



6/30/2026

FAILED INSPECTION NOTICE

Ram P & Ashu K Vohra
2372 18Th St
San Pablo, CA 94806

Property:
1561 4TH ST
RICHMOND, CA 94801-1602-

PropID:
Client ID: 8205

Dear Owner/Agent,

This letter is to inform you that your property at **1561 4TH ST RICHMOND, CA 94801-1602** failed the Housing Quality Standards (HQS) inspection on 06/22/2026.

A re-inspection has been scheduled for 08/07/2026 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.

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



6/30/2026

FAILED INSPECTION NOTICE

Carlos Talancon
685 4Th Ave
Redwood City, CA 94063-3816

Property:
425 DUBOCE AVE
RICHMOND, CA 94801-1938-

PropID:
Client ID: 8849

Dear Owner/Agent,

This letter is to inform you that your property at **425 DUBOCE AVE RICHMOND, CA 94801-1938** failed the Housing Quality Standards (HQS) inspection on 06/22/2026.

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

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6/30/2026

FAILED INSPECTION NOTICE

Jeremy J Bartlett
2625 Tuller Ave
El Cerrito, CA 94530-1440

Property:
618 33RD ST
RICHMOND, CA 94804-1538-

PropID:
Client ID: 9864

Dear Owner/Agent,

This letter is to inform you that your property at **618 33RD ST RICHMOND, CA 94804-1538** failed the Housing Quality Standards (HQS) inspection on 06/22/2026.

A re-inspection has been scheduled for 08/05/2026 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 living room smoke/Co detector inop hallway smoke/Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.4	Secondary Rooms/Other Potential Hazardous Features washroom smoke detector inop
4.4	Other Rooms/Security remove 3x deadbolts from bedroom doors
8.6	General Health and Safety/Interior Stairs and Common Halls hallway wall has cracks - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



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6/30/2026

FAILED INSPECTION NOTICE

Mark E & Katie D Lederer
1324 Pelican Way
Richmond, CA 94804-1712

Property:
2900 BARRETT AVE
RICHMOND, CA 94804-1712-

PropID:
Client ID: 4346

Dear Owner/Agent,

This letter is to inform you that your property at **2900 BARRETT AVE RICHMOND, CA 94804-1712** **failed** the Housing Quality Standards (HQS) inspection on 06/22/2026.

A re-inspection has been scheduled for 08/05/2026 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>
2.7	Kitchen/Wall Condition wall has cracks -repair/replace
2.12	Kitchen/Sink dishwasher not working properly - repair/replace

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6/30/2026

FAILED INSPECTION NOTICE

Cc Home Rentals Llc
51 W Hornet Ave
Alameda, CA 94501

Property:
2788 JO ANN
RICHMOND, CA 94806-2715-

PropID:
Client ID: 9289

Dear Owner/Agent,

This letter is to inform you that your property at **2788 JO ANN RICHMOND, CA 94806-2715** failed the Housing Quality Standards (HQS) inspection on 06/22/2026.

A re-inspection has been scheduled for 08/07/2026 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. 6/22/2026 Previous no entry into room
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. 6/22/2026 Previous no entry to room
8.4	General Health and Safety/Garbage and Debris Remove refrigerator and excessive clutter in yard
5.4	Secondary Rooms/Other Potential Hazardous Features 1. Clean/remove discoloration on bathroom wall in garage 2. Resurface tub in garage, rust present 3. Install GFCI in bathroom in garage 4. Clean/remove discoloration on wall underneath garage window



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6/30/2026

FAILED INSPECTION NOTICE

Boran Peng
Sam Hort
1219 Marin Ave
Albany, CA 94706-2017

Property:
3110 MOYERS RD
RICHMOND, CA 94806-2735-

PropID:
Client ID: 12790

Dear Owner/Agent,

This letter is to inform you that your property at **3110 MOYERS RD RICHMOND, CA 94806-2735** failed the Housing Quality Standards (HQS) inspection on 06/22/2026.

A re-inspection has been scheduled for 08/07/2026 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 keyed lock from interior door.
4.5	Other Rooms/Window Condition Patio screen damaged, repair

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6/30/2026

FAILED INSPECTION NOTICE

Cc Home Rentals Llc
51 W Hornet Ave
Alameda, CA 94501

Property:
3129 MOYERS
RICHMOND, CA 94806-2780-

PropID:
Client ID: 9289

Dear Owner/Agent,

This letter is to inform you that your property at **3129 MOYERS RICHMOND, CA 94806-2780** failed the Housing Quality Standards (HQS) inspection on 06/22/2026.

A re-inspection has been scheduled for 08/07/2026 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>
3.5	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.
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.
4.5	Other Rooms/Window Condition Address/remove discoloration on window
2.7	Kitchen/Wall Condition Remove grease splatter on wall behind stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater inoperable, repair



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6/30/2026

FAILED INSPECTION NOTICE

Francis C & Belinda P Chin
Sobranter Hills Realty
1660 San Pablo Ave Spc F
Pinole, CA 94564-2072

Property:
3322 PARK RIDGE DR
RICHMOND, CA 94806-5816-

PropID:
Client ID: 10015

Dear Owner/Agent,

This letter is to inform you that your property at **3322 PARK RIDGE DR RICHMOND, CA 94806-5816** **failed** the Housing Quality Standards (HQS) inspection on 06/22/2026.

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

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Dishwasher inoperable, repair
8.1	General Health and Safety/Access to Unit Move items blocking garage door (fire exit)

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