



7/1/2025

FAILED INSPECTION NOTICE

Alex Tariosa
1307 Mariposa St
Richmond, CA 94804

Property:
615 20TH ST Apt C
RICHMOND, CA 94801-2889-

PropID:
Client ID: 6525

Dear Owner/Agent,

This letter is to inform you that your property at **615 20TH ST Apt C RICHMOND, CA 94801-2889** failed the Housing Quality Standards (HQS) inspection on 06/26/2025.

A re-inspection has been scheduled for 08/27/2025 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
8.1	General Health and Safety/Access to Unit Install unit number "C" on door	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/carbon monoxide detector inoperable, replace. Move unit to front of unit as bedroom smoke detectors are in close proximity of common and none in front of unit.	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.5	Other Rooms/Window Condition Move furniture blocking window, window must be accessible as it is only fire exit in room	T
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.	O
3.3	Bathroom/Electrical Hazards Install GFI protected outlet in bathroom	O



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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



7/1/2025

FAILED INSPECTION NOTICE

Kenneth Allen Breslin
Po Box 7113
South Lake Tahoe, CA 96158

Property:
462 5TH ST
RICHMOND, CA 94801-3006-

PropID:
Client ID: 15995

Dear Owner/Agent,

This letter is to inform you that your property at **462 5TH ST RICHMOND, CA 94801-3006** failed the Housing Quality Standards (HQS) inspection on 06/26/2025.

A re-inspection has been scheduled for 08/28/2025 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.



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<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 Remove old water heater in backyard	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace as base still present	T
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.5	Other Rooms/Window Condition Window lock damaged, repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit The toilet will not flush because it is clogged.	O
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling from yard	T
8.1	General Health and Safety/Access to Unit Patio door lock inoperable, repair Install patio screen	O
2.10	Kitchen/Stove or Range with Oven Range hood inoperable, front facing of range hood damaged. Replace	O
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.	T
1.5	Living Room/Window Condition Window locks (x3) damaged, repair/replace	O



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Residential Rental Inspections Program



7/1/2025

FAILED INSPECTION NOTICE

Cynthia Campbell Burke
6073 Felix Ave
Richmond, CA 94805-1218

Property:
249 15TH ST
RICHMOND, CA 94801-3212-

PropID:
Client ID: 13194

Dear Owner/Agent,

This letter is to inform you that your property at **249 15TH ST RICHMOND, CA 94801-3212** failed the Housing Quality Standards (HQS) inspection on 06/26/2025.

A re-inspection has been scheduled for 08/28/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace front hall light inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards Hall windows dont stay open without prop, repair. Windows must stay open without props	O



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7/1/2025

FAILED INSPECTION NOTICE

Owen Bissell
673 Orange Ave
Novato, CA 94945

Property:
322 W RICHMOND AVE Apt UPPER
RICHMOND, CA 94801-3863-

PropID:
Client ID: 11473

Dear Owner/Agent,

This letter is to inform you that your property at **322 W RICHMOND AVE Apt UPPER RICHMOND, CA 94801-3863** failed the Housing Quality Standards (HQS) inspection on 06/26/2025.

A re-inspection has been scheduled for 08/28/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair or convert to two prong receptacles	O
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year lifespan	O
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.	O
4.7	Other Rooms/Wall Condition Repair crack on wall	O
3.12	Bathroom/Tub or Shower Shower head leaking, repair	O
3.3	Bathroom/Electrical Hazards Ceiling light inoperable, repair	O
5.3	Secondary Rooms/Electrical Hazards Dining room outlets have open grounds, repair or convert to two prong receptacles	O
2.5	Kitchen/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.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanently mounted heat system in unit. No heater in unit, unit must be able to maintain minimum of 68 degrees at all times. Owner can install baseboard heaters in bedrooms and common area	O

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7/1/2025

FAILED INSPECTION NOTICE

2018-3 Ih Borrower Lp
Invitation Homes-Tax Dept
1717 Main St
Dallas, TX 75201

Property:
1459 CARLSON BLVD
RICHMOND, CA 94804-4929-

PropID:
Client ID: 12026

Dear Owner/Agent,

This letter is to inform you that your property at **1459 CARLSON BLVD RICHMOND, CA 94804-4929** **failed** the Housing Quality Standards (HQS) inspection on 06/26/2025.

A re-inspection has been scheduled for 08/29/2025 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>
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.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Right side of fixture damaged, repair or replace	O
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
8.4	General Health and Safety/Garbage and Debris Remove excessive cutter from yard	T
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair	O
6.4	Building Exterior/Condition of Exterior Surfaces Front exterior outlet missing weatherproof cover, install	O
1.5	Living Room/Window Condition Window screen damaged, repair	O



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7/1/2025

FAILED INSPECTION NOTICE

Shahin Javaheri
944 Alturas Way
Mill Valley, CA 94941-4142

Property:
5 BREAKERS BLVD
RICHMOND, CA 94804-7400-

PropID:
Client ID: 7309

Dear Owner/Agent,

This letter is to inform you that your property at **5 BREAKERS BLVD RICHMOND, CA 94804-7400** **failed** the Housing Quality Standards (HQS) inspection on 06/26/2025.

A re-inspection has been scheduled for 08/29/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration in 1/2 bathroom level 1	T
3.7	Bathroom/Wall Condition Repair crack on wall behind sink in 1/2 bath level 1	O
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, replace/install	T
6.4	Building Exterior/Condition of Exterior Surfaces Secure rear exterior outlet to wall , outlet also has cracked receptacle, replace	O
8.7	General Health and Safety/Other Interior Hazards Install Co2 detector in unit, level 1 & 2 Secure common area smoke detector to ceiling, level 2	O
8.6	General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock from hall closet door level 1	T
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. 1- Left of entry 2- Underneath window Replace cracked receptacles	O
3.3	Bathroom/Electrical Hazards Install GFI protected receptacle in hall bathroom level 2	O
3.13	Bathroom/Ventilation Replace severely rusted vent	O
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.	T



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7/1/2025

FAILED INSPECTION NOTICE

Mark Hilsabeck
Bartels Property Management
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
624 40TH ST
RICHMOND, CA 94805-1810-

PropID:
Client ID: 17392

Dear Owner/Agent,

This letter is to inform you that your property at **624 40TH ST RICHMOND, CA 94805-1810** failed the Housing Quality Standards (HQS) inspection on 06/26/2025.

A re-inspection has been scheduled for 08/26/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven Left burners not self lighting, repair	O
2.12	Kitchen/Sink Dishwasher inoperable, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Smoke detector in laundry room inoperable, replace	O

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