



5/19/2026

**FAILED INSPECTION NOTICE**

Dallin Llc  
1131 W Warner Rd Ste 102  
Tempe, AZ 85284

Property:  
1362 KELSEY ST  
RICHMOND, CA 94801-1966-

PropID:  
Client ID: 11393

Dear Owner/Agent,

This letter is to inform you that your property at **1362 KELSEY ST RICHMOND, CA 94801-1966** failed the Housing Quality Standards (HQS) inspection on 05/14/2026.

**A re-inspection has been scheduled for 06/24/2026 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.

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

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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**

Dallin Llc  
1131 W Warner Rd Ste 102  
Tempe, AZ 85284

Property:  
870 10TH ST  
RICHMOND, CA 94801-2280-

PropID:  
Client ID: 11393

Dear Owner/Agent,

This letter is to inform you that your property at **870 10TH ST RICHMOND, CA 94801-2280** failed the Housing Quality Standards (HQS) inspection on 05/14/2026.

**A re-inspection has been scheduled for 06/24/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop/missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
4.4	Other Rooms/Security remove 2x key door lock from all bedroom doors
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has overgrowth - cut/remove



5/19/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



5/19/2026

**FAILED INSPECTION NOTICE**

Delfin J Dagloria  
DENICE M DAGLORIA-WURNITSCH  
2288 Fulton St Ste 202B  
Berkeley, CA 94804

Property:  
400 PENNSYLVANIA AVE Apt 2  
RICHMOND, CA 94801-2660-

PropID:  
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **400 PENNSYLVANIA AVE Apt 2 RICHMOND, CA 94801-2660** failed the Housing Quality Standards (HQS) inspection on 05/14/2026.

**A re-inspection has been scheduled for 06/26/2026 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>
1.4	Living Room/Security 1. Security gate damaged, repair/replace or remove  2. Install missing striker plate on door frame
4.4	Other Rooms/Security Remove keyed lock from interior door. - NO ACCESS, room must be inspected
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 Patio door screen damaged, repair
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of patio door
3.3	Bathroom/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Door.
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
2.11	Kitchen/Refrigerator Light inoperable, repair



5/19/2026

**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



5/19/2026

**FAILED INSPECTION NOTICE**

Delfin J Dagloria  
DENICE M DAGLORIA-WURNITSCH  
2288 Fulton St Ste 202B  
Berkeley, CA 94804

Property:  
400 PENNSYLVANIA AVE Apt 3  
RICHMOND, CA 94801-2660-

PropID:  
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **400 PENNSYLVANIA AVE Apt 3 RICHMOND, CA 94801-2660** failed the Housing Quality Standards (HQS) inspection on 05/14/2026.

**A re-inspection has been scheduled for 06/26/2026 between 11:00AM and 02:00PM.**

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**FAILED INSPECTION NOTICE**

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

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- 8.6 General Health and Safety/Interior Stairs and Common Halls  
Common area smoke detector/ carbon monoxide detector inoperable, replace
- 4.4 Other Rooms/Security  
Remove keyed lock from interior door.
- 4.7 Other Rooms/Wall Condition  
Closet doors off track, 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.
- 4.5 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
- 2.10 Kitchen/Stove or Range with Oven
  - 1. Range hood rusted/peeling paint, replace
  - 2. Burners not self lighting, repair
- 8.1 General Health and Safety/Access to Unit
  - 1. Patio door hard to open, repair
  - 2. Install patio door screen

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



5/19/2026

**FAILED INSPECTION NOTICE**

Delfin J Dagloria  
DENICE M DAGLORIA-WURNITSCH  
2288 Fulton St Ste 202B  
Berkeley, CA 94804

Property:  
400 PENNSYLVANIA AVE Apt 4  
RICHMOND, CA 94801-2660-

PropID:  
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **400 PENNSYLVANIA AVE Apt 4 RICHMOND, CA 94801-2660** failed the Housing Quality Standards (HQS) inspection on 05/14/2026.

**A re-inspection has been scheduled for 06/26/2026 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>
4.10	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 1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.  2. 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, thermostat is missing/removed. Repair



5/19/2026

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



5/19/2026

**FAILED INSPECTION NOTICE**

Dallin Llc  
1131 W Warner Rd Ste 102  
Tempe, AZ 85284

Property:  
150 12TH ST  
RICHMOND, CA 94801-3528-

PropID:  
Client ID: 11393

Dear Owner/Agent,

This letter is to inform you that your property at **150 12TH ST RICHMOND, CA 94801-3528** failed the Housing Quality Standards (HQS) inspection on 05/14/2026.

**A re-inspection has been scheduled for 06/24/2026 between 01:00PM and 04:00PM.**

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5/19/2026

**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 inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink handles missing - repair/replace unable to test sink no handles  Master bedroom bathroom sink hot water inop handle not working properly - repair/replace sink constantly drips - repair
8.7	General Health and Safety/Other Interior Hazards Co detector missing/inop
4.6	Other Rooms/Celing Condition bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
3.12	Bathroom/Tub or Shower master bedroom shower head back wall has large hole - repair/replace
3.6	Bathroom/Ceiling Condition master bath ceiling discoloration - remove/repaint
5.4	Secondary Rooms/Other Potential Hazardous Features laundry room ceiling has discoloration - remove-repair/repaint
1.6	Living Room/Ceiling Condition ceiling has discoloration - remove/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace stove showing up F3 code - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard and side of house has overgrowth - cut/remove



5/19/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



5/19/2026

**FAILED INSPECTION NOTICE**

Dallin Llc  
1131 W Warner Rd Ste 102  
Tempe, AZ 85284

Property:  
1817 CHANSLOR AVE  
RICHMOND, CA 94801-3645-

PropID:  
Client ID: 11393

Dear Owner/Agent,

This letter is to inform you that your property at **1817 CHANSLOR AVE RICHMOND, CA 94801-3645** **failed** the Housing Quality Standards (HQS) inspection on 05/14/2026.

**A re-inspection has been scheduled for 06/24/2026 between 01:00PM and 04:00PM.**

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

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Sincerely,

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Residential Rental Inspections Program



5/19/2026

**FAILED INSPECTION NOTICE**

Dallin Llc  
1131 W Warner Rd Ste 102  
Tempe, AZ 85284

Property:  
1413 LINCOLN AVE  
RICHMOND, CA 94801-5300-

PropID:  
Client ID: 11393

Dear Owner/Agent,

This letter is to inform you that your property at **1413 LINCOLN AVE RICHMOND, CA 94801-5300** **failed** the Housing Quality Standards (HQS) inspection on 05/14/2026.

**A re-inspection has been scheduled for 06/24/2026 between 01:00PM and 04:00PM.**

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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 hallway smoke/Co detector inop
4.4	Other Rooms/Security remove key locks from all 3x bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.12	Kitchen/Sink dishwasher inop - repair/replace



5/19/2026

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



5/19/2026

**FAILED INSPECTION NOTICE**

Delfin J Dagloria  
DENICE M DAGLORIA-WURNITSCH  
2288 Fulton St Ste 202B  
Berkeley, CA 94804

Property:  
3818 NEVIN AVE  
RICHMOND, CA 94805-2235-

PropID:  
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **3818 NEVIN AVE RICHMOND, CA 94805-2235** failed the Housing Quality Standards (HQS) inspection on 05/14/2026.

**A re-inspection has been scheduled for 06/26/2026 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.



5/19/2026

**FAILED INSPECTION NOTICE**

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

---

- 8.10 General Health and Safety/Site and Neighborhood Conditions
  - 1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs
  - 2. Cut down brush on side of complex
- 1.4 Living Room/Security
  - Door frame damaged, repair
- 3.6 Bathroom/Ceiling Condition
  - Excessive amount of peeling paint on ceiling, repair
- 3.7 Bathroom/Wall Condition
  - excessive amount of peeling paint on walls, 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.
- 8.1 General Health and Safety/Access to Unit
  - Rear door frame damaged, repair
- 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.
- 8.7 General Health and Safety/Other Interior Hazards
  - Install carbon monoxide detector in unit
- 8.4 General Health and Safety/Garbage and Debris
  - Declutter unit



5/19/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



5/19/2026

**FAILED INSPECTION NOTICE**

Delfin J Dagloria  
DENICE M DAGLORIA-WURNITSCH  
2288 Fulton St Ste 202B  
Berkeley, CA 94804

Property:  
3820 NEVIN AVE  
RICHMOND, CA 94805-2235-

PropID:  
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **3820 NEVIN AVE RICHMOND, CA 94805-2235** failed the Housing Quality Standards (HQS) inspection on 05/14/2026.

**A re-inspection has been scheduled for 06/26/2026 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions
	1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs
	2. Cut down brush on side of complex
3.6	Bathroom/Ceiling Condition
	Excessive amount of peeling paint on ceiling, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Faucet leaking black substance, repair
2.3	Kitchen/Electrical Hazards
	Replace missing light switch cover
2.8	Kitchen/Floor Condition
	Repair cracked flooring in kitchen
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair



5/19/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

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Residential Rental Inspections Program



5/19/2026

**FAILED INSPECTION NOTICE**

Delfin J Dagloria  
DENICE M DAGLORIA-WURNITSCH  
2288 Fulton St Ste 202B  
Berkeley, CA 94804

Property:  
3822 NEVIN AVE  
RICHMOND, CA 94805-2235-

PropID:  
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **3822 NEVIN AVE RICHMOND, CA 94805-2235** failed the Housing Quality Standards (HQS) inspection on 05/14/2026.

**A re-inspection has been scheduled for 06/26/2026 between 01:00PM and 04:00PM.**

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5/19/2026

**FAILED INSPECTION NOTICE**

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

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- 8.10 General Health and Safety/Site and Neighborhood Conditions
  - 1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs
  - 2. Cut down brush on side of complex
- 8.7 General Health and Safety/Other Interior Hazards
  - Hall glass closet doors damaged, repair/replace or remove doors
- 3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
  - Faucet knobs are hard to turn, repair
- 3.10 Bathroom/Flush Toilet in Enclosed Room in Unit
  - Bath Toilet Flush Valve leaking / water running.
- 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.
- 4.3 Other Rooms/Electrical Hazards
  - Replace damaged receptacle on left wall
- 7.1 Heating and Plumbing/Adequacy of Heating Equipment
  - Heater inoperable, repair
- 2.13 Kitchen/Space for Storage, Prep and Serving
  - 1. Secure cabinet doors underneath sink
  - 2. Replace missing drawer front

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



5/19/2026

**FAILED INSPECTION NOTICE**

Kao Txieng & MOUNG Y Saechao  
442 Wood Glen Dr  
Richmond, CA 94806-5728

Property:  
2832 OXFORD AVE  
RICHMOND, CA 94806-2617-

PropID:  
Client ID: 10896

Dear Owner/Agent,

This letter is to inform you that your property at **2832 OXFORD AVE RICHMOND, CA 94806-2617** **failed** the Housing Quality Standards (HQS) inspection on 05/14/2026.

**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>
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway outlet has hot/ neutral reverse, repair
6.1	Building Exterior/Condition of Foundation Repair large crack in front of entry to unit
2.3	Kitchen/Electrical Hazards Install GFCI receptacle by kitchen sink. Replace outlet with open grounds.

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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