



7/1/2025

**FAILED INSPECTION NOTICE**

Juan F & Maria G Navas  
2022 Gaynor Ave  
Richmond, CA 94801

Property:  
1418 CHERRY ST  
RICHMOND, CA 94801-

PropID:  
Client ID: 16405

Dear Owner/Agent,

This letter is to inform you that your property at **1418 CHERRY ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 06/17/2025.

**A re-inspection has been scheduled for 08/05/2025 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.



7/1/2025

**FAILED INSPECTION NOTICE**

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                                                                                                                                                                | <u>Tenant/Owner</u> |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1.5         | Living Room/Window Condition<br>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.                 | O                   |
| 4.5         | Other Rooms/Window Condition<br>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.                 | O                   |
| 4.3         | Other Rooms/Electrical Hazards<br>Outlets left and right of window missing cover plates, install                                                                                                                     | T                   |
| 4.8         | Other Rooms/Floor Condition<br>Tile cracked at entry, repair                                                                                                                                                         | O                   |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair                                                                                                                                      | O                   |
| 8.1         | General Health and Safety/Access to Unit<br>Common area hall smoke detector inoperable, repair or replace                                                                                                            | O                   |
| 3.12        | Bathroom/Tub or Shower<br>Tub/Shower Faucet Knob(s) Damaged / Missing.                                                                                                                                               | O                   |
| 3.5         | Bathroom/Window Condition<br>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.                    | O                   |
| 4.10        | Other Rooms/Smoke Detectors<br>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. | O                   |
| 2.10        | Kitchen/Stove or Range with Oven<br>Range hood severely soiled and has peeling paint, repair or replace                                                                                                              | O                   |
| 8.2         | General Health and Safety/Exits<br>Rear door damaged, replace as door is splitting from bottom                                                                                                                       | O                   |
| 5.4         | Secondary Rooms/Other Potential Hazardous Features<br>Laundry room window screen missing, install                                                                                                                    | O                   |



7/1/2025

**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



7/1/2025

**FAILED INSPECTION NOTICE**

Juan F & Maria G Navas  
2022 Gaynor Ave  
Richmond, CA 94801

Property:  
1418 CHERRY ST Apt A  
RICHMOND, CA 94801-

PropID:  
Client ID: 16405

Dear Owner/Agent,

This letter is to inform you that your property at **1418 CHERRY ST Apt A RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 06/17/2025.

**A re-inspection has been scheduled for 08/05/2025 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>                                                    | <u>Tenant/Owner</u> |
|-------------|----------------------------------------------------------------------------------------------------------|---------------------|
| 4.4         | Other Rooms/Security<br>Remove keyed lock from interior door.                                            | T                   |
| 3.4         | Bathroom/Security<br>Remove keyed entry lock from bathroom door                                          | T                   |
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>Install common area smoke detector in unit | O                   |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair                          | O                   |
| 2.11        | Kitchen/Refrigerator<br>Refrigerator light inoperable, repair                                            | O                   |



7/1/2025

**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



7/1/2025

**FAILED INSPECTION NOTICE**

Ethel M Payne  
2915 Simba Pl  
Brentwood, CA 94513

Property:  
640 3RD ST  
RICHMOND, CA 94801-2610-

PropID:  
Client ID: 12789

Dear Owner/Agent,

This letter is to inform you that your property at **640 3RD ST RICHMOND, CA 94801-2610** failed the Housing Quality Standards (HQS) inspection on 06/17/2025.

**A re-inspection has been scheduled for 08/05/2025 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.



7/1/2025

**FAILED INSPECTION NOTICE**

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                                                                                                                                                                | <u>Tenant/Owner</u> |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 3.5         | Bathroom/Window Condition<br>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.                    | O                   |
| 3.12        | Bathroom/Tub or Shower<br>Recaulk tub. Interior caulking severely deteriorated                                                                                                                                       | O                   |
| 3.4         | Bathroom/Security<br>Remove keyed entry lock from door                                                                                                                                                               | T                   |
| 4.10        | Other Rooms/Smoke Detectors<br>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. | T                   |
| 4.5         | Other Rooms/Window Condition<br>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.                 | O                   |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair                                                                                                                                      | O                   |
| 3.8         | Bathroom/Floor Condition<br>Baseboard trim missing, replace/install                                                                                                                                                  | O                   |
| 2.5         | Kitchen/Window Condition<br>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.                     | O                   |
| 2.10        | Kitchen/Stove or Range with Oven<br>Range hood vent screen missing, replace                                                                                                                                          | T                   |
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>Common area smoke detector and carbon monoxide detector missing, replace                                                                               | T                   |
| 7.4         | Heating and Plumbing/Water Heater<br>NO ACCESS, PROVIDE ACCESS                                                                                                                                                       | O                   |
| 8.10        | General Health and Safety/Site and Neighborhood Conditions<br>Front left handrail leading upstairs to unit loose, secure                                                                                             | O                   |



7/1/2025

**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



7/1/2025

**FAILED INSPECTION NOTICE**

Mohamed & Ghania S Alnajar  
Po Box 5074  
Richmond, CA 94805-0074

Property:  
675 2ND ST Apt 1  
RICHMOND, CA 94801-2623-

PropID:  
Client ID: 12333

Dear Owner/Agent,

This letter is to inform you that your property at **675 2ND ST Apt 1 RICHMOND, CA 94801-2623** failed the Housing Quality Standards (HQS) inspection on 06/17/2025.

**A re-inspection has been scheduled for 07/30/2025 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>                                                                                                                                                                | <u>Tenant/Owner</u> |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>Common area smoke detector inoperable, repair or replace                                                                                               | O                   |
| 8.7         | General Health and Safety/Other Interior Hazards<br>Remove keyed entry locks on both hall closet doors                                                                                                               | T                   |
| 4.10        | Other Rooms/Smoke Detectors<br>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. | T                   |
| 8.4         | General Health and Safety/Garbage and Debris<br>Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex.                                                                   | O                   |



7/1/2025

**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



7/1/2025

**FAILED INSPECTION NOTICE**

Mohamed & Ghania S Alnajar  
Po Box 5074  
Richmond, CA 94805-0074

Property:  
675 2ND ST Apt 3  
RICHMOND, CA 94801-2623-

PropID:  
Client ID: 12333

Dear Owner/Agent,

This letter is to inform you that your property at **675 2ND ST Apt 3 RICHMOND, CA 94801-2623** failed the Housing Quality Standards (HQS) inspection on 06/17/2025.

**A re-inspection has been scheduled for 07/30/2025 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>                                                                                              | <u>Tenant/Owner</u> |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 3.12        | Bathroom/Tub or Shower<br>Rust in tub, repair                                                                                                      | O                   |
| 8.7         | General Health and Safety/Other Interior Hazards<br>Hall light inoperable, repair                                                                  | O                   |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair                                                                    | O                   |
| 2.10        | Kitchen/Stove or Range with Oven<br>Front left burner inoperable, repair                                                                           | O                   |
| 2.11        | Kitchen/Refrigerator<br>Light inoperable, repair                                                                                                   | O                   |
| 8.4         | General Health and Safety/Garbage and Debris<br>Remove old tires, oil containers and tires from rear of shared exterior areas surrounding complex. | O                   |



7/1/2025

**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



7/1/2025

**FAILED INSPECTION NOTICE**

Julie Lin  
108 Santa Paula Ct  
San Pablo, CA 94806-5038

Property:  
214 BARRETT AVE Apt 1  
RICHMOND, CA 94801-2685-

PropID:  
Client ID: 12273

Dear Owner/Agent,

This letter is to inform you that your property at **214 BARRETT AVE Apt 1 RICHMOND, CA 94801-2685** **failed** the Housing Quality Standards (HQS) inspection on 06/17/2025.

**A re-inspection has been scheduled for 08/11/2025 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.



7/1/2025

**FAILED INSPECTION NOTICE**

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                                                                                                                                                                                               | <u>Tenant/Owner</u> |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 8.10        | General Health and Safety/Site and Neighborhood Conditions<br>Remove old furniture and trash from exterior of complex.                                                                                                                              | O                   |
| 1.5         | Living Room/Window Condition<br>Install quick release for security bars                                                                                                                                                                             | O                   |
|             | Window screen torn, repair                                                                                                                                                                                                                          |                     |
| 8.7         | General Health and Safety/Other Interior Hazards<br>Hall light cover missing, replace and install                                                                                                                                                   | T                   |
| 3.6         | Bathroom/Ceiling Condition<br>Peeling paint and heavy discoloration on ceiling, repair                                                                                                                                                              | O                   |
| 3.7         | Bathroom/Wall Condition<br>Peeling paint and heavy discoloration on walls, repair                                                                                                                                                                   | O                   |
| 3.5         | Bathroom/Window Condition<br>Window is severely deteriorated and no long able to keep out the elements.<br><br>Window screen missing, replace/install                                                                                               | O                   |
| 3.12        | Bathroom/Tub or Shower<br>Tub, shower Is missing or deteriorated. This represents a major defect which must be corrected. Resurface tub, peeling paint                                                                                              | O                   |
| 3.11        | Bathroom/Fixed Wash Basin or Lavatory in Unit<br>Sink Base Cabinet Damaged/Needs Repair. Door missing, replace                                                                                                                                      | O                   |
| 4.7         | Other Rooms/Wall Condition<br>Walls have heavy discoloration, treat/repair                                                                                                                                                                          | O                   |
| 4.6         | Other Rooms/Celing Condition<br>Ceiling has heavy discoloration, repair/treat damaged area                                                                                                                                                          | O                   |
| 4.10        | Other Rooms/Smoke Detectors<br>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.                                                                              | T                   |
| 4.5         | Other Rooms/Window Condition<br>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.<br><br>Install quick release for security bars | O                   |
| 2.5         | Kitchen/Window Condition<br>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.                                                    | O                   |



7/1/2025

**FAILED INSPECTION NOTICE**

- |      |                                                                      |   |
|------|----------------------------------------------------------------------|---|
| 2.13 | Kitchen/Space for Storage, Prep and Serving                          | O |
|      | Kit. = Missing Cabinet Door. Cabinet door right of stove missing     |   |
| 2.7  | Kitchen/Wall Condition                                               | O |
|      | Repair damaged wall right of kitchen window                          |   |
| 2.6  | Kitchen/Ceiling Condition                                            | O |
|      | Ceiling has heavy discoloration, treat ceiling/ repair               |   |
| 2.10 | Kitchen/Stove or Range with Oven                                     | O |
|      | Range hood has peeling paint on exterior/interior, repair or 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



7/1/2025

**FAILED INSPECTION NOTICE**

Julie Lin  
108 Santa Paula Ct  
San Pablo, CA 94806-5038

Property:  
214 BARRETT AVE Apt 2  
RICHMOND, CA 94801-2685-

PropID:  
Client ID: 12273

Dear Owner/Agent,

This letter is to inform you that your property at **214 BARRETT AVE Apt 2 RICHMOND, CA 94801-2685** **failed** the Housing Quality Standards (HQS) inspection on 06/17/2025.

**A re-inspection has been scheduled for 08/11/2025 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>                                                                | <u>Tenant/Owner</u> |
|-------------|----------------------------------------------------------------------------------------------------------------------|---------------------|
| 8.4         | General Health and Safety/Garbage and Debris<br>Remove old furniture and trash on exterior surrounding complex       | O                   |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair                                      | O                   |
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>Carbon monoxide detector inoperable, repair or replace | O                   |
| 4.4         | Other Rooms/Security<br>Remove keyed lock from interior door.                                                        | T                   |



7/1/2025

**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



7/1/2025

**FAILED INSPECTION NOTICE**

Julie Lin  
108 Santa Paula Ct  
San Pablo, CA 94806-5038

Property:  
214 BARRETT AVE Apt 3  
RICHMOND, CA 94801-2685-

PropID:  
Client ID: 12273

Dear Owner/Agent,

This letter is to inform you that your property at **214 BARRETT AVE Apt 3 RICHMOND, CA 94801-2685** **failed** the Housing Quality Standards (HQS) inspection on 06/17/2025.

**A re-inspection has been scheduled for 08/11/2025 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>                                                            | <u>Tenant/Owner</u> |
|-------------|------------------------------------------------------------------------------------------------------------------|---------------------|
| 4.4         | Other Rooms/Security<br>Remove keyed lock from interior door.                                                    | O                   |
|             | Install striker plate on door frame                                                                              |                     |
| 4.3         | Other Rooms/Electrical Hazards<br>Outlet under window has hot/neutral reverse. Repair                            | O                   |
| 4.5         | Other Rooms/Window Condition<br>Window lock mechanism damaged, replace                                           | O                   |
| 4.7         | Other Rooms/Wall Condition<br>Repair walls, evidence of water damage and heavy discoloration leading into closet | O                   |
| 3.7         | Bathroom/Wall Condition<br>Repair damaged wall on left side of toilet                                            | O                   |
| 3.3         | Bathroom/Electrical Hazards<br>Install GFCI protected receptacle above sink                                      | O                   |
| 2.3         | Kitchen/Electrical Hazards<br>Install GFCI protected receptacle above sink                                       | O                   |



7/1/2025

**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



7/1/2025

**FAILED INSPECTION NOTICE**

Eric B Meyers Trust  
2801 Pinole Valley Rd Suite 210  
Pinole, CA 94564

Property:  
512 20TH ST  
RICHMOND, CA 94801-3330-

PropID:  
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **512 20TH ST RICHMOND, CA 94801-3330** failed the Housing Quality Standards (HQS) inspection on 06/17/2025.

**A re-inspection has been scheduled for 08/05/2025 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>                                        | <u>Tenant/Owner</u> |
|-------------|----------------------------------------------------------------------------------------------|---------------------|
| 2.5         | Kitchen/Window Condition<br>Window must be openable and remain open without props.           | O                   |
| 3.12        | Bathroom/Tub or Shower<br>Tub diverter inoperable as tub runs at same time as shower, repair | O                   |

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