



6/8/2026

FAILED INSPECTION NOTICE

Alejandro & Maria E Galvez
561 21St St
Richmond, CA 94804-2907

Property:
655 5TH ST
RICHMOND, CA 94801-2617-

PropID:
Client ID: 10201

Dear Owner/Agent,

This letter is to inform you that your property at **655 5TH ST RICHMOND, CA 94801-2617** failed the Housing Quality Standards (HQS) inspection on 06/02/2026.

A re-inspection has been scheduled for 07/08/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven oven temp control knob missing - repair/replace
2.3	Kitchen/Electrical Hazards 3x outlet covers missing - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.3	Bathroom/Electrical Hazards master bedroom bathroom GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches top of porch wood damaged /rotting - repair/replace



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Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



6/8/2026

FAILED INSPECTION NOTICE

Alejandro & Maria E Galvez
561 21St St
Richmond, CA 94804-2907

Property:
634 15TH ST
RICHMOND, CA 94801-2899-

PropID:
Client ID: 10201

Dear Owner/Agent,

This letter is to inform you that your property at **634 15TH ST RICHMOND, CA 94801-2899** failed the Housing Quality Standards (HQS) inspection on 06/02/2026.

A re-inspection has been scheduled for 07/08/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace remove foil from stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector - inop/missing
3.12	Bathroom/Tub or Shower bathtub constantly drips - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing



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Residential Rental Inspections Program



6/8/2026

FAILED INSPECTION NOTICE

Alejandro & Maria E Galvez
561 21St St
Richmond, CA 94804-2907

Property:
561 21ST ST
RICHMOND, CA 94801-3319-

PropID:
Client ID: 10201

Dear Owner/Agent,

This letter is to inform you that your property at **561 21ST ST RICHMOND, CA 94801-3319** failed the Housing Quality Standards (HQS) inspection on 06/02/2026.

A re-inspection has been scheduled for 07/08/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.

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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Residential Rental Inspections Program



6/8/2026

FAILED INSPECTION NOTICE

Bin Lin
Johnny Fung
1248 W Mc Kinley Ave Apt 2
Sunnyvale, CA 94086

Property:
2917 MC BRYDE AVE
RICHMOND, CA 94804-1156-

PropID:
Client ID: 11364

Dear Owner/Agent,

This letter is to inform you that your property at **2917 MC BRYDE AVE RICHMOND, CA 94804-1156** **failed** the Housing Quality Standards (HQS) inspection on 06/02/2026.

A re-inspection has been scheduled for 07/08/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop / control not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.4	Kitchen/Security clear egress from preventing exit door from opening fully
5.2	Secondary Rooms/Security garage door not working/ opening properly - repiar/replace



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Sincerely,

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Residential Rental Inspections Program



6/8/2026

FAILED INSPECTION NOTICE

James E Burns
5323 Donald Ridge Ct
Fairfield, CA 94534

Property:
358 S 26TH ST
RICHMOND, CA 94804-2909-

PropID:
Client ID: 6144

Dear Owner/Agent,

This letter is to inform you that your property at **358 S 26TH ST RICHMOND, CA 94804-2909** failed the Housing Quality Standards (HQS) inspection on 06/02/2026.

A re-inspection has been scheduled for 07/08/2026 between 11:00AM and 02:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/8/2026

FAILED INSPECTION NOTICE

Alejandro & Maria E Galvez
561 21st St
Richmond, CA 94804-2907

Property:
536 MARINA BAY PKWY
RICHMOND, CA 94804-3900-

PropID:
Client ID: 10201

Dear Owner/Agent,

This letter is to inform you that your property at **536 MARINA BAY PKWY RICHMOND, CA 94804-3900** failed the Housing Quality Standards (HQS) inspection on 06/02/2026.

A re-inspection has been scheduled for 07/08/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop/missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key locks from bedroom doors
4.10	Other Rooms/Smoke Detectors garage bedroom smoke detector missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit water pressure very low - repair/replace
3.12	Bathroom/Tub or Shower ceiling has discoloration - remove/repair/repaint
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven remove foil from stove



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Sincerely,

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6/8/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2425 LANCASTER DR Apt 6
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2425 LANCASTER DR Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 06/02/2026.

A re-inspection has been scheduled for 07/17/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.5	Kitchen/Window Condition Lower fixed window rusted, repair or replace
4.5	Other Rooms/Window Condition Lower fixed window rusted, repair or replace
3.13	Bathroom/Ventilation Vent fan inoperable, repair or remove as window is present

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/8/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2425 LANCASTER DR Apt 10
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2425 LANCASTER DR Apt 10 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 06/02/2026.

A re-inspection has been scheduled for 07/17/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Move headboard blocking window (fire exit)
3.8	Bathroom/Floor Condition Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.
3.13	Bathroom/Ventilation Vent fan inoperable, repair or remove as window present
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles in kitchen by sink
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
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.
8.1	General Health and Safety/Access to Unit Secure patio screen



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6/8/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2425 LANCASTER DR Apt 14
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2425 LANCASTER DR Apt 14 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 06/02/2026.

A re-inspection has been scheduled for 07/17/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Electrical overload in kitchen and living room. Outlets shut off and lose power once something is plugged into receptacles. Have professional electrician repair issues in unit.
2.5	Kitchen/Window Condition Lower fixed window rusted, repair or replace
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles in kitchen by sink
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector



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