



7/1/2026

FAILED INSPECTION NOTICE

Yun Hui Lou
Kk & C Realty
950 Taraval St
San Francisco, CA 94132-3123

Property:
252 WILLARD AVE
RICHMOND, CA 94801-1827-

PropID:
Client ID: 8200

Dear Owner/Agent,

This letter is to inform you that your property at **252 WILLARD AVE RICHMOND, CA 94801-1827** **failed** the Housing Quality Standards (HQS) inspection on 06/25/2026.

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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12 Bathroom/Tub or Shower	2nd floor hallway shower handle damaged - 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



7/1/2026

FAILED INSPECTION NOTICE

Jose L & Dora A Ramirez
2425 Colina Ct
Pinole, CA 94564

Property:
575 5TH ST Apt B
RICHMOND, CA 94801-2686-

PropID:
Client ID: 8577

Dear Owner/Agent,

This letter is to inform you that your property at **575 5TH ST Apt B RICHMOND, CA 94801-2686** failed the Housing Quality Standards (HQS) inspection on 06/25/2026.

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>
2.5	Kitchen/Window Condition bottom of window frame worn - repair/repaint
8.1	General Health and Safety/Access to Unit clear egress from behind front door preventing door from opening fully
8.10	General Health and Safety/Site and Neighborhood Conditions apt door letter B missing from door - 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



7/1/2026

FAILED INSPECTION NOTICE

Tabette Hill
25623 W Camino Vis
Hayward, CA 94541

Property:
686 7TH ST
RICHMOND, CA 94801-2701-

PropID:
Client ID: 8919

Dear Owner/Agent,

This letter is to inform you that your property at **686 7TH ST RICHMOND, CA 94801-2701** failed the Housing Quality Standards (HQS) inspection on 06/25/2026.

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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition
	1. 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.
	2. Window must be openable and remain open without props.
	6/25/2026 Previous no entry into room



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7/1/2026

FAILED INSPECTION NOTICE

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

Property:
456 20TH ST Apt F
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 F RICHMOND, CA 94801-3295** failed the Housing Quality Standards (HQS) inspection on 06/25/2026.

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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
3.6	Bathroom/Ceiling Condition bathroom ceiling has discoloration - remove/repair
3.5	Bathroom/Window Condition window frame has discoloration - remove/repair
2.3	Kitchen/Electrical Hazards GFCI outlet missing



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7/1/2026

FAILED INSPECTION NOTICE

Cleophas & Johnnie Fort
5019 Gately Ave
Richmond, CA 94804-4722

Property:
5009 GATELY AVE
RICHMOND, CA 94804-4722-

PropID:
Client ID: 5932

Dear Owner/Agent,

This letter is to inform you that your property at **5009 GATELY AVE RICHMOND, CA 94804-4722** failed the Housing Quality Standards (HQS) inspection on 06/25/2026.

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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Replace common area smoke detector, exceeds 10 year life span (2001) 2. Replace carbon monoxide detector, exceeds 10 year life span
5.3	Secondary Rooms/Electrical Hazards Replace cracked receptacle on center wall



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