



6/22/2026

FAILED INSPECTION NOTICE

Nathan Mak
1046 Capitol Ave
San Francisco, CA 94801

Property:
641 13TH ST
RICHMOND, CA 94801-2729-

PropID:
Client ID: 17151

Dear Owner/Agent,

This letter is to inform you that your property at **641 13TH ST RICHMOND, CA 94801-2729** failed the Housing Quality Standards (HQS) inspection on 06/16/2026.

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.



6/22/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven
	1. Range hood/microwave inoperable. Repair or remove
	2. Tenant to clean grease splatter on stove and surrounding cabinetry
2.12	Kitchen/Sink
	1. Subflooring damaged, replace
	2. Garbage disposal inoperable, repair
	3. Drain is clogging up, repair
	4. Dishwasher inoperable, repair or remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
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.
3.12	Bathroom/Tub or Shower
	Resurface tub
4.5	Other Rooms/Window Condition
	Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Toilet clogged and will not flush, repair (Hall level 2)



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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



6/22/2026

FAILED INSPECTION NOTICE

Abebe Revocable Liv Trust Bezy
Bezvwork A Woldemeskel
1515 Nevin Plz
Richmond, CA 94801

Property:
424 MARINA WAY
RICHMOND, CA 94801-3207-

PropID:
Client ID: 17862

Dear Owner/Agent,

This letter is to inform you that your property at **424 MARINA WAY RICHMOND, CA 94801-3207** failed the Housing Quality Standards (HQS) inspection on 06/16/2026.

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>
3.3	Bathroom/Electrical Hazards 1. Install GFCI by sink bathroom 1 - level 1
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet will not flush, repair. Bedroom 3 level 2
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Replace missing knobs on sinks (Master Bedroom)
1.5	Living Room/Window Condition Repair damaged window screen



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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:
846 CARLSON BLVD
RICHMOND, CA 94804-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **846 CARLSON BLVD RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 06/16/2026.

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>
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
5.2	Secondary Rooms/Security garage side door deadbolt not locking properly - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress from blocking water heater access

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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:
2848 MARICOPA AVE
RICHMOND, CA 94804-1014-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **2848 MARICOPA AVE RICHMOND, CA 94804-1014** **failed** the Housing Quality Standards (HQS) inspection on 06/16/2026.

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>
2.12	Kitchen/Sink dishwasher draining through air gap - repair/replace

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FAILED INSPECTION NOTICE

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

Property:
2327 GAYNOR AVE
RICHMOND, CA 94804-1373-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **2327 GAYNOR AVE RICHMOND, CA 94804-1373** **failed** the Housing Quality Standards (HQS) inspection on 06/16/2026.

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>
8.7	General Health and Safety/Other Interior Hazards 1st floor smoke detector missing 2nd floor Co detector 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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6/22/2026

FAILED INSPECTION NOTICE

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

Property:
2619 CLINTON AVE
RICHMOND, CA 94804-1431-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **2619 CLINTON AVE RICHMOND, CA 94804-1431** **failed** the Housing Quality Standards (HQS) inspection on 06/16/2026.

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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower second sliding door in shower missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace oven inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace



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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:
612 33RD ST
RICHMOND, CA 94804-1538-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **612 33RD ST RICHMOND, CA 94804-1538** failed the Housing Quality Standards (HQS) inspection on 06/16/2026.

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.

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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Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

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

Property:
2727 BISSELL
RICHMOND, CA 94804-1905-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **2727 BISSELL RICHMOND, CA 94804-1905** failed the Housing Quality Standards (HQS) inspection on 06/16/2026.

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>
4.4	Other Rooms/Security remove key lock from garage bedroom door
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.3	Bathroom/Electrical Hazards hallway bathroom GFCI outlet missing
3.6	Bathroom/Ceiling Condition very large gap in ceiling surrounding vent - repair



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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:
131 17TH ST
RICHMOND, CA 94804-2601-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **131 17TH ST RICHMOND, CA 94804-2601** failed the Housing Quality Standards (HQS) inspection on 06/16/2026.

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



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.8	Living Room/Floor Condition carpeting in unit badly worn/torn/bunching - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint around house peeling very badly - repair/repaint
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.4	Other Rooms/Security remove key locks from 3x bedroom doors & 1x deadbolt
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range fan not working properly/inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
3.4	Bathroom/Security remove key lock from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower tub chipping - repair/resurface/replace
3.13	Bathroom/Ventilation fan inop - repair/replace
3.7	Bathroom/Wall Condition wall peeling/bubbling - repair/repalce

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6/22/2026

FAILED INSPECTION NOTICE

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

Property:
1900 OHIO AVE
RICHMOND, CA 94804-2622-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1900 OHIO AVE RICHMOND, CA 94804-2622** failed the Housing Quality Standards (HQS) inspection on 06/16/2026.

A re-inspection has been scheduled for 07/28/2026 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/ hallway smoke detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.5	Other Rooms/Window Condition install quick release on window bars
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence damaged - repair/replace remove exposed fiber glass installation materials and exposed paint



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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:
418 SPRING ST
RICHMOND, CA 94804-2936-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **418 SPRING ST RICHMOND, CA 94804-2936** failed the Housing Quality Standards (HQS) inspection on 06/16/2026.

A re-inspection has been scheduled for 07/28/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have large amounts of overgrowth - cut/remove backyard fence damaged - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
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 missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.12	Kitchen/Sink dishwasher inop repair/replace



6/22/2026

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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:
422 SPRING ST
RICHMOND, CA 94804-2936-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **422 SPRING ST RICHMOND, CA 94804-2936** failed the Housing Quality Standards (HQS) inspection on 06/16/2026.

A re-inspection has been scheduled for 07/28/2026 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 front heater inop - repair/replace
7.6	Heating and Plumbing/Plumbing washer water in flow outflow not working properly - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces bottom of carport door damaged repair/replace carport roof damaged - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater
1.8	Living Room/Floor Condition carpeting worn/damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector/Co detector inop
2.12	Kitchen/Sink dishwasher inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front yard has large amount of overgrowth - cut/remove backyard fence damaged - repair/replace



6/22/2026

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6/22/2026

FAILED INSPECTION NOTICE

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

Property:
3229 CENTER AVE
RICHMOND, CA 94804-3024-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **3229 CENTER AVE RICHMOND, CA 94804-3024** **failed** the Housing Quality Standards (HQS) inspection on 06/16/2026.

A re-inspection has been scheduled for 07/28/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors smoke detector missing in 3x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards bathroom GFCI outlet missing
8.2	General Health and Safety/Exits install quick release on window bars
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door damaged - repair/replace
2.12	Kitchen/Sink dishwasher draining through air gap -repair/replace



6/22/2026

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6/22/2026

FAILED INSPECTION NOTICE

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

Property:
4101 OHIO AVE
RICHMOND, CA 94804-3354-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4101 OHIO AVE RICHMOND, CA 94804-3354** failed the Housing Quality Standards (HQS) inspection on 06/16/2026.

A re-inspection has been scheduled for 07/28/2026 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower tub faucet leaking from base - repair/replace top of shower caulking discolored/worn - recaulk/repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint

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