



7/1/2025

**FAILED INSPECTION NOTICE**

Gabriel Tejeda  
Rosa Gonzalez  
1528 Carleton St  
Berkeley, CA 94703-1813

Property:  
501 LUCAS AVE  
RICHMOND, CA 94801-2249-

PropID:  
Client ID: 11039

Dear Owner/Agent,

This letter is to inform you that your property at **501 LUCAS AVE RICHMOND, CA 94801-2249** failed the Housing Quality Standards (HQS) inspection on 06/30/2025.

**A re-inspection has been scheduled for 09/02/2025 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>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards C02 detector inoperable, replace as unit has exceeded 10 year lifespan	O
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.	O
3.3	Bathroom/Electrical Hazards Install GFCI outlet in 1/2 bathroom in front of unit	O
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. Replace missing screen on left window.	
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, replace  Tenant to clean excessive grease splatter on range hood	T
2.12	Kitchen/Sink Dishwasher inoperable, repair, replace or remove	O
8.4	General Health and Safety/Garbage and Debris Declutter yard and remove old appliances from rear of unit	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**

Ernest Posey  
14 Chelsea Ct  
Oakland, CA 94619-2412

Property:  
520 LUCAS AVE  
RICHMOND, CA 94801-2250-

PropID:  
Client ID: 2613

Dear Owner/Agent,

This letter is to inform you that your property at **520 LUCAS AVE RICHMOND, CA 94801-2250** failed the Housing Quality Standards (HQS) inspection on 06/30/2025.

**A re-inspection has been scheduled for 09/02/2025 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.



7/1/2025

### FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint and heavy discoloration inside of tub	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink Base Cabinet Damaged/Needs Repair. Base damaged on left side by tub.	O
3.5	Bathroom/Window Condition Window screen damaged, repair	O
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
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
4.7	Other Rooms/Wall Condition Repair wall on hole on right wall from entry.	O
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Replace on left wall	T
2.7	Kitchen/Wall Condition Clean grease splatter on wall behind stove	T

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**

Gabriel Tejeda  
Rosa Gonzalez  
1528 Carleton St  
Berkeley, CA 94703-1813

Property:  
621 17TH ST  
RICHMOND, CA 94801-2805-

PropID:  
Client ID: 11039

Dear Owner/Agent,

This letter is to inform you that your property at **621 17TH ST RICHMOND, CA 94801-2805** failed the Housing Quality Standards (HQS) inspection on 06/30/2025.

**A re-inspection has been scheduled for 09/02/2025 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>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower Tub/Shower Faucet Knob(s) Damaged / Missing. Knob f=damaged, repair	O
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair	O
1.7	Living Room/Wall Condition Peeling paint on wall by bed on right side of living room, repair	O
1.6	Living Room/Ceiling Condition Peeling paint, repair	O



7/1/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

Gabriel Tejeda  
Rosa Gonzalez  
1528 Carleton St  
Berkeley, CA 94703-1813

Property:  
434 20TH ST  
RICHMOND, CA 94801-3266-

PropID:  
Client ID: 11039

Dear Owner/Agent,

This letter is to inform you that your property at **434 20TH ST RICHMOND, CA 94801-3266** failed the Housing Quality Standards (HQS) inspection on 06/30/2025.

**A re-inspection has been scheduled for 09/02/2025 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>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
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
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground.	O
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window screen missing, install	O
2.5	Kitchen/Window Condition Dining room  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
6.4	Building Exterior/Condition of Exterior Surfaces Front exterior outlet missing weatherproof cover, replace missing cover	O



7/1/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program





7/1/2025

**FAILED INSPECTION NOTICE**

Antonio & Alicia Ortega  
99 Corte St  
San Pablo, CA 94806

Property:  
3309 RHEEM AVE  
RICHMOND, CA 94804-1196-

PropID:  
Client ID: 7381

Dear Owner/Agent,

This letter is to inform you that your property at **3309 RHEEM AVE RICHMOND, CA 94804-1196** failed the Housing Quality Standards (HQS) inspection on 06/30/2025.

**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>
4.10	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
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
8.6	General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock from door in hallway that leads to bedrooms	T



7/1/2025

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Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

Antonio & Alicia Ortega  
99 Corte St  
San Pablo, CA 94806

Property:  
3511 RHEEM AVE  
RICHMOND, CA 94804-1198-

PropID:  
Client ID: 7381

Dear Owner/Agent,

This letter is to inform you that your property at **3511 RHEEM AVE RICHMOND, CA 94804-1198** failed the Housing Quality Standards (HQS) inspection on 06/30/2025.

**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>
8.6	General Health and Safety/Interior Stairs and Common Halls Remove loose exposed wiring in hallway	O
4.5	Other Rooms/Window Condition Tenant to move bed blocking access to window, fire exit must be free and clear of obstruction	T
3.8	Bathroom/Floor Condition Repair damaged flooring outside of bathroom door	O
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan	T
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.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



7/1/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

Gabriel Tejada  
Rosa Gonzalez  
1528 Carleton St  
Berkeley, CA 94703-1813

Property:  
135 S 11TH ST  
RICHMOND, CA 94804-2409-

PropID:  
Client ID: 11039

Dear Owner/Agent,

This letter is to inform you that your property at **135 S 11TH ST RICHMOND, CA 94804-2409** failed the Housing Quality Standards (HQS) inspection on 06/30/2025.

**A re-inspection has been scheduled for 09/02/2025 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.



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**FAILED INSPECTION NOTICE**

<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. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.	O
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
8.10	General Health and Safety/Site and Neighborhood Conditions Ext. = Overgrown Grass/Weeds.	T
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Right cabinet door damaged, repair	T
3.3	Bathroom/Electrical Hazards Install GFCI receptacle by sink	O
3.5	Bathroom/Window Condition Window screen damaged, repair	O
2.3	Kitchen/Electrical Hazards Install GFCI receptacle above sink	O
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair	O
8.2	General Health and Safety/Exits Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow access to side door leading to exterior	T

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

James Drake  
Irma Galvez  
2501 Channing Way  
Berkeley, CA 94704

Property:  
1626 FLORIDA AVE  
RICHMOND, CA 94804-2610-

PropID:  
Client ID: 12364

Dear Owner/Agent,

This letter is to inform you that your property at **1626 FLORIDA AVE RICHMOND, CA 94804-2610** **failed** the Housing Quality Standards (HQS) inspection on 06/30/2025.

**A re-inspection has been scheduled for 08/29/2025 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>
2.11	Kitchen/Refrigerator Light inoperable, repair/replace	O
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair	O
	TENANT to clean grease splatter on range hood	
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Seat needs repair/replacement.	T
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
4.4	Other Rooms/Security Replace missing door frame striker plate	O
5.2	Secondary Rooms/Security Secure garage door handle	O



7/1/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program





7/1/2025

**FAILED INSPECTION NOTICE**

James Drake  
Irma Galvez  
2501 Channing Way  
Berkeley, CA 94704

Property:  
1622 FLORIDA AVE  
RICHMOND, CA 94804-2610-

PropID:  
Client ID: 12364

Dear Owner/Agent,

This letter is to inform you that your property at **1622 FLORIDA AVE RICHMOND, CA 94804-2610** **failed** the Housing Quality Standards (HQS) inspection on 06/30/2025.

**A re-inspection has been scheduled for 08/29/2025 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 Window lock inoperable, repair/replace	O
2.10	Kitchen/Stove or Range with Oven Front left burner inoperable, repair	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

James Drake  
Irma Galvez  
2501 Channing Way  
Berkeley, CA 94704

Property:  
1618 FLORIDA AVE  
RICHMOND, CA 94804-2610-

PropID:  
Client ID: 12364

Dear Owner/Agent,

This letter is to inform you that your property at **1618 FLORIDA AVE RICHMOND, CA 94804-2610** **failed** the Housing Quality Standards (HQS) inspection on 06/30/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition Move bed blocking access to window. Fire exit is blocked and no access to quick release for security bars.	T
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
3.12	Bathroom/Tub or Shower Shower head leaking, repair	O
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground.	O



7/1/2025

## **FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

Lei Wang & Wei Zhu  
950 Taraval Street  
San Francisco, CA 94116

Property:  
2212 OHIO AVE  
RICHMOND, CA 94804-2749-

PropID:  
Client ID: 14002

Dear Owner/Agent,

This letter is to inform you that your property at **2212 OHIO AVE RICHMOND, CA 94804-2749** failed the Housing Quality Standards (HQS) inspection on 06/30/2025.

**A re-inspection has been scheduled for 08/29/2025 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>
3.3	Bathroom/Electrical Hazards GFI outlet has hot/neutral reverse, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

Lei Wang & Wei Zhu  
950 Taraval Street  
San Francisco, CA 94116

Property:  
2214 OHIO AVE  
RICHMOND, CA 94804-2749-

PropID:  
Client ID: 14002

Dear Owner/Agent,

This letter is to inform you that your property at **2214 OHIO AVE RICHMOND, CA 94804-2749** failed the Housing Quality Standards (HQS) inspection on 06/30/2025.

**A re-inspection has been scheduled for 08/29/2025 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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.	O
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

Erick Ramirez Arce  
5001 Fray Ave  
Richmond, CA 94804-4374

Property:  
361 S 29TH ST  
RICHMOND, CA 94804-2943-

PropID:  
Client ID: 9829

Dear Owner/Agent,

This letter is to inform you that your property at **361 S 29TH ST RICHMOND, CA 94804-2943** failed the Housing Quality Standards (HQS) inspection on 06/30/2025.

**A re-inspection has been scheduled for 09/02/2025 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>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock on hall closet door	T
1.4	Living Room/Security Front door missing striker plate for deadbolt lock, replace	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

Erick Ramirez Arce  
5001 Fray Ave  
Richmond, CA 94804-4374

Property:  
227 S 47TH ST  
RICHMOND, CA 94804-3421-

PropID:  
Client ID: 9829

Dear Owner/Agent,

This letter is to inform you that your property at **227 S 47TH ST RICHMOND, CA 94804-3421** failed the Housing Quality Standards (HQS) inspection on 06/30/2025.

**A re-inspection has been scheduled for 09/02/2025 between 09:00AM and 12:00PM.**

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7/1/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards Install C02 detector in unit, gas appliances present in unit	O
2.7	Kitchen/Wall Condition Repair large opening on wall underneath sink  Repair hole on wall above stove where old vent was attached	O
2.10	Kitchen/Stove or Range with Oven Front burners not self lighting, repair	O
8.1	General Health and Safety/Access to Unit Install unit number "227" on front door	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair Thermostat cover missing, replace	O
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.	O
3.7	Bathroom/Wall Condition Clean discoloration on bathroom walls	T
3.6	Bathroom/Ceiling Condition Clean discoloration on bathroom ceiling	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
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.  Install screen on patio door	O





7/1/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

Erick Ramirez Arce  
5001 Fray Ave  
Richmond, CA 94804-4374

Property:  
229 S 47TH ST  
RICHMOND, CA 94804-3421-

PropID:  
Client ID: 9829

Dear Owner/Agent,

This letter is to inform you that your property at **229 S 47TH ST RICHMOND, CA 94804-3421** failed the Housing Quality Standards (HQS) inspection on 06/30/2025.

**A re-inspection has been scheduled for 09/02/2025 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>	<u>Tenant/Owner</u>
8.10	General Health and Safety/Site and Neighborhood Conditions Remove paint supplies from exterior of unit	T
2.12	Kitchen/Sink Garbage disposal inoperable, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	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.	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Outlet underneath window missing coverplate, replace Ext. = Porch Weak/Missing Handrail. Front handrail loose, 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**

Ernest Posey  
14 Chelsea Ct  
Oakland, CA 94619-2412

Property:  
2950 GROOM DR  
RICHMOND, CA 94806-2643-

PropID:  
Client ID: 2613

Dear Owner/Agent,

This letter is to inform you that your property at **2950 GROOM DR RICHMOND, CA 94806-2643** failed the Housing Quality Standards (HQS) inspection on 06/30/2025.

**A re-inspection has been scheduled for 08/26/2025 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 Remove keyed lock from interior door.	T
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year lifespan	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with two prong receptacle or GFCI.	O
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.	O
3.5	Bathroom/Window Condition Window screen torn, repair	O



7/1/2025

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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