



5/18/2026

FAILED INSPECTION NOTICE

Jung Mi Park
780 Webster St Apt F
San Francisco, CA 94117

Property:
333 SANFORD AVE
RICHMOND, CA 94801-1915-

PropID:
Client ID: 8956

Dear Owner/Agent,

This letter is to inform you that your property at **333 SANFORD AVE RICHMOND, CA 94801-1915** **failed** the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/16/2026 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>
3.4 Bathroom/Security	Remove keyed entry lock from door
4.5 Other Rooms/Window Condition	Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Reynaldo J Tre Zambrano
Jd Property Group Inc
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
38 13TH ST Apt 1
RICHMOND, CA 94801-3557-

PropID:
Client ID: 19433

Dear Owner/Agent,

This letter is to inform you that your property at **38 13TH ST Apt 1 RICHMOND, CA 94801-3557** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/16/2026 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>
8.1	General Health and Safety/Access to Unit Install unit number on front door "1"
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
3.7	Bathroom/Wall Condition Repair peeling paint on walls



5/18/2026

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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Reynaldo J Tre Zambrano
Jd Property Group Inc
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
38 13TH ST Apt 3
RICHMOND, CA 94801-3557-

PropID:
Client ID: 19433

Dear Owner/Agent,

This letter is to inform you that your property at **38 13TH ST Apt 3 RICHMOND, CA 94801-3557** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/16/2026 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>
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair

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



5/18/2026

FAILED INSPECTION NOTICE

Reynaldo J Tre Zambrano
Jd Property Group Inc
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
38 13TH ST Apt 4
RICHMOND, CA 94801-3557-

PropID:
Client ID: 19433

Dear Owner/Agent,

This letter is to inform you that your property at **38 13TH ST Apt 4 RICHMOND, CA 94801-3557** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/16/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
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. - outlet right of closet door



5/18/2026

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Reynaldo J Tre Zambrano
Jd Property Group Inc
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
34 13TH ST Apt 1
RICHMOND, CA 94801-3557-

PropID:
Client ID: 19433

Dear Owner/Agent,

This letter is to inform you that your property at **34 13TH ST Apt 1 RICHMOND, CA 94801-3557** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/16/2026 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>
8.1	General Health and Safety/Access to Unit Install unit number "1" outside of front door
2.12	Kitchen/Sink Garbage disposal inoperable, repair

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



5/18/2026

FAILED INSPECTION NOTICE

Reynaldo J Tre Zambrano
Jd Property Group Inc
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
34 13TH ST Apt 2
RICHMOND, CA 94801-3557-

PropID:
Client ID: 19433

Dear Owner/Agent,

This letter is to inform you that your property at **34 13TH ST Apt 2 RICHMOND, CA 94801-3557** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/16/2026 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.



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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.11	Kitchen/Refrigerator Severely rusted, repair or replace
2.7	Kitchen/Wall Condition Address discoloration on walls
2.6	Kitchen/Ceiling Condition Address discoloration on ceiling
2.12	Kitchen/Sink Resurface kitchen sink
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Address discoloration on bedroom walls
3.6	Bathroom/Ceiling Condition Address discoloration on ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink basin
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration around toilet base
1.6	Living Room/Ceiling Condition Address discoloration on living room ceiling
8.9	General Health and Safety/Interior Air Quality Poor interior air quality, tenant to air unit out

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,

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Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Reynaldo J Tre Zambrano
Jd Property Group Inc
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
34 13TH ST Apt 3
RICHMOND, CA 94801-3557-

PropID:
Client ID: 19433

Dear Owner/Agent,

This letter is to inform you that your property at **34 13TH ST Apt 3 RICHMOND, CA 94801-3557** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/16/2026 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>
8.1	General Health and Safety/Access to Unit Install unit number "3" on front door
1.6	Living Room/Ceiling Condition Repair large cracks on ceiling
2.12	Kitchen/Sink Resurface sink
3.6	Bathroom/Ceiling Condition Address discoloration on bathroom ceiling



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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Reynaldo J Tre Zambrano
Jd Property Group Inc
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
34 13TH ST Apt 4
RICHMOND, CA 94801-3557-

PropID:
Client ID: 19433

Dear Owner/Agent,

This letter is to inform you that your property at **34 13TH ST Apt 4 RICHMOND, CA 94801-3557** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/16/2026 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>
2.10	Kitchen/Stove or Range with Oven Install stove in unit, vacant
2.11	Kitchen/Refrigerator Plug in for inspection
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - outlet on left wall



5/18/2026

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Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Alan Yu
816 Elm St
El Cerrito, CA 94530

Property:
415 30TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 17723

Dear Owner/Agent,

This letter is to inform you that your property at **415 30TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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>
4.4	Other Rooms/Security 1. Remove keyed lock from interior door. 2. Remove deadbolt lock from door.
3.3	Bathroom/Electrical Hazards 1. GFCI receptacle has hot/neutral reverse, repair 2. Non GFCI receptacle has open grounds, repair or replace with GFCI
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door



5/18/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Suxin Mai
901 Alice St
Oakland, CA 94607

Property:
3425 RHEEM AVE
RICHMOND, CA 94804-1147-

PropID:
Client ID: 18680

Dear Owner/Agent,

This letter is to inform you that your property at **3425 RHEEM AVE RICHMOND, CA 94804-1147 failed** the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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>
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Edmond Leung
6 Windsor Pl
San Francisco, CA 94133

Property:
3943 OHIO AVE
RICHMOND, CA 94804-3311-

PropID:
Client ID: 12969

Dear Owner/Agent,

This letter is to inform you that your property at **3943 OHIO AVE RICHMOND, CA 94804-3311** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 between 11:00AM and 02:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.



5/18/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security Secure door knobs on front security gate
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
1.6	Living Room/Ceiling Condition Address black discoloration on ceiling
1.7	Living Room/Wall Condition Address black discoloration on walls by heater
3.12	Bathroom/Tub or Shower Caulk in tub damaged, repair
3.3	Bathroom/Electrical Hazards Light inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base, loose
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Clean/remove discoloration on window and window seal



5/18/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Edmond Leung
6 Windsor Pl
San Francisco, CA 94133

Property:
3945 OHIO AVE
RICHMOND, CA 94804-3311-

PropID:
Client ID: 12969

Dear Owner/Agent,

This letter is to inform you that your property at **3945 OHIO AVE RICHMOND, CA 94804-3311** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 between 11:00AM and 02:00PM.

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Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Roberto Veneros
166 Walnut Ct
Hercules, CA 94547

Property:
3920 OHIO AVE
RICHMOND, CA 94804-3327-

PropID:
Client ID: 19300

Dear Owner/Agent,

This letter is to inform you that your property at **3920 OHIO AVE RICHMOND, CA 94804-3327** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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>
4.5	Other Rooms/Window Condition Remove wood from exterior of window (fire exit)
4.3	Other Rooms/Electrical Hazards A missing and/or cracked cover plate presents an electrical hazard. - outlet under window missing cover plate
4.6	Other Rooms/Ceiling Condition Repair damaged ceiling
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Rear right burner inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in unit



5/18/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Roberto Veneros
166 Walnut Ct
Hercules, CA 94547

Property:
3926 OHIO AVE
RICHMOND, CA 94804-3327-

PropID:
Client ID: 19300

Dear Owner/Agent,

This letter is to inform you that your property at **3926 OHIO AVE RICHMOND, CA 94804-3327** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 between 09:00AM and 12:00PM.

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5/18/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Clear items blocking front door
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Common area smoke detector exceeds 10 year life span, replace 2. Replace carbon monoxide detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Replace range hood, rusted and peeling paint
8.4	General Health and Safety/Garbage and Debris Remove old appliances from rear of yard
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.5	Other Rooms/Window Condition Clear items blocking access to window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor
3.13	Bathroom/Ventilation Clean vent fan, excessive dust build up
3.7	Bathroom/Wall Condition Address discoloration on walls and ceiling
4.3	Other Rooms/Electrical Hazards Replace damaged outlet at room entry, prong broken in lower receptacle



5/18/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Roberto Veneros
166 Walnut Ct
Hercules, CA 94547

Property:
3922 OHIO AVE
RICHMOND, CA 94804-3327-

PropID:
Client ID: 19300

Dear Owner/Agent,

This letter is to inform you that your property at **3922 OHIO AVE RICHMOND, CA 94804-3327** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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>
4.5	Other Rooms/Window Condition window lock missing, replace

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Roberto Veneros
166 Walnut Ct
Hercules, CA 94547

Property:
3924 OHIO AVE
RICHMOND, CA 94804-3327-

PropID:
Client ID: 19300

Dear Owner/Agent,

This letter is to inform you that your property at **3924 OHIO AVE RICHMOND, CA 94804-3327** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - outlet underneath window
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



5/18/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
4101 OHIO AVE
RICHMOND, CA 94804-3354-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4101 OHIO AVE RICHMOND, CA 94804-3354** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/16/2026 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>
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub faucet leaking from base - repair/replace top of shower caulking discolored/worn - recaulk/repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.2	General Health and Safety/Exits garage security gate damaged and door knob - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint badly worn/pelling - repair/repaint



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Edmond Leung
6 Windsor Pl
San Francisco, CA 94133

Property:
3947 OHIO AVE
RICHMOND, CA 94804-3356-

PropID:
Client ID: 12969

Dear Owner/Agent,

This letter is to inform you that your property at **3947 OHIO AVE RICHMOND, CA 94804-3356** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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.

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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



5/18/2026

FAILED INSPECTION NOTICE

Edmond Leung
6 Windsor Pl
San Francisco, CA 94133

Property:
3949 OHIO AVE
RICHMOND, CA 94804-3356-

PropID:
Client ID: 12969

Dear Owner/Agent,

This letter is to inform you that your property at **3949 OHIO AVE RICHMOND, CA 94804-3356** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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>
6.1	Building Exterior/Condition of Foundation Fill large cracks in front of complex, tripping hazard
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2010)
4.4	Other Rooms/Security Install striker plate on rear door frame
3.12	Bathroom/Tub or Shower 1. Sliding door hard to open, repair 2. Resurface tub
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Edmond Leung
6 Windsor Pl
San Francisco, CA 94133

Property:
3951 OHIO AVE
RICHMOND, CA 94804-3356-

PropID:
Client ID: 12969

Dear Owner/Agent,

This letter is to inform you that your property at **3951 OHIO AVE RICHMOND, CA 94804-3356** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector in unit
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5	Bathroom/Window Condition Window must be operable and remain open without props.
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.
4.5	Other Rooms/Window Condition Window screen damaged, repair
4.4	Other Rooms/Security Clear items blocking rear door (fire exit)
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove & range hood
6.1	Building Exterior/Condition of Foundation Fill large cracks in front of complex, tripping hazard



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
4232 CENTER AVE
RICHMOND, CA 94804-3432-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4232 CENTER AVE RICHMOND, CA 94804-3432** **failed** the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/16/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key door locks from 2x bedrooms in garage
4.10	Other Rooms/Smoke Detectors smoke detectors missing in garage bedrooms

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



5/18/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
4315 WALL AVE
RICHMOND, CA 94804-3453-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4315 WALL AVE RICHMOND, CA 94804-3453** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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>
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.5	Other Rooms/Window Condition clear bed from blocking window egress
8.7	General Health and Safety/Other Interior Hazards co detector missing
7.2	Heating and Plumbing/Safety of Heating Equipment water heater discharge pipe missing
2.1	Kitchen/Kitchen Area Present GFCI outlet missing
4.10	Other Rooms/Smoke Detectors back bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front porch damaged- repair/replace



5/18/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/18/2026

FAILED INSPECTION NOTICE

Lorenzo E & Brenda Brandy
1042 Silverhill Dr
Lafayette, CA 94549-1733

Property:
357 S 47TH ST
RICHMOND, CA 94804-3475-

PropID:
Client ID: 1149

Dear Owner/Agent,

This letter is to inform you that your property at **357 S 47TH ST RICHMOND, CA 94804-3475** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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>
8.1	General Health and Safety/Access to Unit Repair patio door, evidence of water leakage present
2.	Rear exterior light inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector inoperable, repair
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.
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.
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, owner working on thermostat during inspection
5.4	Secondary Rooms/Other Potential Hazardous Features Repair garage door, door will not stay open and allows air/light intrusion



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
4607 FALL AVE
RICHMOND, CA 94804-4339-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4607 FALL AVE RICHMOND, CA 94804-4339** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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>
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st fl toilet base loose - repair/replace

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



5/18/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
4201 ROSEWOOD AVE
RICHMOND, CA 94804-4476-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4201 ROSEWOOD AVE RICHMOND, CA 94804-4476** **failed** the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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>
4.4	Other Rooms/Security remove 2x key door locks from bedroom doors
4.5	Other Rooms/Window Condition clear items blocking window egress

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



5/18/2026

FAILED INSPECTION NOTICE

Lorenzo E & Brenda Brandy
1042 Silverhill Dr
Lafayette, CA 94549-1733

Property:
5041 CREELY AVE
RICHMOND, CA 94804-4736-

PropID:
Client ID: 1149

Dear Owner/Agent,

This letter is to inform you that your property at **5041 CREELY AVE RICHMOND, CA 94804-4736** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.



5/18/2026

FAILED INSPECTION NOTICE

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

- 8.1 General Health and Safety/Access to Unit
Install patio door screen
- 2.12 Kitchen/Sink
 - 1. Dishwasher inoperable, repair or remove
 - 2. Repair leak underneath sink
- 3.12 Bathroom/Tub or Shower
Tub spout has constant drip, repair
- 3.13 Bathroom/Ventilation
Replace rusted ceiling vent
- 3.5 Bathroom/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 3.3 Bathroom/Electrical Hazards
Install GFCI protected receptacle by sink
- 4.4 Other Rooms/Security
Secure door knob
- 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.
- 4.5 Other Rooms/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 4.3 Other Rooms/Electrical Hazards
Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
- 4.6 Other Rooms/Celing Condition
Repair crack on ceiling



5/18/2026

FAILED INSPECTION NOTICE

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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



5/18/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
5734 BAYVIEW AVE
RICHMOND, CA 94804-4829-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **5734 BAYVIEW AVE RICHMOND, CA 94804-4829** **failed** the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
5732 BAYVIEW AVE
RICHMOND, CA 94804-4829-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **5732 BAYVIEW AVE RICHMOND, CA 94804-4829** **failed** the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector inop hallway smoke missing
4.4	Other Rooms/Security bedroom door striker plate missing - repair/replace



5/18/2026

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



5/18/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
6025 WENK AVE
RICHMOND, CA 94804-5026-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **6025 WENK AVE RICHMOND, CA 94804-5026** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
8.7	General Health and Safety/Other Interior Hazards stair hallway smoke/Co detector missing

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



5/18/2026

FAILED INSPECTION NOTICE

Rafael & Margo Rodriguez
327 Bentley Ct
Pacheco, CA 94553-5569

Property:
1542 27TH ST
RICHMOND, CA 94806-4526-

PropID:
Client ID: 4699

Dear Owner/Agent,

This letter is to inform you that your property at **1542 27TH ST RICHMOND, CA 94806-4526** failed the Housing Quality Standards (HQS) inspection on 05/04/2026.

A re-inspection has been scheduled for 06/17/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower handles back plates not properly secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.2	General Health and Safety/Exits clear items from blocking backdoor from opening fully



5/18/2026

FAILED INSPECTION NOTICE

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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