12/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
977 15TH ST
RICHMOND, CA 94801-2457-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **977 15TH ST RICHMOND, CA 94801-2457** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace	O
8.7	General Health and Safety/Other Interior Hazards Install CO2 detector in unit, gas appliances present	O
2.11	Kitchen/Refrigerator Repair Replace missing/loose Refrig handle.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, 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 instructions.	O



5/12/2025

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
637 19TH ST Apt 1
RICHMOND, CA 94801-2859-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **637 19TH ST Apt 1 RICHMOND, CA 94801-2859** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detetor in unit, unable to locate and gas appliances present	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
4.5	Other Rooms/Window Condition Tenant to clear items in room to allow clear path to window. Fire exit must be free and clear of egress	T
4.3	Other Rooms/Elecrtical Hazards No access to outlets in bedroom, clear items to allow access to outlets for testing	T
3.3	Bathroom/Electrical Hazards GFI outlet inoperable, replace	O
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	O
2.3	Kitchen/Electrical Hazards GFI outlet inoperable, replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



5/12/2025

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
637 19TH ST Apt 2
RICHMOND, CA 94801-2859-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **637 19TH ST Apt 2 RICHMOND, CA 94801-2859** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, install	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present	O
4.5	Other Rooms/Window Condition Tenant to move items to allow clear access to window	T
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
8.4	General Health and Safety/Garbage and Debris Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances	O
2.10	Kitchen/Stove or Range with Oven Range hood has heavy black discoloration and missing screen. Repair or replace	O



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City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
637 19TH ST Apt 3
RICHMOND, CA 94801-2859-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **637 19TH ST Apt 3 RICHMOND, CA 94801-2859** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Replace/repair damaged railing level 2 common pathway leading to units 3-6	O
1.3	Living Room/Electrical Hazards Outlet left of heater cracked receptacle. replace. Outlets have open grounds, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace	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 instructions.	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair	O
3.3	Bathroom/Electrical Hazards Install GFI outlet in bathroom	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
2.3	Kitchen/Electrical Hazards Install GFI outlet above sink	O
2.6	Kitchen/Ceiling Condition Kitchen vent to be replaced, making loud noise while in use	O
7.2	Heating and Plumbing/Safety of Heating Equipment Repair lower pilot light cover on heater, damaged and will not close as designed	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



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5/12/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
637 19TH ST Apt 4
RICHMOND, CA 94801-2859-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **637 19TH ST Apt 4 RICHMOND, CA 94801-2859** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Replace/repair damaged railing level 2 common pathway leading to units 3-6	O
8.6	General Health and Safety/Interior Stairs and Common Halls CO2 detector inoperable, repair or replace	O
3.12	Bathroom/Tub or Shower Repair damaged grout in inside of tub	O



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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
637 19TH ST Apt 5
RICHMOND, CA 94801-2859-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **637 19TH ST Apt 5 RICHMOND, CA 94801-2859** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions Replace/repair damaged railing level 2 common pathway leading to units 3-6	O
2.6	Kitchen/Ceiling Condition Repair vent fan above stove, making loud noise as flap from roof opens/closes	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair	O



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5/12/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
637 19TH ST Apt 6
RICHMOND, CA 94801-2859-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **637 19TH ST Apt 6 RICHMOND, CA 94801-2859** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Replace/repair damaged railing level 2 common pathway leading to units 3-6	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present	O
4.5	Other Rooms/Window Condition Clean black discoloration on window	T
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair	O
2.3	Kitchen/Electrical Hazards GFI inoperable, replace	O
2.10	Kitchen/Stove or Range with Oven Clean excessive grease splatter on stove and range hood	T



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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
2003 BARRETT AVE
RICHMOND, CA 94801-3330-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **2003 BARRETT AVE RICHMOND, CA 94801-3330** **failed** the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair. Thermostat has no display	O
4.5	Other Rooms/Window Condition Left window hard to open, repair	O
3.6	Bathroom/Ceiling Condition Repair hole in ceiling. Complete repairs to ceiling	O
3.12	Bathroom/Tub or Shower Shower head leaking, repair	O
2.5	Kitchen/Window Condition Clean black discoloration in window	T
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches. Evidence of heavy roach infestation in unit	O
8.4	General Health and Safety/Garbage and Debris Tenant to declutter unit and remove all dead bugs from appliances	T



5/12/2025

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5/12/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
2005 BARRETT AVE
RICHMOND, CA 94801-3330-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **2005 BARRETT AVE RICHMOND, CA 94801-3330** **failed** the Housing Quality Standards (HQS) inspection on 05/05/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Handle Broken.	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
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
4.5	Other Rooms/Window Condition Tenant to move furniture blocking clear access to window (fire exit)	T
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector to be replaces, exceeds 10 year life span	O
2.10	Kitchen/Stove or Range with Oven Front left burner not self lighting, repair	O
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Replace for outlet underneath sink	O



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5/12/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
2007 BARRETT AVE
RICHMOND, CA 94801-3330-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **2007 BARRETT AVE RICHMOND, CA 94801-3330** **failed** the Housing Quality Standards (HQS) inspection on 05/05/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector and carbon monoxide detectors inoperable, repair or replace	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 instructions.	O
2.10	Kitchen/Stove or Range with Oven REPLACE RANGE HOOD AS IT IS INOPERABLE AND HAS PEELING PAINT AND RUST	O
1.8	Living Room/Floor Condition The floor condition poses a danger to the tenant of tripping or falling. Complete floor repairs at front entry	O



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5/12/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
156 MARINA WAY
RICHMOND, CA 94801-3573-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **156 MARINA WAY RICHMOND, CA 94801-3573** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace	O
8.7	General Health and Safety/Other Interior Hazards CO2 detector inoperable, repair or replace	O
4.3	Other Rooms/Electrical Hazards Replace damaged receptacles	O
	Outlets have open grounds, repair	
3.3	Bathroom/Electrical Hazards Install GFI receptacle	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
8.1	General Health and Safety/Access to Unit Rear deck light inoperable, repair	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

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
154 MARINA WAY
RICHMOND, CA 94801-3573-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **154 MARINA WAY RICHMOND, CA 94801-3573** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
7.2	Heating and Plumbing/Safety of Heating Equipment Thermostat cover missing, replace	O
4.3	Other Rooms/Electrical Hazards Replace damaged cracked receptacles	O
	Outlets have open grounds, repair	
4.5	Other Rooms/Window Condition Clean black discoloration on window	T
3.5	Bathroom/Window Condition Clean black discoloration	T
3.6	Bathroom/Ceiling Condition Clean black discoloration	T
1.3	Living Room/Electrical Hazards Replace cracked receptacle located underneath window	O
8.1	General Health and Safety/Access to Unit Rear deck light inoperable, 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

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
152 MARINA WAY
RICHMOND, CA 94801-3573-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **152 MARINA WAY RICHMOND, CA 94801-3573** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
2.3	Kitchen/Electrical Hazards Replace GFI outlet, inoperable and wont reset	O
1.4	Living Room/Security Install door sweep on front door to prevent air/light intrusion	O
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair	O
8.7	General Health and Safety/Other Interior Hazards CO2 detector inoperable, replace	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair	O
4.5	Other Rooms/Window Condition Clear items blocking access to window	T
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.	O
2.13	Kitchen/Space for Storage, Prep and Serving Install outlet coverplate on outlet located underneath sink	O
8.1	General Health and Safety/Access to Unit Rear deck light inoperable, 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

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
146 MARINA WAY
RICHMOND, CA 94801-3573-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **146 MARINA WAY RICHMOND, CA 94801-3573** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
8.7	General Health and Safety/Other Interior Hazards CO2 detector inoperable, repair or replace	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 instructions.	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair Replace damaged coverplate on receptacle right of window	O
4.5	Other Rooms/Window Condition Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction	T
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint/ heavy signs of wear and tear inside of tub	O
1.5	Living Room/Window Condition No access to windows, tenant to clear items to allow access for inspection	T
1.3	Living Room/Electrical Hazards Outlets have open grounds, 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

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
148 MARINA WAY
RICHMOND, CA 94801-3573-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **148 MARINA WAY RICHMOND, CA 94801-3573** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

A re-inspection has been scheduled for 07/16/2025 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>
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair	O
4.3	Other Rooms/Electrical Hazards Declutter room, no access to outlets for inspection	T
4.5	Other Rooms/Window Condition Tenant to move items blocking clear access to window, fire exit must be free of obstruction	T
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
2.10	Kitchen/Stove or Range with Oven Front left burner not self lighting, 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

9Tyninelle
505 14Th St Suite 900
Oakland, CA 94612

Property:
120 18TH ST Apt 2
RICHMOND, CA 94801-3616-

PropID:
Client ID: 19521

Dear Owner/Agent,

This letter is to inform you that your property at **120 18TH ST Apt 2 RICHMOND, CA 94801-3616** failed the Housing Quality Standards (HQS) inspection on 05/05/2025.

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>
1.3	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.	O
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.	O

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
4456 WHITECLIFF WAY
RICHMOND, CA 94803-2445-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **4456 WHITECLIFF WAY RICHMOND, CA 94803-2445** **failed** the Housing Quality Standards (HQS) inspection on 05/05/2025.

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>
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.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Central Heat Not Working Properly. Complete repairs to heater	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair	O



5/12/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program