



5/27/2025

**FAILED INSPECTION NOTICE**

Richmond Neighborhood Housing  
3220 Blume Dr Suite 198  
Richmond, CA 94805

Property:  
521 S 16TH ST  
RICHMOND, CA 94801-

PropID:  
Client ID: 5915

Dear Owner/Agent,

This letter is to inform you that your property at **521 S 16TH ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 05/08/2025.

**A re-inspection has been scheduled for 07/01/2025 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>
1.6	Living Room/Ceiling Condition Ceiling damaged – repair	O
1.8	Living Room/Floor Condition Carpeting throughout entire unit Bündchen very badly – safety/tripping hazard – repair/replace	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



5/27/2025

**FAILED INSPECTION NOTICE**

Richmond Neighborhood Housing  
3220 Blume Dr Suite 198  
Richmond, CA 94805

Property:  
137 S 6TH ST  
RICHMOND, CA 94804-2305-

PropID:  
Client ID: 5915

Dear Owner/Agent,

This letter is to inform you that your property at **137 S 6TH ST RICHMOND, CA 94804-2305** failed the Housing Quality Standards (HQS) inspection on 05/08/2025.

**A re-inspection has been scheduled for 07/01/2025 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>
7.2	Heating and Plumbing/Safety of Heating Equipment Remove egress blocking heater	T
8.1	General Health and Safety/Access to Unit Garage door not working properly – repair/replace	O
2.3	Kitchen/Electrical Hazards GFCI outlet missing in kitchen – repair/replace	O
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing	O
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway, smoke Detector not working properly – repair/replace	O
4.10	Other Rooms/Smoke Detectors Bedroom smoke detector not working properly – repair/replace	O
4.4	Other Rooms/Security Bedroom door, striker, plate missing – repair/replace	O
1.4	Living Room/Security Front door door, striker plate missing – repair/replace	O
6.4	Building Exterior/Condition of Exterior Surfaces Paint on back and side of house very badly worn/peeling/deteriorated – repair/repaint	O



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Sincerely,

City of Richmond  
Residential Rental Inspections Program



5/27/2025

**FAILED INSPECTION NOTICE**

Richmond Neighborhood Housing  
3220 Blume Dr Suite 198  
Richmond, CA 94805

Property:  
144 S 6TH ST  
RICHMOND, CA 94804-2306-

PropID:  
Client ID: 5915

Dear Owner/Agent,

This letter is to inform you that your property at **144 S 6TH ST RICHMOND, CA 94804-2306** failed the Housing Quality Standards (HQS) inspection on 05/08/2025.

**A re-inspection has been scheduled for 07/01/2025 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>
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing	O
2.12	Kitchen/Sink Garbage disposal not working properly – repair/replace	O
2.3	Kitchen/Electrical Hazards GFCI outlet missing in kitchen – repair/replace	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



5/27/2025

**FAILED INSPECTION NOTICE**

Richmond Neighborhood Housing  
3220 Blume Dr Suite 198  
Richmond, CA 94805

Property:  
121 S HARBOUR WAY  
RICHMOND, CA 94804-2425-

PropID:  
Client ID: 5915

Dear Owner/Agent,

This letter is to inform you that your property at **121 S HARBOUR WAY RICHMOND, CA 94804-2425** **failed** the Housing Quality Standards (HQS) inspection on 05/08/2025.

**A re-inspection has been scheduled for 07/01/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly – repair/replace	O
4.4	Other Rooms/Security Remove egress From behind bedroom door door	T
8.1	General Health and Safety/Access to Unit Garage door not working properly – repair/replace	O
2.4	Kitchen/Security Bottom hinge on Kitchen door to garage Not properly secured – repair/replace	O



5/27/2025

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Residential Rental Inspections Program



5/27/2025

**FAILED INSPECTION NOTICE**

Richmond Neighborhood Housing  
3220 Blume Dr Suite 198  
Richmond, CA 94805

Property:  
318 S 16TH ST  
RICHMOND, CA 94804-2520-

PropID:  
Client ID: 5915

Dear Owner/Agent,

This letter is to inform you that your property at **318 S 16TH ST RICHMOND, CA 94804-2520** failed the Housing Quality Standards (HQS) inspection on 05/08/2025.

**A re-inspection has been scheduled for 07/01/2025 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 Remove egress blocking water heater	T
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing	O
3.3	Bathroom/Electrical Hazards GFCI outlet missing in bathroom – repair/replace	O
2.3	Kitchen/Electrical Hazards GFCI outlet missing in kitchen – repair/replace	O



5/27/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program





5/27/2025

**FAILED INSPECTION NOTICE**

Richmond Neighborhood Housing  
3220 Blume Dr Suite 198  
Richmond, CA 94805

Property:  
521 S 24TH ST  
RICHMOND, CA 94804-3915-

PropID:  
Client ID: 5915

Dear Owner/Agent,

This letter is to inform you that your property at **521 S 24TH ST RICHMOND, CA 94804-3915** failed the Housing Quality Standards (HQS) inspection on 05/08/2025.

**A re-inspection has been scheduled for 07/01/2025 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>
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing	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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Sincerely,

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Residential Rental Inspections Program



5/27/2025

**FAILED INSPECTION NOTICE**

Richmond Neighborhood Housing  
3220 Blume Dr Suite 198  
Richmond, CA 94805

Property:  
561 S 29TH ST  
RICHMOND, CA 94804-4013-

PropID:  
Client ID: 5915

Dear Owner/Agent,

This letter is to inform you that your property at **561 S 29TH ST RICHMOND, CA 94804-4013** failed the Housing Quality Standards (HQS) inspection on 05/08/2025.

**A re-inspection has been scheduled for 07/01/2025 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>
1.4	Living Room/Security Doorbell. Not working properly – repair/replace.	O
2.3	Kitchen/Electrical Hazards Kitchen GFCI outlet missing – repair/replace	O
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing	O
4.8	Other Rooms/Floor Condition Carpet lip, lifting up in bedroom entryway – repair/replace	O



5/27/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

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Residential Rental Inspections Program



5/27/2025

**FAILED INSPECTION NOTICE**

Richmond Neighborhood Housing  
3220 Blume Dr Suite 198  
Richmond, CA 94805

Property:  
565 S 29TH ST  
RICHMOND, CA 94804-4013-

PropID:  
Client ID: 5915

Dear Owner/Agent,

This letter is to inform you that your property at **565 S 29TH ST RICHMOND, CA 94804-4013** failed the Housing Quality Standards (HQS) inspection on 05/08/2025.

**A re-inspection has been scheduled for 07/01/2025 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 not working properly – repair/replace	O
8.7	General Health and Safety/Other Interior Hazards Living room smoke detector missing	O
4.4	Other Rooms/Security Remove egress from blocking bedroom door from opening all the way	T
4.8	Other Rooms/Floor Condition Carpet Add bedroom entryway, starting to come up – tripping hazard – repair/replace	O
8.3	General Health and Safety/Evidence of Infestation Roach infestation – remove	O
2.3	Kitchen/Electrical Hazards GFCI outlet missing – repair/replace	O
2.12	Kitchen/Sink Faucet handle broken not properly secured – repair/replace	O



5/27/2025

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5/27/2025

**FAILED INSPECTION NOTICE**

Richmond Neighborhood Housing  
3220 Blume Dr Suite 198  
Richmond, CA 94805

Property:  
563 S 29TH ST  
RICHMOND, CA 94804-4013-

PropID:  
Client ID: 5915

Dear Owner/Agent,

This letter is to inform you that your property at **563 S 29TH ST RICHMOND, CA 94804-4013** failed the Housing Quality Standards (HQS) inspection on 05/08/2025.

**A re-inspection has been scheduled for 07/01/2025 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>
4.10	Other Rooms/Smoke Detectors Bedroom smoke detector missing	O
3.3	Bathroom/Electrical Hazards Bathroom GFCI outlet Not Testing/working properly – repair/replace	O
2.12	Kitchen/Sink Faucet handle loose – repair/replace	O
1.8	Living Room/Floor Condition Front door plate, not properly secure – repair/replace	O
1.4	Living Room/Security Front door door knob, damaged – repair/replace	O



5/27/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



5/27/2025

**FAILED INSPECTION NOTICE**

Joanna Anat Cooper  
Dina Pollack  
6118 San Jose Ave  
Richmond, CA 94804

Property:  
6120 SAN JOSE AVE  
RICHMOND, CA 94804-5740-

PropID:  
Client ID: 13028

Dear Owner/Agent,

This letter is to inform you that your property at **6120 SAN JOSE AVE RICHMOND, CA 94804-5740** **failed** the Housing Quality Standards (HQS) inspection on 05/08/2025.

**A re-inspection has been scheduled for 07/01/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Property backyard area, large amount of growth – cut/remove	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program





5/27/2025

**FAILED INSPECTION NOTICE**

Joanna Anat Cooper  
Dina Pollack  
6118 San Jose Ave  
Richmond, CA 94804

Property:  
6118 SAN JOSE AVE  
RICHMOND, CA 94804-5740-

PropID:  
Client ID: 13028

Dear Owner/Agent,

This letter is to inform you that your property at **6118 SAN JOSE AVE RICHMOND, CA 94804-5740** **failed** the Housing Quality Standards (HQS) inspection on 05/08/2025.

**A re-inspection has been scheduled for 07/01/2025 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>
8.7	General Health and Safety/Other Interior Hazards First floor, smoke detector missing	O
8.10	General Health and Safety/Site and Neighborhood Conditions Front of property has large amount of overgrowth– Cut/remove	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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