



5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
3003 FLORIDA AVE
RICHMOND, CA 94804-3168-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **3003 FLORIDA AVE RICHMOND, CA 94804-3168** **failed** the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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 Hallway, smoke detector not working properly – repair/replace	O
8.7	General Health and Safety/Other Interior Hazards Living room CO detector missing – repair/replace	O
4.4	Other Rooms/Security Remove key door lock From right side bedroom door	T
4.10	Other Rooms/Smoke Detectors Left side bedroom, smoke detector, not working properly – repair/replace Right side bedroom, smoke detector, not working properly – repair/replace	O



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
3608 WALLER
RICHMOND, CA 94804-3225-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **3608 WALLER RICHMOND, CA 94804-3225** failed the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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 not working properly – repair/replace	O
4.10	Other Rooms/Smoke Detectors Right side bedroom, smoke detector, not working properly – repair/replace	O
4.4	Other Rooms/Security First right side bedroom, egress, blocking door I'm open all the way – remove	O



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
5343 FALLON AVE
RICHMOND, CA 94804-4710-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **5343 FALLON AVE RICHMOND, CA 94804-4710** failed the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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 – 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

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
1331 CARLSON
RICHMOND, CA 94804-4927-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **1331 CARLSON RICHMOND, CA 94804-4927** failed the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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 Hallway smoke detector, missing/not working properly – repair/replace	O
4.4	Other Rooms/Security Remove key door lock from left side bedroom door	T
8.7	General Health and Safety/Other Interior Hazards CO detector missing	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

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
329 45TH ST
RICHMOND, CA 94805-2331-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **329 45TH ST RICHMOND, CA 94805-2331** failed the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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.



5/27/2025

FAILED INSPECTION NOTICE

<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 And CO detector missing	O
2.12	Kitchen/Sink Garbage disposal not working properly – repaired/replaced	O
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway, smoke detector missing – repair/replace	O
3.13	Bathroom/Ventilation Vent cover very badly corroded – repair/replace	O
3.8	Bathroom/Floor Condition Lip at bathroom entryway very badly, worn deteriorating – repair/replace	O
4.10	Other Rooms/Smoke Detectors Both Right and left side bedrooms, smoke detectors, missing – repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Master bedroom sink, stopper, Damaged – repair/replace	O
3.4	Bathroom/Security Back door access, a master bedroom block by egress – remove	T
4.8	Other Rooms/Floor Condition Flooring in washroom Has nice size dip underneath washing and dryer unit – repair/replace	O
4.7	Other Rooms/Wall Condition Large hole at the Bottom right side washroom wall – 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

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
4401 BELL WAY
RICHMOND, CA 94806-1703-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **4401 BELL WAY RICHMOND, CA 94806-1703** failed the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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 Living room smoke detector not working properly repair/replace Smoke detector missing in garage/bedroom – repair/replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway, smoke detector not working properly – repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly – repair/replace	O
4.10	Other Rooms/Smoke Detectors Right side bedroom, smoke detector, not working properly – repair/replace	O
4.4	Other Rooms/Security Remove key lock from right side bedroom door	O
2.10	Kitchen/Stove or Range with Oven Hood range fan not working properly – repair/replace	O
2.12	Kitchen/Sink Dishwasher is not working properly – repair/replace	O



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
516 JOHNSON DR
RICHMOND, CA 94806-1746-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **516 JOHNSON DR RICHMOND, CA 94806-1746** **failed** the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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 Both front and rear hallway smoke detector is missing/Not working properly – repair/replace	O
8.7	General Health and Safety/Other Interior Hazards CO detector inoperable – repair/replace	O
4.4	Other Rooms/Security Remove Key door locks from all 5 bedroom doors	T
4.10	Other Rooms/Smoke Detectors Bedroom number 2 smoke detector not working properly repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Master bedroom, Bathroom, toilet, base loose – repair/replace	O



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

James E & Vanessa Szumlas
4980 Appian Way #205
El Sobrante, CA 94803

Property:
3152 BIRMINGHAM DR
RICHMOND, CA 94806-2635-

PropID:
Client ID: 1775

Dear Owner/Agent,

This letter is to inform you that your property at **3152 BIRMINGHAM DR RICHMOND, CA 94806-2635** failed the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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

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

James E & Vanessa Szumlas
4980 Appian Way #205
El Sobrante, CA 94803

Property:
3150 BIRMINGHAM DR
RICHMOND, CA 94806-2635-

PropID:
Client ID: 1775

Dear Owner/Agent,

This letter is to inform you that your property at **3150 BIRMINGHAM DR RICHMOND, CA 94806-2635** failed the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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 Living room smoke detector not working properly – repair/replace First and second floor seal detector missing	O
2.10	Kitchen/Stove or Range with Oven Burner knobs missing – repair/replace Hood range power switch is not working properly – repair/replace	O
4.4	Other Rooms/Security Remove key door lock from bedroom door	T



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
2966 MULLENS DR
RICHMOND, CA 94806-2645-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **2966 MULLENS DR RICHMOND, CA 94806-2645** **failed** the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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>
4.10	Other Rooms/Smoke Detectors Smoke detector missing in garage/bedroom	O
4.4	Other Rooms/Security Remove key door lock from garage/bedroom door	T
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway smoke detector is not working properly – repair/replace	O
8.7	General Health and Safety/Other Interior Hazards Oh, detector not working properly – repair/replace	O



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
2813 BARNARD
RICHMOND, CA 94806-2707-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **2813 BARNARD RICHMOND, CA 94806-2707** failed the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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 Patio screen door damage – repair/replace	O
2.10	Kitchen/Stove or Range with Oven All burners Must self-ignite – repair/replace	O
4.4	Other Rooms/Security Remove key door lock from bedroom door	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

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
2926 ALTA MIRA
RICHMOND, CA 94806-2758-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **2926 ALTA MIRA RICHMOND, CA 94806-2758** failed the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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>
4.10	Other Rooms/Smoke Detectors Right side bedroom, smoke detector, Missing / not working properly – repair/replace	O
4.4	Other Rooms/Security Remove key door lock from right side bedroom door	T
2.10	Kitchen/Stove or Range with Oven Rear left burner, not self-igniting – repair/replace Hood range screen cover very badly worn – repair/replace	O
2.12	Kitchen/Sink Garbage disposal not working properly – repair/replace	O



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
2926 ALTA MIRA
RICHMOND, CA 94806-2758-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **2926 ALTA MIRA RICHMOND, CA 94806-2758** failed the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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>
4.10	Other Rooms/Smoke Detectors Right side bedroom, smoke detector, Missing / not working properly – 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

Richard & Janette Tan
1300 San Pablo Ave
Berkeley, CA 94702-1022

Property:
3002 ALTA MIRA DR
RICHMOND, CA 94806-2760-

PropID:
Client ID: 1903

Dear Owner/Agent,

This letter is to inform you that your property at **3002 ALTA MIRA DR RICHMOND, CA 94806-2760** **failed** the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet Base loose – repair/replace	O
4.4	Other Rooms/Security Remove egress from blocking First right side bedroom door from opening all the way	T

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:
3173 HENDERSON
RICHMOND, CA 94806-2770-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **3173 HENDERSON RICHMOND, CA 94806-2770** **failed** the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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

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:
1514 24TH
RICHMOND, CA 94806-4506-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **1514 24TH RICHMOND, CA 94806-4506** failed the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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 Hallway, smoke detector not working properly – repair/replace	O
8.7	General Health and Safety/Other Interior Hazards Common area, CO detector missing – repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Temperature control, cover damage – repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose – repair/replace	O
3.12	Bathroom/Tub or Shower Tub faucet handle, leaking badly – repair/replace	O
4.10	Other Rooms/Smoke Detectors Right side bedroom, smoke detector, not working properly – repair/replace	O



5/27/2025

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



5/27/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
3223 Blume Dr 127
Richmond, CA 94806

Property:
1526 25TH
RICHMOND, CA 94806-4514-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **1526 25TH RICHMOND, CA 94806-4514** failed the Housing Quality Standards (HQS) inspection on 05/15/2025.

A re-inspection has been scheduled for 07/03/2025 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 Hallway, smoke detector not working properly – repair/replace	O
4.4	Other Rooms/Security Remove key door lock first right side bedroom door	T
2.10	Kitchen/Stove or Range with Oven All burners Must self-ignite – repair/replace Hood range fan very loud – repair/replace	O
2.12	Kitchen/Sink Garbage disposal not working properly – repair/replace	O



5/27/2025

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