



5/19/2026

FAILED INSPECTION NOTICE

Monterey Venture Lp
Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
3915 POTRERO AVE Apt 1
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 1 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 05/11/2026.

A re-inspection has been scheduled for 06/24/2026 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
3.13	Bathroom/Ventilation Clean dust build up on vent fan
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
4.5	Other Rooms/Window Condition Cut down brush on exterior side of window (fire exit)



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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



5/19/2026

FAILED INSPECTION NOTICE

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
12600 SAN PABLO AVE Apt D
RICHMOND, CA 94805-1470-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **12600 SAN PABLO AVE Apt D RICHMOND, CA 94805-1470** failed the Housing Quality Standards (HQS) inspection on 05/11/2026.

A re-inspection has been scheduled for 06/24/2026 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>
3.6	Bathroom/Ceiling Condition bathroom ceiling has discoloration - remove/repair/repaint
3.12	Bathroom/Tub or Shower caulking in tub worn - remove/recaulk/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



5/19/2026

FAILED INSPECTION NOTICE

Jih-Hsiang & Susan Chi
Andrew Chi
1553 Merced St
Richmond, CA 94804-5032

Property:
624 36TH ST
RICHMOND, CA 94805-1756-

PropID:
Client ID: 12554

Dear Owner/Agent,

This letter is to inform you that your property at **624 36TH ST RICHMOND, CA 94805-1756** failed the Housing Quality Standards (HQS) inspection on 05/11/2026.

A re-inspection has been scheduled for 06/24/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors 3x smoke detectors missing in bedrooms
3.3	Bathroom/Electrical Hazards master bedroom GFCI outlet missing
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amounts of overgrowth - cut/remove

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



5/19/2026

FAILED INSPECTION NOTICE

Allen F King
919 Mendocino Ave
Berkeley, CA 94707-1924

Property:
575 KEY BLVD
RICHMOND, CA 94805-1918-

PropID:
Client ID: 12044

Dear Owner/Agent,

This letter is to inform you that your property at **575 KEY BLVD RICHMOND, CA 94805-1918** failed the Housing Quality Standards (HQS) inspection on 05/11/2026.

A re-inspection has been scheduled for 06/24/2026 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>
1.6	Living Room/Ceiling Condition large cracks in ceiling - repair/repaint
4.6	Other Rooms/Celing Condition large cracks in ceiling/wall - repair/repaint
8.6	General Health and Safety/Interior Stairs and Common Halls large cracks in ceiling - repair/repaint
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security bedroom door must be able to open fully - health & safety hazard -



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5/19/2026

FAILED INSPECTION NOTICE

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
668 VENTURA ST Apt A
RICHMOND, CA 94805-1965-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **668 VENTURA ST Apt A RICHMOND, CA 94805-1965** **failed** the Housing Quality Standards (HQS) inspection on 05/11/2026.

A re-inspection has been scheduled for 06/24/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 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.

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FAILED INSPECTION NOTICE

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
670 VENTURA ST Apt A
RICHMOND, CA 94805-1965-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **670 VENTURA ST Apt A RICHMOND, CA 94805-1965** **failed** the Housing Quality Standards (HQS) inspection on 05/11/2026.

A re-inspection has been scheduled for 06/24/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing

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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5/19/2026

FAILED INSPECTION NOTICE

Laercio M & Delcina M Mota
8414 Bel View Ct
El Cerrito, CA 94805-2017

Property:
674 VENTURA ST Apt A
RICHMOND, CA 94805-1966-

PropID:
Client ID: 3061

Dear Owner/Agent,

This letter is to inform you that your property at **674 VENTURA ST Apt A RICHMOND, CA 94805-1966** **failed** the Housing Quality Standards (HQS) inspection on 05/11/2026.

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3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace

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