



6/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
1537 TRUMAN ST Apt <Null>
RICHMOND, CA 94801-1536-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1537 TRUMAN ST Apt <Null> RICHMOND, CA 94801-1536** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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



6/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
627 DUBOCE AVE
RICHMOND, CA 94801-1942-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **627 DUBOCE AVE RICHMOND, CA 94801-1942** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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 - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite on both stoves hood range fan inop
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing Co detector missing in garage unit
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub diverter inop/missing
4.4	Other Rooms/Security remove key lock from door to room in garage
8.2	General Health and Safety/Exits install quick releases on all window bars



6/22/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
722 16TH ST
RICHMOND, CA 94801-2410-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **722 16TH ST RICHMOND, CA 94801-2410** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite hood range fan inop - repair/replace
8.2	General Health and Safety/Exits install quick releases on all window bars
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop repair/replace
1.5	Living Room/Window Condition Window must be openable and remain open without props.
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater for inspection



6/22/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
728 16TH ST
RICHMOND, CA 94801-2410-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **728 16TH ST RICHMOND, CA 94801-2410** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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>
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove 3x key lock from bedroom doors
3.4	Bathroom/Security remove key lock from bathroom door



6/22/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
1730 GARVIN AVE
RICHMOND, CA 94801-2430-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1730 GARVIN AVE RICHMOND, CA 94801-2430** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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>
3.3	Bathroom/Electrical Hazards bathroom light switch damaged
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
8.2	General Health and Safety/Exits backyard door frame and window damaged/dry rotting - repair/repaint

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



6/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
545 4TH ST
RICHMOND, CA 94801-2611-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **545 4TH ST RICHMOND, CA 94801-2611** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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>
4.4	Other Rooms/Security remove all 3x key locks from bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.2	General Health and Safety/Exits install quick release on all window bars

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



6/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
679 4TH ST
RICHMOND, CA 94801-2613-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **679 4TH ST RICHMOND, CA 94801-2613** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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 living room light not properly secured - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer cover damaged/missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink/basin not properly secure - repair/replace
3.12	Bathroom/Tub or Shower H/C shower handles not properly secure - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions vent on side of house damaged - repair/replace fence on side of house leaning not stable - repair/replace



6/22/2026

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Sincerely,

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Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
1718 PENNSYLVANIA
RICHMOND, CA 94801-2835-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1718 PENNSYLVANIA RICHMOND, CA 94801-2835** **failed** the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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>
8.2	General Health and Safety/Exits install quick release on window bars
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards Co detector missing



6/22/2026

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Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
459 5TH ST
RICHMOND, CA 94801-3005-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **459 5TH ST RICHMOND, CA 94801-3005** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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 living room smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.12	Kitchen/Sink dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of debris - remove
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
4.4	Other Rooms/Security clear egress from blocking window
3.12	Bathroom/Tub or Shower shower door handle damaged - repair/replace tub chipping - resurface/repair/replace
3.3	Bathroom/Electrical Hazards light cover missing



6/22/2026

FAILED INSPECTION NOTICE

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6/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
235 5TH ST
RICHMOND, CA 94801-3033-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **235 5TH ST RICHMOND, CA 94801-3033** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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>
8.2	General Health and Safety/Exits install quick release on window bars
6.4	Building Exterior/Condition of Exterior Surfaces front window has dry rot - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage bedroom
4.4	Other Rooms/Security remove 4x key locks and deadbolt from bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2x toilets bases loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom sink stopper not working properly - repair/replace master bedroom sink draining slowly - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence damaged /missing slates - repair/repalce



6/22/2026

FAILED INSPECTION NOTICE

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6/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
444 20TH ST
RICHMOND, CA 94801-3266-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **444 20TH ST RICHMOND, CA 94801-3266** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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>
3.3	Bathroom/Electrical Hazards GFCI outlet missing

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



6/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
448 20TH ST
RICHMOND, CA 94801-3266-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **448 20TH ST RICHMOND, CA 94801-3266** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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>
3.3	Bathroom/Electrical Hazards master bedroom GFCI outlet missing

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Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
16 3RD ST
RICHMOND, CA 94801-3564-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **16 3RD ST RICHMOND, CA 94801-3564** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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>
3.3	Bathroom/Electrical Hazards GFCI outlet missing in both bathrooms
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd flr smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress from blocking access to water heater
1.4	Living Room/Security patio door not locking properly - repair/repalce
4.4	Other Rooms/Security remove 3x key locks from bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.7	Other Rooms/Wall Condition master bedroom wall next to bathroom peeling - repair/repaint
4.5	Other Rooms/Window Condition bedroom window not opening smoothly - repair/replace



6/22/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

Joel Koosed
1164 Solano Ave #122
Albany, CA 94706-1637

Property:
3031 OHIO AVE
RICHMOND, CA 94804-3030-

PropID:
Client ID: 8748

Dear Owner/Agent,

This letter is to inform you that your property at **3031 OHIO AVE RICHMOND, CA 94804-3030** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/28/2026 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>
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.

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



6/22/2026

FAILED INSPECTION NOTICE

Merchant Properties Llc
406 Linda Ave
Piedmont, CA 94611

Property:
3512 BARRETT AVE
RICHMOND, CA 94805-2100-

PropID:
Client ID: 18758

Dear Owner/Agent,

This letter is to inform you that your property at **3512 BARRETT AVE RICHMOND, CA 94805-2100** **failed** the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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>
3.12	Bathroom/Tub or Shower Resurface tub
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display. Repair
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground.

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



6/22/2026

FAILED INSPECTION NOTICE

Merchant Properties Llc
406 Linda Ave
Piedmont, CA 94611

Property:
3514 BARRETT AVE
RICHMOND, CA 94805-2100-

PropID:
Client ID: 18758

Dear Owner/Agent,

This letter is to inform you that your property at **3514 BARRETT AVE RICHMOND, CA 94805-2100** **failed** the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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>
2.12	Kitchen/Sink Resurface kitchen sink
3.12	Bathroom/Tub or Shower Resurface tub

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Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

Merchant Properties Llc
406 Linda Ave
Piedmont, CA 94611

Property:
3516 BARRETT AVE
RICHMOND, CA 94805-2100-

PropID:
Client ID: 18758

Dear Owner/Agent,

This letter is to inform you that your property at **3516 BARRETT AVE RICHMOND, CA 94805-2100** **failed** the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 between 01:00PM and 04:00PM.

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<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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.12	Kitchen/Sink Resurface sink, peeling paint and rust present
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink



6/22/2026

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



6/22/2026

FAILED INSPECTION NOTICE

Merchant Properties Llc
406 Linda Ave
Piedmont, CA 94611

Property:
3518 BARRETT AVE
RICHMOND, CA 94805-2100-

PropID:
Client ID: 18758

Dear Owner/Agent,

This letter is to inform you that your property at **3518 BARRETT AVE RICHMOND, CA 94805-2100** **failed** the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

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



6/22/2026

FAILED INSPECTION NOTICE

Merchant Properties Llc
406 Linda Ave
Piedmont, CA 94611

Property:
3520 BARRETT AVE
RICHMOND, CA 94805-2100-

PropID:
Client ID: 18758

Dear Owner/Agent,

This letter is to inform you that your property at **3520 BARRETT AVE RICHMOND, CA 94805-2100** **failed** the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/22/2026 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>
7.2	Heating and Plumbing/Safety of Heating Equipment Replace missing thermostat cover
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
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.
2.12	Kitchen/Sink Resurface sink
2.10	Kitchen/Stove or Range with Oven replace missing range hood vent screen



6/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

Vahe Minassian
3528 Barrett Ave
Richmond, CA 94805

Property:
469 36TH ST
RICHMOND, CA 94805-4500-

PropID:
Client ID: 18771

Dear Owner/Agent,

This letter is to inform you that your property at **469 36TH ST RICHMOND, CA 94805-4500** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/27/2026 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>
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.10	Kitchen/Stove or Range with Oven Right rear burner knob missing, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1. Heater inoperable, repair 2. thermostat cover missing, replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5	Bathroom/Window Condition Window must be operable and remain open without props.



6/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

Rha Properties DbA Westridge At Hilltop
THE JOHN STEWART COMPANY
2490 Lancaster Drive
Richmond, CA 94806

Property:
2449 ABERDEEN WAY Apt Unit 22
RICHMOND, CA 94806-

PropID:
Client ID: 7803

Dear Owner/Agent,

This letter is to inform you that your property at **2449 ABERDEEN WAY Apt Unit 22 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/22/2026 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 does not work and stove knob for right rear burner is also missing

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



6/22/2026

FAILED INSPECTION NOTICE

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

Property:
2425 LANCASTER DR Apt 5
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 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/22/2026 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.

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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



6/22/2026

FAILED INSPECTION NOTICE

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

Property:
2445 LANCASTER DR Apt 5
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2445 LANCASTER DR Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/22/2026 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>
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds life span
8.1	General Health and Safety/Access to Unit Repair damaged patio door screen
3.13	Bathroom/Ventilation Vent fan inoperable, repair or remove as window present
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair damaged caulking



6/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

Lai C Tre Tan
2815 Flannery Rd
San Pablo, CA 94806

Property:
3093 BARKLEY DR
RICHMOND, CA 94806-2658-

PropID:
Client ID: 19205

Dear Owner/Agent,

This letter is to inform you that your property at **3093 BARKLEY DR RICHMOND, CA 94806-2658** **failed** the Housing Quality Standards (HQS) inspection on 06/15/2026.

A re-inspection has been scheduled for 07/22/2026 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>
3.12 Bathroom/Tub or Shower	Tub diverter inoperable as tub runs at same time as shower, repair
4.4 Other Rooms/Security	Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition	Repair damaged window screen
4.10 Other Rooms/Smoke Detectors	Replace, exceeds life span



6/22/2026

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,

City of Richmond
Residential Rental Inspections Program