



7/7/2026

FAILED INSPECTION NOTICE

Felipe De Jesus Ortega
3005 Colette Dr
San Pablo, CA 94806

Property:
1615 RHEEM AVE
RICHMOND, CA 94801-

PropID:
Client ID: 17601

Dear Owner/Agent,

This letter is to inform you that your property at **1615 RHEEM AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 06/29/2026.

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.



7/7/2026

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters.
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector in unit
2.10	Kitchen/Stove or Range with Oven Right burners not self lighting, repair
5.4	Secondary Rooms/Other Potential Hazardous Features GARAGE 1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2. Smoke detector missing, replace
6.4	Building Exterior/Condition of Exterior Surfaces Exterior dryer vent cover missing, replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Install handrail on front stairs as there are 4 or more stairs present
3.3	Bathroom/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.



7/7/2026

FAILED INSPECTION NOTICE

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



7/7/2026

FAILED INSPECTION NOTICE

Catalina R Tre Garcia
1129 Delaware St
Berkeley, CA 94805

Property:
1821 PENNSYLVANIA AVE Apt A
RICHMOND, CA 94801-2554-

PropID:
Client ID: 18244

Dear Owner/Agent,

This letter is to inform you that your property at **1821 PENNSYLVANIA AVE Apt A RICHMOND, CA 94801-2554** failed the Housing Quality Standards (HQS) inspection on 06/29/2026.

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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, vent screen missing. Repair and replace



7/7/2026

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Sincerely,

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Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Catalina R Tre Garcia
1129 Delaware St
Berkeley, CA 94805

Property:
1821 PENNSYLVANIA AVE Apt C
RICHMOND, CA 94801-2554-

PropID:
Client ID: 18244

Dear Owner/Agent,

This letter is to inform you that your property at **1821 PENNSYLVANIA AVE Apt C RICHMOND, CA 94801-2554** failed the Housing Quality Standards (HQS) inspection on 06/29/2026.

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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
3.12	Bathroom/Tub or Shower Repair damaged tile on wall where soap holder is
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year life span
4.8	Other Rooms/Floor Condition Carpet torn at entry, repair or install transition strip over damaged carpet



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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Catalina R Tre Garcia
1129 Delaware St
Berkeley, CA 94805

Property:
1821 PENNSYLVANIA AVE Apt D
RICHMOND, CA 94801-2554-

PropID:
Client ID: 18244

Dear Owner/Agent,

This letter is to inform you that your property at **1821 PENNSYLVANIA AVE Apt D RICHMOND, CA 94801-2554** failed the Housing Quality Standards (HQS) inspection on 06/29/2026.

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 inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet behind bed
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle
3.12	Bathroom/Tub or Shower Resurface tub, rust and peeling paint present
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink



7/7/2026

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Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Catalina R Tre Garcia
1129 Delaware St
Berkeley, CA 94805

Property:
1821 PENNSYLVANIA AVE Apt E
RICHMOND, CA 94801-2554-

PropID:
Client ID: 18244

Dear Owner/Agent,

This letter is to inform you that your property at **1821 PENNSYLVANIA AVE Apt E RICHMOND, CA 94801-2554** failed the Housing Quality Standards (HQS) inspection on 06/29/2026.

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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span (1999)
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Right burners inoperable, repair or replace unit



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Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Catalina R Tre Garcia
1129 Delaware St
Berkeley, CA 94805

Property:
1821 PENNSYLVANIA AVE Apt F
RICHMOND, CA 94801-2554-

PropID:
Client ID: 18244

Dear Owner/Agent,

This letter is to inform you that your property at **1821 PENNSYLVANIA AVE Apt F RICHMOND, CA 94801-2554** failed the Housing Quality Standards (HQS) inspection on 06/29/2026.

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>
4.3	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 Install window lock
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Right burner knob missing, replace



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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

622 8Th Street Llc
Jason Harris
1611 Telegraph Ave Suite 1200
Oakland, CA 94612

Property:
622 8TH ST Apt A
RICHMOND, CA 94801-2728-

PropID:
Client ID: 17740

Dear Owner/Agent,

This letter is to inform you that your property at **622 8TH ST Apt A RICHMOND, CA 94801-2728** failed the Housing Quality Standards (HQS) inspection on 06/29/2026.

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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
1.3	Living Room/Electrical Hazards Secure outlet on left wall to wall
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Remove old smoke detector bases throughout unit
8.4	General Health and Safety/Garbage and Debris Declutter vacated unit as old tenant left garbage and belongings in unit
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet on right wall
4.5	Other Rooms/Window Condition 1. Remove dead bugs from window 2. Repair damaged window screen
3.12	Bathroom/Tub or Shower No water from unit, repair
4.7	Other Rooms/Wall Condition Repair damaged wall underneath window



7/7/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Na Tre Li
181 Manzanita Dr
Orinda, CA 94563

Property:
5913 KIPLING DR
RICHMOND, CA 94803-

PropID:
Client ID: 18602

Dear Owner/Agent,

This letter is to inform you that your property at **5913 KIPLING DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 06/29/2026.

A re-inspection has been scheduled for 08/11/2026 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>
2.10	Kitchen/Stove or Range with Oven oven door damaged/missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.12	Bathroom/Tub or Shower hallway bathroom paint peeling above/around shower - repair/repaint
4.4	Other Rooms/Security remove key lock from bedroom door



7/7/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Nga Man Chu
135 Marina Lakes Dr
Richmond, CA 94804

Property:
2924 FLORIDA AVE
RICHMOND, CA 94804-3108-

PropID:
Client ID: 18015

Dear Owner/Agent,

This letter is to inform you that your property at **2924 FLORIDA AVE RICHMOND, CA 94804-3108** **failed** the Housing Quality Standards (HQS) inspection on 06/29/2026.

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>
8.10	General Health and Safety/Site and Neighborhood Conditions front and backyard have overgrowth - cut/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage bedroom
4.4	Other Rooms/Security remove key lock from garage bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



7/7/2026

FAILED INSPECTION NOTICE

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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



7/7/2026

FAILED INSPECTION NOTICE

Alma N Sanchez
Po Box 431
Lodi, CA 95241

Property:
525 S 29TH ST Apt A
RICHMOND, CA 94804-4000-

PropID:
Client ID: 16685

Dear Owner/Agent,

This letter is to inform you that your property at **525 S 29TH ST Apt A RICHMOND, CA 94804-4000** **failed** the Housing Quality Standards (HQS) inspection on 06/29/2026.

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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Alma N Sanchez
Po Box 431
Lodi, CA 95241

Property:
525 S 29TH ST Apt B
RICHMOND, CA 94804-4000-

PropID:
Client ID: 16685

Dear Owner/Agent,

This letter is to inform you that your property at **525 S 29TH ST Apt B RICHMOND, CA 94804-4000** **failed** the Housing Quality Standards (HQS) inspection on 06/29/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must selgfnite



7/7/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Alma N Sanchez
Po Box 431
Lodi, CA 95241

Property:
525 S 29TH ST Apt C
RICHMOND, CA 94804-4000-

PropID:
Client ID: 16685

Dear Owner/Agent,

This letter is to inform you that your property at **525 S 29TH ST Apt C RICHMOND, CA 94804-4000** **failed** the Housing Quality Standards (HQS) inspection on 06/29/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace
4.4	Other Rooms/Security remove 3x key locks from bedroom doors
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace cold shower handle not stopping as designed - repair/replace



7/7/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Alma N Sanchez
Po Box 431
Lodi, CA 95241

Property:
525 S 29TH ST Apt D
RICHMOND, CA 94804-4000-

PropID:
Client ID: 16685

Dear Owner/Agent,

This letter is to inform you that your property at **525 S 29TH ST Apt D RICHMOND, CA 94804-4000** **failed** the Housing Quality Standards (HQS) inspection on 06/29/2026.

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>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.4	Bathroom/Security remove key lock from bathroom door
2.3	Kitchen/Electrical Hazards GFCI outlet 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Ashley Osborn & Evan Woods
Sobranite Hills Realty
2300 Henry Ave
Pinole, CA 94564

Property:
550 S 47TH ST
RICHMOND, CA 94804-4326-

PropID:
Client ID: 19376

Dear Owner/Agent,

This letter is to inform you that your property at **550 S 47TH ST RICHMOND, CA 94804-4326** failed the Housing Quality Standards (HQS) inspection on 06/29/2026.

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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - front right burner not working
5.4	Secondary Rooms/Other Potential Hazardous Features washroom smoke detector missing/inop
3.12	Bathroom/Tub or Shower discoloration around top of shower - remove 2nd fl tub peeling - resurface/repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit discoloration around outside of basin - remove 1st floor sink not draining properly - repair
3.5	Bathroom/Window Condition discoloration in window frame - remove
4.4	Other Rooms/Security remove key locks from 3x bedrooms



7/7/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Guoqiang Huang
800 Maison Way
El Sobrante, CA 94803

Property:
842 S 49TH ST
RICHMOND, CA 94804-4429-

PropID:
Client ID: 18403

Dear Owner/Agent,

This letter is to inform you that your property at **842 S 49TH ST RICHMOND, CA 94804-4429** failed the Housing Quality Standards (HQS) inspection on 06/29/2026.

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>
5.2	Secondary Rooms/Security clear egress from blocking garage back door from opening
8.2	General Health and Safety/Exits install quick release on window bars
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door



7/7/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/7/2026

FAILED INSPECTION NOTICE

Tsering Wangmo
1051 Myrtlewood Ct
San Pablo, CA 94806

Property:
5239 FLEMING AVE
RICHMOND, CA 94804-4720-

PropID:
Client ID: 19328

Dear Owner/Agent,

This letter is to inform you that your property at **5239 FLEMING AVE RICHMOND, CA 94804-4720** **failed** the Housing Quality Standards (HQS) inspection on 06/29/2026.

A re-inspection has been scheduled for 08/11/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
7.4	Heating and Plumbing/Water Heater clear egress blocking water heater access

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



7/7/2026

FAILED INSPECTION NOTICE

Tsering Wangmo
1051 Myrtlewood Ct
San Pablo, CA 94806

Property:
5245 FLEMING AVE
RICHMOND, CA 94804-4720-

PropID:
Client ID: 19328

Dear Owner/Agent,

This letter is to inform you that your property at **5245 FLEMING AVE RICHMOND, CA 94804-4720** **failed** the Housing Quality Standards (HQS) inspection on 06/29/2026.

A re-inspection has been scheduled for 08/11/2026 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 large crack in living room ceiling - repair/replace
2.12	Kitchen/Sink handle broken - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key locks from 3x bedroom doors
3.3	Bathroom/Electrical Hazards OUTLET cover plate missing
7.4	Heating and Plumbing/Water Heater clear egress blocking access to water heater



7/7/2026

FAILED INSPECTION NOTICE

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



7/7/2026

FAILED INSPECTION NOTICE

Mary Helene Tre Lolli
2 Escalle Ln
Larkspur, CA 94939

Property:
102 LAKESHORE CT
RICHMOND, CA 94804-7421-

PropID:
Client ID: 18639

Dear Owner/Agent,

This letter is to inform you that your property at **102 LAKESHORE CT RICHMOND, CA 94804-7421** **failed** the Housing Quality Standards (HQS) inspection on 06/29/2026.

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>
2.12	Kitchen/Sink Garbage disposal inoperable, repair

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



7/7/2026

FAILED INSPECTION NOTICE

Norris Lee
2443 Wren Ct
South San Francisco, CA 94080

Property:
29 SHORELINE CT
RICHMOND, CA 94804-7431-

PropID:
Client ID: 18582

Dear Owner/Agent,

This letter is to inform you that your property at **29 SHORELINE CT RICHMOND, CA 94804-7431** **failed** the Housing Quality Standards (HQS) inspection on 06/29/2026.

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>
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year life span

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