



5/19/2026

**FAILED INSPECTION NOTICE**

Frank & Susan Owyang Varela  
2330 Martinez Ct  
Pinole, CA 94564-1160

Property:  
3725 LONGHORN CT  
RICHMOND, CA 94803-2101-

PropID:  
Client ID: 3637

Dear Owner/Agent,

This letter is to inform you that your property at **3725 LONGHORN CT RICHMOND, CA 94803-2101** **failed** the Housing Quality Standards (HQS) inspection on 05/13/2026.

**A re-inspection has been scheduled for 06/26/2026 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>
4.3	Other Rooms/Electrical Hazards Replace cracked receptacles (x3) - under window - left wall - left of bed
3.3	Bathroom/Electrical Hazards Bathrooms 1 & 2 GFCI outlets have hot/neutral reverse, 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.
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector on right side of unit
5.3	Secondary Rooms/Electrical Hazards Garage - replace cracked outlet at entry
1.3	Living Room/Electrical Hazards Replace cracked outlet in dining room at kitchen entry



5/19/2026

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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**

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

Property:  
2344 GRANT  
RICHMOND, CA 94804-1444-

PropID:  
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **2344 GRANT RICHMOND, CA 94804-1444** failed the Housing Quality Standards (HQS) inspection on 05/13/2026.

**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>
8.4	General Health and Safety/Garbage and Debris 1. Declutter unit, remove excessive recycling in yard (TENANT) 2. Remove old stove in driveway
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room
8.7	General Health and Safety/Other Interior Hazards Replace inoperable carbon monoxide detector
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Replace common area smoke detector, exceeds 10 year life span.  2. Remove old smoke detector bases in unit
1.5	Living Room/Window Condition Clean/ remove discoloration on window and window seals
3.12	Bathroom/Tub or Shower Shower head leaking, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Low water pressure at sink, repair
4.3	Other Rooms/Electrical Hazards Declutter room, unable to access or visibly see any outlet in room
4.8	Other Rooms/Floor Condition Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.
4.7	Other Rooms/Wall Condition Clean discoloration on walls above window
2.10	Kitchen/Stove or Range with Oven 1. Range hood has peeling paint/rust. Repair or replace  2. Tenant to clean grease splatter on stove, range hood and surrounding cabinetry
2.3	Kitchen/Electrical Hazards Replace damaged cover plate for garbage disposal switch
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room - Window screen missing, replace - Tenant to clean discoloration on window and window seal



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Residential Rental Inspections Program



5/19/2026

**FAILED INSPECTION NOTICE**

Charlotte E Saulter  
5367 Woodgate Ct  
El Sobrante, CA 94803

Property:  
3821 WALLER AVE  
RICHMOND, CA 94804-3360-

PropID:  
Client ID: 9535

Dear Owner/Agent,

This letter is to inform you that your property at **3821 WALLER AVE RICHMOND, CA 94804-3360** **failed** the Housing Quality Standards (HQS) inspection on 05/13/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair



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Residential Rental Inspections Program



5/19/2026

**FAILED INSPECTION NOTICE**

Charlotte E Saulter  
5367 Woodgate Ct  
El Sobrante, CA 94803

Property:  
3825 WALLER AVE  
RICHMOND, CA 94804-3360-

PropID:  
Client ID: 9535

Dear Owner/Agent,

This letter is to inform you that your property at **3825 WALLER AVE RICHMOND, CA 94804-3360** **failed** the Housing Quality Standards (HQS) inspection on 05/13/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Replace inoperable C)2 detector, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Front left burner inoperable, repair



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5/19/2026

**FAILED INSPECTION NOTICE**

Charlotte E Saulter  
5367 Woodgate Ct  
El Sobrante, CA 94803

Property:  
3827 WALLER AVE  
RICHMOND, CA 94804-3360-

PropID:  
Client ID: 9535

Dear Owner/Agent,

This letter is to inform you that your property at **3827 WALLER AVE RICHMOND, CA 94804-3360** **failed** the Housing Quality Standards (HQS) inspection on 05/13/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector missing, replace
2.3	Kitchen/Electrical Hazards Replace cracked receptacle underneath window



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Residential Rental Inspections Program



5/19/2026

**FAILED INSPECTION NOTICE**

David F Gong  
1851 Palou Ave  
San Francisco, CA 94124

Property:  
1334 MONTEREY ST  
RICHMOND, CA 94804-4943-

PropID:  
Client ID: 6245

Dear Owner/Agent,

This letter is to inform you that your property at **1334 MONTEREY ST RICHMOND, CA 94804-4943** **failed** the Housing Quality Standards (HQS) inspection on 05/13/2026.

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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.

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**

David & Ritchie Blaisdell  
38 La Paloma Ct  
El Sobrante, CA 94803

Property:  
3811 CLINTON AVE  
RICHMOND, CA 94805-1833-

PropID:  
Client ID: 3528

Dear Owner/Agent,

This letter is to inform you that your property at **3811 CLINTON AVE RICHMOND, CA 94805-1833** **failed** the Housing Quality Standards (HQS) inspection on 05/13/2026.

**A re-inspection has been scheduled for 06/26/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
5.3	Secondary Rooms/Electrical Hazards 1. Dining room outlet has open grounds, repair
4.5	Other Rooms/Window Condition Remove dead bugs and cobwebs from window
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in yard



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5/19/2026

**FAILED INSPECTION NOTICE**

Ashley Family Trust  
Fred Ashley, Trustee  
4164 Tahoe Vista Dr  
Rocklin, CA 95765

Property:  
3704 ROOSEVELT AVE  
RICHMOND, CA 94805-2204-

PropID:  
Client ID: 12803

Dear Owner/Agent,

This letter is to inform you that your property at **3704 ROOSEVELT AVE RICHMOND, CA 94805-2204** **failed** the Housing Quality Standards (HQS) inspection on 05/13/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
5.4	Secondary Rooms/Other Potential Hazardous Features 1. Right dining room window missing lock and screen, replace
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. - level 1 bathroom
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet by garage missing weatherproof cover, replace/install
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.



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