



6/1/2026

FAILED INSPECTION NOTICE

Ram P & Ashu K Vohra
2372 18Th St
San Pablo, CA 94806

Property:
711 GERTRUDE AVE
RICHMOND, CA 94801-

PropID:
Client ID: 8205

Dear Owner/Agent,

This letter is to inform you that your property at **711 GERTRUDE AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 06/25/2026 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 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.
4.10	Other Rooms/Smoke Detectors Secure smoke detector to ceiling
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in rear of home



6/1/2026

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



6/1/2026

FAILED INSPECTION NOTICE

Alice L Huynh
1539 Elm St
El Cerrito, CA 94530-2203

Property:
304 CHESLEY
RICHMOND, CA 94801-1529-

PropID:
Client ID: 11699

Dear Owner/Agent,

This letter is to inform you that your property at **304 CHESLEY RICHMOND, CA 94801-1529** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 07/16/2026 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

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

- 4.3 Other Rooms/Electrical Hazards
Secure outlet at entry to wall, junction box coming out of wall.
- 4.4 Other Rooms/Security
Clear items behind door to allow door to open as designed
- 4.8 Other Rooms/Floor Condition
Declutter room, clear path to allow access to walk in room.
- 4.5 Other Rooms/Window Condition
 - 1. Remove excessive amount of items in room not allowing clear path to window.
Resident must be able to gain access to quick release for security bars (fire exit).
 - 2. Clean discoloration on window and window seal
- 3.4 Bathroom/Security
Remove keyed entry lock from door
- 3.3 Bathroom/Electrical Hazards
Replace damaged light switch cover plate
- 8.1 General Health and Safety/Access to Unit
Install door sweep on laundry room door leading to exterior
- 5.4 Secondary Rooms/Other Potential Hazardous Features
Clear/remove excessive amount of items in garage not allowing access for inspection
- 6.4 Building Exterior/Condition of Exterior Surfaces
 - 1. Exterior siding on house dry rotted, repair damaged sections of siding
 - 2. Exterior dryer vent cover missing, replace
- 8.4 General Health and Safety/Garbage and Debris
Remove trash, old furniture and clutter from yard
- 6.2 Building Exterior/Condition of Stairs, Rails, and Porches
Top of stair landing damaged, repair



6/1/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Ram P & Ashu K Vohra
2372 18Th St
San Pablo, CA 94806

Property:
1257 YORK ST
RICHMOND, CA 94801-1851-

PropID:
Client ID: 8205

Dear Owner/Agent,

This letter is to inform you that your property at **1257 YORK ST RICHMOND, CA 94801-1851** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 06/25/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Remove cut down tree brush in front of unit
3.3	Bathroom/Electrical Hazards GFCI 1/2 bath level 1 inoperable, replace
2.3	Kitchen/Electrical Hazards 1. GFCI keeps popping and shutting off power to receptacles. Repair 2. Right outlet on countertop missing cover plate, replace
5.3	Secondary Rooms/Electrical Hazards 1. Garage door will not open from switch, repair 2. Garage light inoperable, short in light switch 3. Outlets have no power, repair
7.4	Heating and Plumbing/Water Heater Install discharge pipe, within 6" of floor.
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector level 2 inoperable, replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
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 Install quick release for security bars or remove bars from window



6/1/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

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

Property:
19 3RD ST
RICHMOND, CA 94801-3563-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **19 3RD ST RICHMOND, CA 94801-3563** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 06/25/2026 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.



6/1/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions Backyard = overgrown grass/weeds.
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Common area smoke detector level 1 missing, replace 2. Common area smoke detector level 2 inoperable, replace
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle 1/2 bath level 1
1.3	Living Room/Electrical Hazards Secure recessed lighting in living room on ceiling
2.13	Kitchen/Space for Storage, Prep and Serving Cabinet door missing right side of stove, replace/repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.
2.6	Kitchen/Ceiling Condition Clean/remove discoloration on ceiling
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.6	Other Rooms/Celing Condition Treat discoloration on ceiling
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
4.8	Other Rooms/Floor Condition Declutter room



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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Samuel G Holmes
571 Daggett Ct
Granite Bay, CA 95746-6428

Property:
4932 THUNDERHEAD CT
RICHMOND, CA 94803-2144-

PropID:
Client ID: 6323

Dear Owner/Agent,

This letter is to inform you that your property at **4932 THUNDERHEAD CT RICHMOND, CA 94803-2144** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 07/06/2026 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>
3.3	Bathroom/Electrical Hazards all bathrooms/half baths GFCI outlets missing - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Brian P Favro
5113 Bengali St
Danville, CA 94506-5015

Property:
5275 CARRIAGE DR
RICHMOND, CA 94803-3856-

PropID:
Client ID: 12607

Dear Owner/Agent,

This letter is to inform you that your property at **5275 CARRIAGE DR RICHMOND, CA 94803-3856** **failed** the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 07/08/2026 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 floor smoke /Co detector missing
4.10	Other Rooms/Smoke Detectors downstairs bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd floor hallway 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Zannis M & Kathy A Vasilas
2552 Beach Head Way
Richmond, CA 94804

Property:
902 24TH ST
RICHMOND, CA 94804-1204-

PropID:
Client ID: 2305

Dear Owner/Agent,

This letter is to inform you that your property at **902 24TH ST RICHMOND, CA 94804-1204** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 07/08/2026 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 top broken - repair/replace
3.6	Bathroom/Ceiling Condition ceiling above shower discolored - remove/repair/replace

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



6/1/2026

FAILED INSPECTION NOTICE

Zannis M & Kathy A Vasilas
2552 Beach Head Way
Richmond, CA 94804

Property:
906 24TH ST
RICHMOND, CA 94804-1204-

PropID:
Client ID: 2305

Dear Owner/Agent,

This letter is to inform you that your property at **906 24TH ST RICHMOND, CA 94804-1204** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 07/08/2026 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>
1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged repair/replace

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



6/1/2026

FAILED INSPECTION NOTICE

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

Property:
408 27TH ST
RICHMOND, CA 94804-1729-

PropID:
Client ID: 8314

Dear Owner/Agent,

This letter is to inform you that your property at **408 27TH ST RICHMOND, CA 94804-1729** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 07/16/2026 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>
1.3	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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3	Kitchen/Electrical Hazards 1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2. Install GFCI by kitchen sink 3. Replace cracked receptacle above stove
6.1	Building Exterior/Condition of Foundation Repair exterior crack by top of stairs leading to unit



6/1/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Alice L Huynh
1539 Elm St
El Cerrito, CA 94530-2203

Property:
330 S 38TH ST
RICHMOND, CA 94804-3238-

PropID:
Client ID: 11699

Dear Owner/Agent,

This letter is to inform you that your property at **330 S 38TH ST RICHMOND, CA 94804-3238** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 07/16/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span (2013)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2012)
3.3	Bathroom/Electrical Hazards 1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2. Replace cracked receptacle at entry



6/1/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Nguyen T Nguyen
4160 Bell Ave
Richmond, CA 94804-4306

Property:
600 S 52ND ST
RICHMOND, CA 94804-4334-

PropID:
Client ID: 10712

Dear Owner/Agent,

This letter is to inform you that your property at **600 S 52ND ST RICHMOND, CA 94804-4334** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 07/16/2026 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>
1.3	Living Room/Electrical Hazards Outlet across from fireplace missing cover plate, replace
4.8	Other Rooms/Floor Condition Carpet torn at entry, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Clogged sink bedroom #1
3.12	Bathroom/Tub or Shower Recaulk inside of tub, bedroom 1
3.13	Bathroom/Ventilation Clean/remove excessive dust build up on vent fan, bedroom 1
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration , bedroom 1
4.4	Other Rooms/Security Clear items behind door to allow it to open as designed
8.9	General Health and Safety/Interior Air Quality Poor interior air quality inside of unit, tenant to address housekeeping and air out unit



6/1/2026

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Enbo Ma
1557 Del Monte Ct
Moraga, CA 94556-2026

Property:
79 SEAGULL DR
RICHMOND, CA 94804-7408-

PropID:
Client ID: 12064

Dear Owner/Agent,

This letter is to inform you that your property at **79 SEAGULL DR RICHMOND, CA 94804-7408** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 07/16/2026 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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet underneath window
4.5	Other Rooms/Window Condition Window screen damaged, repair
3.3	Bathroom/Electrical Hazards Install GFCI receptacles in upstairs bathrooms
6.4	Building Exterior/Condition of Exterior Surfaces Replace damaged exterior outlet
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in yard
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector level 1, exceeds 10 year life span



6/1/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Ahmad Aghababa
1935 Marin Ave
Berkeley Ca 94707
Berkeley, CA 94707

Property:
401 36TH ST
RICHMOND, CA 94805-2127-

PropID:
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **401 36TH ST RICHMOND, CA 94805-2127** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 07/06/2026 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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Sincerely,

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Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Ahmad Aghababa
1935 Marin Ave
Berkeley Ca 94707
Berkeley, CA 94707

Property:
403 36TH ST
RICHMOND, CA 94805-2127-

PropID:
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **403 36TH ST RICHMOND, CA 94805-2127** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 07/06/2026 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 Heat Not Working Properly.
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/1/2026

FAILED INSPECTION NOTICE

Ahmad Aghababa
1935 Marin Ave
Berkeley Ca 94707
Berkeley, CA 94707

Property:
405 36TH ST
RICHMOND, CA 94805-2127-

PropID:
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **405 36TH ST RICHMOND, CA 94805-2127** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 07/06/2026 between 01:00PM and 04:00PM.

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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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6/1/2026

FAILED INSPECTION NOTICE

Ahmad Aghababa
1935 Marin Ave
Berkeley Ca 94707
Berkeley, CA 94707

Property:
407 36TH ST
RICHMOND, CA 94805-2127-

PropID:
Client ID: 3745

Dear Owner/Agent,

This letter is to inform you that your property at **407 36TH ST RICHMOND, CA 94805-2127** failed the Housing Quality Standards (HQS) inspection on 05/20/2026.

A re-inspection has been scheduled for 07/06/2026 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.
8.7	General Health and Safety/Other Interior Hazards 2nd fl 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program