



6/15/2026

FAILED INSPECTION NOTICE

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
445 2ND ST Apt 3
RICHMOND, CA 94801-2970-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **445 2ND ST Apt 3 RICHMOND, CA 94801-2970** failed the Housing Quality Standards (HQS) inspection on 06/11/2026.

A re-inspection has been scheduled for 07/24/2026 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>
3.3	Bathroom/Electrical Hazards GFCI receptacle inoperable, replace 6/11/2026 Hot/neutral reverse, repair

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



6/15/2026

FAILED INSPECTION NOTICE

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
155 20TH ST Apt B
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **155 20TH ST Apt B RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 06/11/2026.

A re-inspection has been scheduled for 07/24/2026 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>
1.3	Living Room/Electrical Hazards Light switch cover plate by kitchen entry damaged, replace
2.10	Kitchen/Stove or Range with Oven 1. Rear left burner inoperable, repair

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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Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
155 20TH ST Apt C
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **155 20TH ST Apt C RICHMOND, CA 94801-3625 failed** the Housing Quality Standards (HQS) inspection on 06/11/2026.

A re-inspection has been scheduled for 07/24/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
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.
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, replace
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.



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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.

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Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
155 20TH ST Apt D
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **155 20TH ST Apt D RICHMOND, CA 94801-3625 failed** the Housing Quality Standards (HQS) inspection on 06/11/2026.

A re-inspection has been scheduled for 07/24/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Front right burner inoperable, repair

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FAILED INSPECTION NOTICE

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
155 20TH ST Apt F
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **155 20TH ST Apt F RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 06/11/2026.

A re-inspection has been scheduled for 07/24/2026 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>
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector missing, replace
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.
8.6	General Health and Safety/Interior Stairs and Common Halls carbon monoxide detector inoperable, repair
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
3.7	Bathroom/Wall Condition Repair peeling paint on walls leading into bathroom



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FAILED INSPECTION NOTICE

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
155 20TH ST Apt H
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **155 20TH ST Apt H RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 06/11/2026.

A re-inspection has been scheduled for 07/24/2026 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>
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.4	Bathroom/Security Remove keyed entry lock from door
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.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Low hot water pressure, repair
1.5	Living Room/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. 2. Window has a defect which may allow significant drafts to enter the unit.



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6/15/2026

FAILED INSPECTION NOTICE

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
161 20TH ST
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **161 20TH ST RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 06/11/2026.

A re-inspection has been scheduled for 07/24/2026 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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Closet door missing knob and striker plates, install
8.6	General Health and Safety/Interior Stairs and Common Halls
2.	C02 detector inoperable, replace



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Sincerely,

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Residential Rental Inspections Program



6/15/2026

FAILED INSPECTION NOTICE

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
163 20TH ST
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **163 20TH ST RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 06/11/2026.

A re-inspection has been scheduled for 07/24/2026 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors 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.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
1.4	Living Room/Security Replace missing striker plate on front door



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6/15/2026

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Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
167 20TH ST
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **167 20TH ST RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 06/11/2026.

A re-inspection has been scheduled for 07/24/2026 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 Carbon monoxide detector inoperable, repair or replace
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
4.10	Other Rooms/Smoke Detectors 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.
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector



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