



6/30/2026

FAILED INSPECTION NOTICE

Dallin Llc
1131 W Warner Rd Ste 102
Tempe, AZ 85284

Property:
245 SANFORD AVE
RICHMOND, CA 94801-1862-

PropID:
Client ID: 11393

Dear Owner/Agent,

This letter is to inform you that your property at **245 SANFORD AVE RICHMOND, CA 94801-1862** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2026.

A re-inspection has been scheduled for 08/06/2026 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.



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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.5	Kitchen/Window Condition frame has large amount of discoloration - remove/repair
8.10	General Health and Safety/Site and Neighborhood Conditions fence on side of house leaning not stable - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint on side of house damaged/peeling - repair/replace windows show corrosion/rust - remove/repair/replace
8.2	General Health and Safety/Exits install quick release on window bars
2.10	Kitchen/Stove or Range with Oven micro oven inop - repair/replace
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
8.6	General Health and Safety/Interior Stairs and Common Halls ceiling has cracks - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit bathroom toilet base loose - repair/replace
3.8	Bathroom/Floor Condition The floor has a defect which exposes the tenant to a structural hazard. repair/replace
3.12	Bathroom/Tub or Shower tub damaged /worn -holes - repair/resurface/replace
3.7	Bathroom/Wall Condition wall cracked/paint peeling - 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

Dallin Llc
1131 W Warner Rd Ste 102
Tempe, AZ 85284

Property:
1362 KELSEY ST
RICHMOND, CA 94801-1966-

PropID:
Client ID: 11393

Dear Owner/Agent,

This letter is to inform you that your property at **1362 KELSEY ST RICHMOND, CA 94801-1966** failed the Housing Quality Standards (HQS) inspection on 06/24/2026.

A re-inspection has been scheduled for 08/06/2026 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 all burners must self ignite

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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6/30/2026

FAILED INSPECTION NOTICE

Dallin Llc
1131 W Warner Rd Ste 102
Tempe, AZ 85284

Property:
870 10TH ST
RICHMOND, CA 94801-2280-

PropID:
Client ID: 11393

Dear Owner/Agent,

This letter is to inform you that your property at **870 10TH ST RICHMOND, CA 94801-2280** failed the Housing Quality Standards (HQS) inspection on 06/24/2026.

A re-inspection has been scheduled for 08/06/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
4.4	Other Rooms/Security remove 2x key door lock from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop/missing



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Residential Rental Inspections Program



6/30/2026

FAILED INSPECTION NOTICE

Dallin Llc
1131 W Warner Rd Ste 102
Tempe, AZ 85284

Property:
150 12TH ST
RICHMOND, CA 94801-3528-

PropID:
Client ID: 11393

Dear Owner/Agent,

This letter is to inform you that your property at **150 12TH ST RICHMOND, CA 94801-3528** failed the Housing Quality Standards (HQS) inspection on 06/24/2026.

A re-inspection has been scheduled for 08/06/2026 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>
1.6	Living Room/Ceiling Condition ceiling has discoloration - remove/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace stove showing up F3 code - repair/replace
3.6	Bathroom/Ceiling Condition master bath ceiling discoloration - remove/repaint
4.6	Other Rooms/Celing Condition bedroom ceiling/corner of walls badly discolored -black organic substance - remove/repair/repaint
5.4	Secondary Rooms/Other Potential Hazardous Features laundry room ceiling has discoloration - remove-repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards Co detector missing/inop



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Residential Rental Inspections Program



6/30/2026

FAILED INSPECTION NOTICE

Monterey Venture Lp
Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
3915 POTRERO AVE Apt 1
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 1 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 06/24/2026.

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>
3.13	Bathroom/Ventilation Clean dust build up on vent fan
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.

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



6/30/2026

FAILED INSPECTION NOTICE

Monterey Venture Lp
Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
610 S 37TH ST Apt 10
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **610 S 37TH ST Apt 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 06/24/2026.

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>
2.10	Kitchen/Stove or Range with Oven Oven 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



6/30/2026

FAILED INSPECTION NOTICE

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

Property:
2344 GRANT
RICHMOND, CA 94804-1444-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **2344 GRANT RICHMOND, CA 94804-1444** failed the Housing Quality Standards (HQS) inspection on 06/24/2026.

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 Declutter room, unable to access window. Tenant to clear items as window is only fire exit in room
4.3	Other Rooms/Electrical Hazards Declutter room, unable to access or visibly see any outlet in room
4.7	Other Rooms/Wall Condition Clean discoloration on walls above window
4.8	Other Rooms/Floor Condition Declutter room, unable to visibly inspect floor due to excessive amount of things on floor. Unable to safely walk through room.
8.9	General Health and Safety/Interior Air Quality Int. Unit = Foul Odor Present Due To Water Stained Carpet/Leakage. - Bedroom #2 has heavily soiled flooring and walls have severe discoloration. Tenant to address housekeeping inside of bedroom and air room out while addressing discoloration on walls. If tenant is unable to correct discoloration on walls, they will need to contact owner for further/additional remediation.

6/24/2026



6/30/2026

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Sincerely,

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Residential Rental Inspections Program



6/30/2026

FAILED INSPECTION NOTICE

Reason Bradley
27 Morning Sun Ave
Mill Valley, CA 94941-4432

Property:
155 S 9TH ST
RICHMOND, CA 94804-2401-

PropID:
Client ID: 12520

Dear Owner/Agent,

This letter is to inform you that your property at **155 S 9TH ST RICHMOND, CA 94804-2401** failed the Housing Quality Standards (HQS) inspection on 06/24/2026.

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>
3.12	Bathroom/Tub or Shower Tub diverter inoperable, tub runs at same time as shower. Repair
6.2	Building Exterior/Condition of Stairs, Rails, and Porches

2. Install handrail on rear and side stairwell.

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



6/30/2026

FAILED INSPECTION NOTICE

Yoko Jung
9 Corte Holganza
Orinda, CA 94563

Property:
6107 SUTTER AVE
RICHMOND, CA 94804-5301-

PropID:
Client ID: 2663

Dear Owner/Agent,

This letter is to inform you that your property at **6107 SUTTER AVE RICHMOND, CA 94804-5301** failed the Housing Quality Standards (HQS) inspection on 06/24/2026.

A re-inspection has been scheduled for 08/10/2026 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 outlets showing open ground/not testing properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters 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.

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