



6/30/2026

FAILED INSPECTION NOTICE

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

Property:
1935 NEVIN AVE Apt A
RICHMOND, CA 94801-3263-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1935 NEVIN AVE Apt A RICHMOND, CA 94801-3263** **failed** the Housing Quality Standards (HQS) inspection on 06/23/2026.

A re-inspection has been scheduled for 08/06/2026 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
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling damaged - repiar/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.4	Bathroom/Security remove key lock from bathroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking behind sink damaged/worn - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
6.3	Building Exterior/Condition of Roof and Gutters paint peeling badly underneath roof lip - repair/repaint
6.4	Building Exterior/Condition of Exterior Surfaces window & door frames paint peeling/damaged badly - repair/repaint



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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



6/30/2026

FAILED INSPECTION NOTICE

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

Property:
1935 NEVIN AVE Apt B
RICHMOND, CA 94801-3263-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1935 NEVIN AVE Apt B RICHMOND, CA 94801-3263** **failed** the Housing Quality Standards (HQS) inspection on 06/23/2026.

A re-inspection has been scheduled for 08/06/2026 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
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke inop
4.4	Other Rooms/Security remove key lock from bedroom door
3.6	Bathroom/Ceiling Condition discoloration on ceiling - remove/repaint hole in ceiling - repair



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FAILED INSPECTION NOTICE

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

Property:
456 20TH ST Apt A
RICHMOND, CA 94801-3295-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **456 20TH ST Apt A RICHMOND, CA 94801-3295** failed the Housing Quality Standards (HQS) inspection on 06/23/2026.

A re-inspection has been scheduled for 08/06/2026 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 bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment front room heater inop

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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FAILED INSPECTION NOTICE

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

Property:
1224 CHANSLOR
RICHMOND, CA 94801-3548-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1224 CHANSLOR RICHMOND, CA 94801-3548** failed the Housing Quality Standards (HQS) inspection on 06/23/2026.

A re-inspection has been scheduled for 08/06/2026 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 2x key locks from bedroom doors
3.12	Bathroom/Tub or Shower tub constantly drips - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence damaged /not stable - repair/replace

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



6/30/2026

FAILED INSPECTION NOTICE

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

Property:
1408 CHANSLOR AVE Apt A
RICHMOND, CA 94801-3638-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1408 CHANSLOR AVE Apt A RICHMOND, CA 94801-3638** failed the Housing Quality Standards (HQS) inspection on 06/23/2026.

A re-inspection has been scheduled for 08/06/2026 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>
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch stairs/railing worn/splintering/growth - remove/repair/replace/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



6/30/2026

FAILED INSPECTION NOTICE

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

Property:
1408 CHANSLOR AVE Apt B
RICHMOND, CA 94801-3638-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1408 CHANSLOR AVE Apt B RICHMOND, CA 94801-3638** failed the Housing Quality Standards (HQS) inspection on 06/23/2026.

A re-inspection has been scheduled for 08/06/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch covering very badly worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan/light inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment no access to water heater
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has hazardous exposed building materials - remove/clear
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop/miss
3.12	Bathroom/Tub or Shower tub handle not stopping as designed to - repair/replace tub constantly drips - repair/replace



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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/30/2026

FAILED INSPECTION NOTICE

Victor M & Ana G Quintanilla
2350 Rumrill Rd
San Pablo, CA 94806-2908

Property:
2331 MARICOPA AVE
RICHMOND, CA 94804-1007-

PropID:
Client ID: 4098

Dear Owner/Agent,

This letter is to inform you that your property at **2331 MARICOPA AVE RICHMOND, CA 94804-1007** **failed** the Housing Quality Standards (HQS) inspection on 06/23/2026.

A re-inspection has been scheduled for 08/10/2026 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>
8.1	General Health and Safety/Access to Unit Install/ replace missing door knob on front security gate
8.7	General Health and Safety/Other Interior Hazards Remove keyed entry lock on hall closet 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.

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

Victor M & Ana G Quintanilla
2350 Rumrill Rd
San Pablo, CA 94806-2908

Property:
2335 MARICOPA AVE
RICHMOND, CA 94804-1007-

PropID:
Client ID: 4098

Dear Owner/Agent,

This letter is to inform you that your property at **2335 MARICOPA AVE RICHMOND, CA 94804-1007** **failed** the Housing Quality Standards (HQS) inspection on 06/23/2026.

A re-inspection has been scheduled for 08/10/2026 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>
4.5	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.

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/30/2026

FAILED INSPECTION NOTICE

Jacqueline Tre Poggi
Woodminster Real Estate
5021 Woodmister Lane
Oakland, CA 94602

Property:
5811 JEFFERSON AVE Apt B
RICHMOND, CA 94804-4883-

PropID:
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5811 JEFFERSON AVE Apt B RICHMOND, CA 94804-4883** failed the Housing Quality Standards (HQS) inspection on 06/23/2026.

A re-inspection has been scheduled for 08/10/2026 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>
3.12	Bathroom/Tub or Shower Repair damaged flooring in tub enclosure
2.10	Kitchen/Stove or Range with Oven 1. Burners not self lighting, repair 2. Range hood has peeling paint/rust. Repair or replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Replace, current smoke detector exceeds 10 year life span and is also inoperable
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector and carbon monoxide detector in unit
8.7	General Health and Safety/Other Interior Hazards Hall light inoperable, repair



6/30/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/30/2026

FAILED INSPECTION NOTICE

Jacqueline Tre Poggi
Woodminster Real Estate
5021 Woodmister Lane
Oakland, CA 94602

Property:
5841 JEFFERSON AVE
RICHMOND, CA 94804-4883-

PropID:
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5841 JEFFERSON AVE RICHMOND, CA 94804-4883** **failed** the Housing Quality Standards (HQS) inspection on 06/23/2026.

A re-inspection has been scheduled for 08/10/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/30/2026

FAILED INSPECTION NOTICE

Jacqueline Tre Poggi
Woodminster Real Estate
5021 Woodmister Lane
Oakland, CA 94602

Property:
5843 JEFFERSON AVE
RICHMOND, CA 94804-4883-

PropID:
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5843 JEFFERSON AVE RICHMOND, CA 94804-4883** **failed** the Housing Quality Standards (HQS) inspection on 06/23/2026.

A re-inspection has been scheduled for 08/10/2026 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.

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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6/30/2026

FAILED INSPECTION NOTICE

Jacqueline Tre Poggi
Woodminster Real Estate
5021 Woodminster Lane
Oakland, CA 94602

Property:
5825 JEFFERSON AVE Apt B
RICHMOND, CA 94804-4894-

PropID:
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5825 JEFFERSON AVE Apt B RICHMOND, CA 94804-4894** failed the Housing Quality Standards (HQS) inspection on 06/23/2026.

A re-inspection has been scheduled for 08/10/2026 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

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Sincerely,

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Residential Rental Inspections Program



6/30/2026

FAILED INSPECTION NOTICE

Angela L Tre Fieweger
211 Regency Ct
El Sobrante, CA 94803

Property:
980 LASSEN ST
RICHMOND, CA 94805-1031-

PropID:
Client ID: 18204

Dear Owner/Agent,

This letter is to inform you that your property at **980 LASSEN ST RICHMOND, CA 94805-1031** failed the Housing Quality Standards (HQS) inspection on 06/23/2026.

A re-inspection has been scheduled for 08/10/2026 between 09:00AM and 12:00PM.

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<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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



6/30/2026

FAILED INSPECTION NOTICE

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