



7/1/2025

**FAILED INSPECTION NOTICE**

1426 HELLINGS AVE  
RICHMOND, CA 94801-2326-

PropID:  
Client ID: 9679

Dear Current Resident,

This letter is to inform you that your property at **1426 HELLINGS AVE RICHMOND, CA 94801-2326** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

**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.



7/1/2025

**FAILED INSPECTION NOTICE**

<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. Remove sliding lock mechanism from door	T
4.5	Other Rooms/Window Condition Left window is severely cracked or broken which presents a cutting or air access hazard. Replace.  Replace missing window screen	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
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
5.3	Secondary Rooms/Electrical Hazards Garage outlets have hot/neutral reverse, repair	O
2.3	Kitchen/Electrical Hazards Kitchen outlet at entry has open grounds, repair	O
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair	O
	TENANT TO CLEAN EXCESSIVE GREASE SPLATTER ON STOVE	
8.1	General Health and Safety/Access to Unit Front security gate damaged at bottom causing cutting hazard, repair or replace	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**

530 RIPLEY AVE Apt 1  
RICHMOND, CA 94801-2662-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 1 RICHMOND, CA 94801-2662** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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>
1.5	Living Room/Window Condition Window screen torn, repair	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
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.  NON GFCI outlet has hot/neutral reverse, repair	O
3.12	Bathroom/Tub or Shower resurface tub, surface rust present in tub	O
3.5	Bathroom/Window Condition Window lock inoperable, repair or replace	O
2.11	Kitchen/Refrigerator Light inoperable, repair	O



7/1/2025

**FAILED INSPECTION NOTICE**

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If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

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Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

530 RIPLEY AVE Apt 2  
RICHMOND, CA 94801-2662-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 2 RICHMOND, CA 94801-2662** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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, surface rust present	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
4.3	Other Rooms/Electrical Hazards Secure outlet to wall underneath window	O
4.6	Other Rooms/Ceiling Condition Treat/repair ceiling. evidence of water damage/discoloration	O
2.11	Kitchen/Refrigerator Light inoperable, repair	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
	Window lock missing, replace/install	
1.5	Living Room/Window Condition Window screen damaged, repair	O
2.13	Kitchen/Space for Storage, Prep and Serving Cabinet door underneath sink damaged, 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**

530 RIPLEY AVE Apt 3  
RICHMOND, CA 94801-2662-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 3 RICHMOND, CA 94801-2662** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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, rust present in tub	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
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
TENANT TO CLEAN DISCOLORATION IN WINDOW SEAL AND ON WINDOW		
4.3	Other Rooms/Electrical Hazards Secure outlet underneath window	O
4.6	Other Rooms/Ceiling Condition Discoloration on ceiling, to be repaired/treated	O
2.11	Kitchen/Refrigerator Light inoperable, repair	O
2.5	Kitchen/Window Condition 1 - Lock missing, replace/install 2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
2.13	Kitchen/Space for Storage, Prep and Serving Secure right cabinet door underneath sink	O
1.5	Living Room/Window Condition Window screen damaged, repair	O



7/1/2025

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Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

530 RIPLEY AVE Apt 4  
RICHMOND, CA 94801-2662-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 4 RICHMOND, CA 94801-2662** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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 Remove keyed entry lock from hall closet door	T
4.5	Other Rooms/Window Condition Clean discoloration in window seal	T
3.5	Bathroom/Window Condition Lock missing, replace/install	O
3.12	Bathroom/Tub or Shower Tub/Shower Faucet Knob(s) Damaged / Missing. Center knob has leak when shower is in use, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
2.13	Kitchen/Space for Storage, Prep and Serving Recaulk behind sink on kitchen counter	O
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove	T



7/1/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

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Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

530 RIPLEY AVE Apt 5  
RICHMOND, CA 94801-2662-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 5 RICHMOND, CA 94801-2662** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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>
4.3	Other Rooms/Electrical Hazards Outlets have hot/neutral reverse, repair	O
3.3	Bathroom/Electrical Hazards GFCI outlet has hot/neutral reverse, 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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

530 RIPLEY AVE Apt 6  
RICHMOND, CA 94801-2662-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 6 RICHMOND, CA 94801-2662** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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 ENTRY LOCK FROM DOOR, NO ACCESS FOR INSPECTION. ENTIRE ROOM MUST BE INSPECTED	T
3.3	Bathroom/Electrical Hazards GFCI outlet has hot/neutral reverse, repair	O
2.3	Kitchen/Electrical Hazards GFCI outlet has hot/neutral reverse, 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**

530 RIPLEY AVE Apt 8  
RICHMOND, CA 94801-2662-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 8 RICHMOND, CA 94801-2662** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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>
8.4	General Health and Safety/Garbage and Debris Tenant to remove old furniture and pool table stored on shared common area porch of complex	T
1.5	Living Room/Window Condition 1- Peeling paint in window seal, repair  2- Window screens missing, replace  3- Tenant to clean discoloration on window seal	O
1.3	Living Room/Electrical Hazards Outlet behind front door has open grounds, repair	O
3.5	Bathroom/Window Condition Window lock mechanism damaged, repair or replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
2.5	Kitchen/Window Condition Window must be openable and remain open without props.  Window screens missing, replace	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**

530 RIPLEY AVE Apt 9  
RICHMOND, CA 94801-2668-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 9 RICHMOND, CA 94801-2668** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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 Window screen torn, repair	O
3.4	Bathroom/Security Remove keyed entry lock from bathroom door	T
3.5	Bathroom/Window Condition Window screen torn, 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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

530 RIPLEY AVE Apt 10  
RICHMOND, CA 94801-2668-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 10 RICHMOND, CA 94801-2668** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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>
3.5	Bathroom/Window Condition Window lock missing, install	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
8.1	General Health and Safety/Access to Unit Install unit number on front door	O
4.3	Other Rooms/Electrical Hazards Outlets have hot/neutral reverse, repair	O



7/1/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

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Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

530 RIPLEY AVE Apt 11  
RICHMOND, CA 94801-2668-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 11 RICHMOND, CA 94801-2668** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.  Tenant to remove dead roaches from refrigerator and freezer	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T

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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Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

530 RIPLEY AVE Apt 12  
RICHMOND, CA 94801-2668-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 12 RICHMOND, CA 94801-2668** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

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





7/1/2025

**FAILED INSPECTION NOTICE**

<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
4.3	Other Rooms/Electrical Hazards Outlets have hot/neutral reverse, repair	O
4.5	Other Rooms/Window Condition Clean discoloration on window seal	T
3.5	Bathroom/Window Condition Window screen torn, repair	O
3.6	Bathroom/Ceiling Condition Treat paneling on ceiling, discoloration/ signs of water damage	O
3.12	Bathroom/Tub or Shower Tub/Shower Faucet Knob(s) Damaged / Missing. Control knob stripped, repair	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
2.11	Kitchen/Refrigerator Light inoperable, repair	O
	Freezer not maintaining temperature, repair or replace unit	
2.3	Kitchen/Electrical Hazards Outlet by stove has hot/neutral reverse, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



7/1/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

530 RIPLEY AVE Apt 13  
RICHMOND, CA 94801-2668-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 13 RICHMOND, CA 94801-2668** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
7.2	Heating and Plumbing/Safety of Heating Equipment Thermostat cover missing, replace/install	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
4.5	Other Rooms/Window Condition Window has a defect which may allow significant drafts to enter the unit. Window is off track and will not close properly. Repair  Clean discoloration on window seal (vacant unit)	O



7/1/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

530 RIPLEY AVE Apt 14  
RICHMOND, CA 94801-2668-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 14 RICHMOND, CA 94801-2668** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.5	Bathroom/Window Condition Window lock missing, install	O

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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Residential Rental Inspections Program



7/1/2025

## FAILED INSPECTION NOTICE

530 RIPLEY AVE Apt 15  
RICHMOND, CA 94801-2668-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 15 RICHMOND, CA 94801-2668** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
1.5	Living Room/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 Remove keyed lock from interior door.	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
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Outlet across from front door	T
3.5	Bathroom/Window Condition 1- 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- Window lock missing, replace/install	
3.4	Bathroom/Security Remove sliding lock mechanism from bathroom 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**

530 RIPLEY AVE Apt 16  
RICHMOND, CA 94801-2668-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 16 RICHMOND, CA 94801-2668** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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>
8.4	General Health and Safety/Garbage and Debris Move old couch and pool table from front of unit in shared common area ( common exterior walkway )	T
2.3	Kitchen/Electrical Hazards 1- Outlet above stove has open ground, repair  2- Install GFCI OUTLET ABOVE SINK	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
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
3.12	Bathroom/Tub or Shower Surface rust inside of tub, 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**

3014 FLORIDA  
RICHMOND, CA 94804-3169-

PropID:  
Client ID: 9679

Dear Current Resident,

This letter is to inform you that your property at **3014 FLORIDA RICHMOND, CA 94804-3169** failed the Housing Quality Standards (HQS) inspection on 06/24/2025.

**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>
8.4	General Health and Safety/Garbage and Debris Remove appliances and excessive clutter from yard	T
2.3	Kitchen/Electrical Hazards Left GFI inoperable, repair or replace	O
2.10	Kitchen/Stove or Range with Oven Right burners not self lighting, repair	O
2.11	Kitchen/Refrigerator Light inoperable, 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**

701 GRIFFIN DR  
RICHMOND, CA 94806-1705-

PropID:  
Client ID: 9679

Dear Current Resident,

This letter is to inform you that your property at **701 GRIFFIN DR RICHMOND, CA 94806-1705** failed the Housing Quality Standards (HQS) inspection on 06/24/2025.

**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 Remove keyed entry lock from front closet	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
8.1	General Health and Safety/Access to Unit Patio screen torn, repair	O
8.4	General Health and Safety/Garbage and Debris Remove appliances from rear exterior of unit	T



7/1/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

3101 CUTHBERTSON CT Apt A  
RICHMOND, CA 94806-2775-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **3101 CUTHBERTSON CT Apt A RICHMOND, CA 94806-2775** failed the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior receptacle	O
8.1	General Health and Safety/Access to Unit Patio door lock missing, install	O
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, install	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Both heaters inoperable, 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**

3101 CUTHBERTSON CT Apt B  
RICHMOND, CA 94806-2775-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **3101 CUTHBERTSON CT Apt B RICHMOND, CA 94806-2775** failed the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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>
8.4	General Health and Safety/Garbage and Debris Remove old furniture form yard	T
8.1	General Health and Safety/Access to Unit Clean discoloration on patio door  Patio screen torn, repair	T
2.12	Kitchen/Sink Garbage disposal inoperable, 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**

3101 CUTHBERTSON CT Apt C  
RICHMOND, CA 94806-2775-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **3101 CUTHBERTSON CT Apt C RICHMOND, CA 94806-2775** failed the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 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>
1.4	Living Room/Security Front security gate damaged at bottom causing cutting hazard, repair	O
3.12	Bathroom/Tub or Shower 1- Surface rust present in tub, resurface  2- Leak being center control knob. 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
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters both inoperable, repair	O
8.1	General Health and Safety/Access to Unit Patio screen missing, replace/install	O
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, replace/install	T



7/1/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

3101 CUTHBERTSON CT Apt D  
RICHMOND, CA 94806-2775-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **3101 CUTHBERTSON CT Apt D RICHMOND, CA 94806-2775** failed the Housing Quality Standards (HQS) inspection on 06/24/2025.

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

3101 CUTHBERTSON CT Apt E  
RICHMOND, CA 94806-2775-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **3101 CUTHBERTSON CT Apt E RICHMOND, CA 94806-2775** failed the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 between 11:00AM and 02:00PM.**

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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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1- Hreater inoperable, repair  2- Thermostat cover missing, replace	O
8.1	General Health and Safety/Access to Unit Install patio door screen	O
6.4	Building Exterior/Condition of Exterior Surfaces Exterior patio outlet missing weatherproof cover, install	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 insturctions.	O
2.3	Kitchen/Electrical Hazards 1- GFCI outlet inoperable, repair  2- Outlet left of refrigerator has cracked receptacle and hot/neutral reverse, repair	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
2.10	Kitchen/Stove or Range with Oven Range hood fan inoperable, repair	O
3.12	Bathroom/Tub or Shower 1 of 2 shower door missing, replace or remove doors  Install safety guides for shower doors	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**

3101 CUTHBERTSON CT Apt F  
RICHMOND, CA 94806-2775-

PropID:  
Client ID: 12489

Dear Current Resident,

This letter is to inform you that your property at **3101 CUTHBERTSON CT Apt F RICHMOND, CA 94806-2775** failed the Housing Quality Standards (HQS) inspection on 06/24/2025.

**A re-inspection has been scheduled for 08/28/2025 between 11:00AM and 02:00PM.**

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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>
8.1	General Health and Safety/Access to Unit Remove double keyed deadbolt lock rear security door, install turnstile knob on door	O
1.5	Living Room/Window Condition Clean discoloration on living room window and on window seal	T
4.4	Other Rooms/Security Install hardware on door frame, missing striker plates	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Rust in sink, resurface sink	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean discoloration built up inside of toilet	T
3.12	Bathroom/Tub or Shower Shower doors missing safety guides, install	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
2.10	Kitchen/Stove or Range with Oven Clean grease splatter and old food from stovetop and burners	T
2.5	Kitchen/Window Condition 1- Window screen torn, repair  2- Secure window lock to frame	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2025

**FAILED INSPECTION NOTICE**

3614 STONEGLEN  
RICHMOND, CA 94806-5260-

PropID:  
Client ID: 1809

Dear Current Resident,

This letter is to inform you that your property at **3614 STONEGLEN RICHMOND, CA 94806-5260** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2025.

**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>
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
3.12	Bathroom/Tub or Shower Shower head in bathroom 2 leaking, repair	O
3.3	Bathroom/Electrical Hazards Install GFCI outlet in bathroom	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet making loud grinding noise when flushed, repair	O
2.12	Kitchen/Sink Faucet damaged/spraying water, repair.	O
	Rubber splashguard damaged, replace	
6.4	Building Exterior/Condition of Exterior Surfaces Exterior patio outlet has no power, repair	O



7/1/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program