



5/18/2026

FAILED INSPECTION NOTICE

Cc Home Rentals Llc
51 W Hornet Ave
Alameda, CA 94501

Property:
1746 DUNN AVE
RICHMOND, CA 94801-2442-

PropID:
Client ID: 9289

Dear Owner/Agent,

This letter is to inform you that your property at **1746 DUNN AVE RICHMOND, CA 94801-2442** failed the Housing Quality Standards (HQS) inspection on 05/08/2026.

A re-inspection has been scheduled for 06/22/2026 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 Replace missing common area smoke detectors (living room and hallway)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.12	Kitchen/Sink 1. Garbage disposal inoperable, repair 2. Dishwasher inoperable, repair



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

Cc Home Rentals Llc
51 W Hornet Ave
Alameda, CA 94501

Property:
1630 PENNSYLVANIA AVE
RICHMOND, CA 94801-2848-

PropID:
Client ID: 9289

Dear Owner/Agent,

This letter is to inform you that your property at **1630 PENNSYLVANIA AVE RICHMOND, CA 94801-2848** failed the Housing Quality Standards (HQS) inspection on 05/08/2026.

A re-inspection has been scheduled for 06/22/2026 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>
2.12	Kitchen/Sink Install cover for dishwasher air gap
2.10	Kitchen/Stove or Range with Oven Rear right burner inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Replace front common area smoke detector, exceeds 10 year life span
3.12	Bathroom/Tub or Shower Caulk inside of tub damaged, repair
3.13	Bathroom/Ventilation Replace rusted vent cover
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2012)
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)



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

Cc Home Rentals Llc
51 W Hornet Ave
Alameda, CA 94501

Property:
2926 RHEEM
RICHMOND, CA 94804-1144-

PropID:
Client ID: 9289

Dear Owner/Agent,

This letter is to inform you that your property at **2926 RHEEM RICHMOND, CA 94804-1144** failed the Housing Quality Standards (HQS) inspection on 05/08/2026.

A re-inspection has been scheduled for 06/22/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector in living room, low audible alert
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.
3.13	Bathroom/Ventilation Replace rusted vent ceiling cover
4.4	Other Rooms/Security Remove keyed lock from interior door.
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

Civic Center Townhouses Llc
MARK DEJONGHE
Po Box 551
Pacific Grove, CA 93950

Property:
404 27TH ST
RICHMOND, CA 94804-1729-

PropID:
Client ID: 8314

Dear Owner/Agent,

This letter is to inform you that your property at **404 27TH ST RICHMOND, CA 94804-1729** failed the Housing Quality Standards (HQS) inspection on 05/08/2026.

A re-inspection has been scheduled for 06/22/2026 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>
1.6	Living Room/Ceiling Condition large cracks in ceiling repair/replace
4.6	Other Rooms/Celing Condition large cracks in bedroom ceiling - repair/replace
2.6	Kitchen/Ceiling Condition large cracks in ceiling - 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

Birgit Hoffmann Revocable Living Trust
Birgit Hoffmann
899 Green St 401
San Francisco, CA 94133

Property:
1205 MELVILLE SQ Apt #403
RICHMOND, CA 94804-4562-

PropID:
Client ID: 17489

Dear Owner/Agent,

This letter is to inform you that your property at **1205 MELVILLE SQ Apt #403 RICHMOND, CA 94804-4562** failed the Housing Quality Standards (HQS) inspection on 05/08/2026.

A re-inspection has been scheduled for 06/22/2026 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 2x key door locks from bedroom doors

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

Mary A Tre Ijichi
David Spatz
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5113 PANAMA AVE Apt D
RICHMOND, CA 94804-5451-

PropID:
Client ID: 15133

Dear Owner/Agent,

This letter is to inform you that your property at **5113 PANAMA AVE Apt D RICHMOND, CA 94804-5451** failed the Housing Quality Standards (HQS) inspection on 05/08/2026.

A re-inspection has been scheduled for 06/22/2026 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>
2.10	Kitchen/Stove or Range with Oven unable to test stove covered with food and grease - remove/clean
8.4	General Health and Safety/Garbage and Debris unit has large amounts of debris unhealthy conditions unable to inspect clean unit
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink not draining properly - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit badly worn /damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - 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

Cc Home Rentals Llc
51 W Hornet Ave
Alameda, CA 94501

Property:
2788 JO ANN
RICHMOND, CA 94806-2715-

PropID:
Client ID: 9289

Dear Owner/Agent,

This letter is to inform you that your property at **2788 JO ANN RICHMOND, CA 94806-2715** failed the Housing Quality Standards (HQS) inspection on 05/08/2026.

A re-inspection has been scheduled for 06/22/2026 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

Cc Home Rentals Llc
51 W Hornet Ave
Alameda, CA 94501

Property:
2529 DUKE
RICHMOND, CA 94806-3109-

PropID:
Client ID: 9289

Dear Owner/Agent,

This letter is to inform you that your property at **2529 DUKE RICHMOND, CA 94806-3109** failed the Housing Quality Standards (HQS) inspection on 05/08/2026.

A re-inspection has been scheduled for 06/22/2026 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>
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)

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