



5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
1930 PENNSYLVANIA AVE
RICHMOND, CA 94801-2512-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **1930 PENNSYLVANIA AVE RICHMOND, CA 94801-2512** failed the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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>
6.4	Building Exterior/Condition of Exterior Surfaces Chipping and peeling paint on front of house. remove or repaint.	O
8.10	General Health and Safety/Site and Neighborhood Conditions Cut and remove overgrown grass and trees from front and back yard.	O
7.4	Heating and Plumbing/Water Heater Cannot locate water heater.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment non working heater repair or replace.	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches chipping and peeling paint front porch. remove or repaint.	O
4.4	Other Rooms/Security remove keylock	O



5/27/2025

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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

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
612 18TH ST
RICHMOND, CA 94801-2816-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **612 18TH ST RICHMOND, CA 94801-2816** failed the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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>
4.10	Other Rooms/Smoke Detectors non working smoke detector replace.	O
8.6	General Health and Safety/Interior Stairs and Common Halls Non working smoke and CO detector.	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

Peter J & Jenny H Pan
5809 Lassen St
El Cerrito, CA 94530

Property:
1912 BARRETT AVE Apt 2
RICHMOND, CA 94801-2853-

PropID:
Client ID: 8432

Dear Owner/Agent,

This letter is to inform you that your property at **1912 BARRETT AVE Apt 2 RICHMOND, CA 94801-2853** failed the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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>
2.8	Kitchen/Floor Condition peeling flooring remove or replace.	O

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Residential Rental Inspections Program



5/27/2025

FAILED INSPECTION NOTICE

Peter J & Jenny H Pan
5809 Lassen St
El Cerrito, CA 94530

Property:
1912 BARRETT AVE Apt 3
RICHMOND, CA 94801-2853-

PropID:
Client ID: 8432

Dear Owner/Agent,

This letter is to inform you that your property at **1912 BARRETT AVE Apt 3 RICHMOND, CA 94801-2853** failed the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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>
4.4	Other Rooms/Security remove key locks	O

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5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
1719 LIVINGSTON LN
RICHMOND, CA 94801-3268-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **1719 LIVINGSTON LN RICHMOND, CA 94801-3268** **failed** the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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>
4.10	Other Rooms/Smoke Detectors non working smoke detector. replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Non working smoke and CO detector. 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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5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
2810 LOWELL AVE
RICHMOND, CA 94804-1042-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **2810 LOWELL AVE RICHMOND, CA 94804-1042** **failed** the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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>
3.7	Bathroom/Wall Condition remove black discoloration	O
3.12	Bathroom/Tub or Shower water pressure very hard not function as normal.	O
4.7	Other Rooms/Wall Condition remove black discoloration	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



5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
3523 HUMPHREY AVE
RICHMOND, CA 94804-1189-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **3523 HUMPHREY AVE RICHMOND, CA 94804-1189** **failed** the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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 Non working smoke and co detector. 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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5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
2360 GAYNOR
RICHMOND, CA 94804-1354-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **2360 GAYNOR RICHMOND, CA 94804-1354** failed the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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 replace non working smoke and CO 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.

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Residential Rental Inspections Program



5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
2745 GAYNOR
RICHMOND, CA 94804-1382-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **2745 GAYNOR RICHMOND, CA 94804-1382** failed the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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 replace non working smoke and CO 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.

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Residential Rental Inspections Program



5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
2558 CLINTON
RICHMOND, CA 94804-1430-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **2558 CLINTON RICHMOND, CA 94804-1430** failed the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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 remove black discoloration from hall walls. replace non working smoke and CO detectors in hall, 2nd floor, basement and Bedrooms.	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

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
84 MURDOCK
RICHMOND, CA 94804-1930-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **84 MURDOCK RICHMOND, CA 94804-1930** failed the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches safety rail need on back porch steps.	O
8.6	General Health and Safety/Interior Stairs and Common Halls replace non working smoke and CO detectors	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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5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
316 S 24TH ST
RICHMOND, CA 94804-2814-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **316 S 24TH ST RICHMOND, CA 94804-2814** failed the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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 Repair leaning fence in backyard.	O

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5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
2341 MAINE
RICHMOND, CA 94804-2852-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **2341 MAINE RICHMOND, CA 94804-2852** failed the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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 Non working garbage disposal repair or replace. leaking sink faucet repair or replace.	O
8.6	General Health and Safety/Interior Stairs and Common Halls replace non working smoke and CO detectors	O
4.10	Other Rooms/Smoke Detectors replace non working smoke and CO detectors in bedrooms	O



5/27/2025

FAILED INSPECTION NOTICE

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5/27/2025

FAILED INSPECTION NOTICE

Peter J & Jenny H Pan
5809 Lassen St
El Cerrito, CA 94530

Property:
870 VENTURA ST
RICHMOND, CA 94805-1453-

PropID:
Client ID: 8432

Dear Owner/Agent,

This letter is to inform you that your property at **870 VENTURA ST RICHMOND, CA 94805-1453** failed the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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>
6.4	Building Exterior/Condition of Exterior Surfaces Chipping and peeling paint on front of house.	O
8.10	General Health and Safety/Site and Neighborhood Conditions overgrown trees and grass front and backyard. cut and remove.	O
7.4	Heating and Plumbing/Water Heater water heater needs proper water heater straps. reconnect pressure relief valve.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment non working heater repair or replace.	O



5/27/2025

FAILED INSPECTION NOTICE

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5/27/2025

FAILED INSPECTION NOTICE

Peter J & Jenny H Pan
5809 Lassen St
El Cerrito, CA 94530

Property:
12462 SAN PABLO AVE Apt A
RICHMOND, CA 94805-1984-

PropID:
Client ID: 8432

Dear Owner/Agent,

This letter is to inform you that your property at **12462 SAN PABLO AVE Apt A RICHMOND, CA 94805-1984** failed the Housing Quality Standards (HQS) inspection on 05/13/2025.

A re-inspection has been scheduled for 07/02/2025 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>
7.4	Heating and Plumbing/Water Heater reconnect pressure relief valve.	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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