



6/22/2026

FAILED INSPECTION NOTICE

130 S 31ST ST Apt D
RICHMOND, CA 94804-3040-

PropID:
Client ID: 8212

Dear Current Resident,

This letter is to inform you that your property at **130 S 31ST ST Apt D RICHMOND, CA 94804-3040** **failed** the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/28/2026 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 Front left burner not self lighting, 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



6/22/2026

FAILED INSPECTION NOTICE

3939 OHIO AVE
RICHMOND, CA 94804-3311-

PropID:
Client ID: 12969

Dear Current Resident,

This letter is to inform you that your property at **3939 OHIO AVE RICHMOND, CA 94804-3311** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/28/2026 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 1. Replace common area smoke detector 2. Replace inoperable carbon monoxide detector
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.12	Bathroom/Tub or Shower Repair damaged caulking inside tub enclosure
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.



6/22/2026

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



6/22/2026

FAILED INSPECTION NOTICE

3920 OHIO AVE
RICHMOND, CA 94804-3327-

PropID:
Client ID: 19300

Dear Current Resident,

This letter is to inform you that your property at **3920 OHIO AVE RICHMOND, CA 94804-3327** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/28/2026 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>
4.10	Other Rooms/Smoke Detectors Replace, 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



6/22/2026

FAILED INSPECTION NOTICE

3924 OHIO AVE
RICHMOND, CA 94804-3327-

PropID:
Client ID: 19300

Dear Current Resident,

This letter is to inform you that your property at **3924 OHIO AVE RICHMOND, CA 94804-3327** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/28/2026 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>
4.3	Other Rooms/Electrical Hazards Light switch damaged, 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



6/22/2026

FAILED INSPECTION NOTICE

3926 OHIO AVE
RICHMOND, CA 94804-3327-

PropID:
Client ID: 19300

Dear Current Resident,

This letter is to inform you that your property at **3926 OHIO AVE RICHMOND, CA 94804-3327** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/28/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

3947 OHIO AVE
RICHMOND, CA 94804-3356-

PropID:
Client ID: 12969

Dear Current Resident,

This letter is to inform you that your property at **3947 OHIO AVE RICHMOND, CA 94804-3356** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/28/2026 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 Remove old smoke detector base from ceiling
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition 1. Repair as window is hard to open (fire exit) 2. Tenant to clean window/ window seal
6.1	Building Exterior/Condition of Foundation Fill large cracks in front of unit, tripping hazard



6/22/2026

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

3949 OHIO AVE
RICHMOND, CA 94804-3356-

PropID:
Client ID: 12969

Dear Current Resident,

This letter is to inform you that your property at **3949 OHIO AVE RICHMOND, CA 94804-3356** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/28/2026 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

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



6/22/2026

FAILED INSPECTION NOTICE

3953 OHIO AVE
RICHMOND, CA 94804-3356-

PropID:
Client ID: 12969

Dear Current Resident,

This letter is to inform you that your property at **3953 OHIO AVE RICHMOND, CA 94804-3356** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/28/2026 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.



6/22/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris Declutter unit
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Carbon monoxide detector inoperable, replace 2. Install common area smoke detector
1.5	Living Room/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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Range hood inoperable, repair or replace
6.1	Building Exterior/Condition of Foundation Repair large cracks in front of stairs leading to unit
4.4	Other Rooms/Security 1. Move items preventing door from opening as designed (fire exit) 2. Remove keyed entry lock from door
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.
4.5	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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.



6/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

357 S 47TH ST
RICHMOND, CA 94804-3475-

PropID:
Client ID: 1149

Dear Current Resident,

This letter is to inform you that your property at **357 S 47TH ST RICHMOND, CA 94804-3475** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/28/2026 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>
3.5	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.
4.5	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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, owner working on thermostat during inspection
8.1	General Health and Safety/Access to Unit Repair patio door, evidence of water leakage present
	2. Rear exterior light inoperable, repair



6/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

5041 CREELY AVE
RICHMOND, CA 94804-4736-

PropID:
Client ID: 1149

Dear Current Resident,

This letter is to inform you that your property at **5041 CREELY AVE RICHMOND, CA 94804-4736** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/28/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom by sink
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



6/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

5041 CREELY AVE
RICHMOND, CA 94804-4736-

PropID:
Client ID: 1149

Dear Current Resident,

This letter is to inform you that your property at **5041 CREELY AVE RICHMOND, CA 94804-4736** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/28/2026 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>
2.12 Kitchen/Sink	
	1. Dishwasher inoperable, repair or remove
	2. Repair leak underneath sink
3.13 Bathroom/Ventilation	
	Replace rusted ceiling vent
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.
4.6 Other Rooms/Celing Condition	
	Repair crack on ceiling
8.1 General Health and Safety/Access to Unit	
	Install patio door screen



6/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

5732 BAYVIEW AVE
RICHMOND, CA 94804-4829-

PropID:
Client ID: 19500

Dear Current Resident,

This letter is to inform you that your property at **5732 BAYVIEW AVE RICHMOND, CA 94804-4829** **failed** the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/29/2026 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>
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



6/22/2026

FAILED INSPECTION NOTICE

4000 NEVIN AVE
RICHMOND, CA 94805-2239-

PropID:
Client ID: 19500

Dear Current Resident,

This letter is to inform you that your property at **4000 NEVIN AVE RICHMOND, CA 94805-2239** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/29/2026 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 - repair/replace
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



6/22/2026

FAILED INSPECTION NOTICE

4409 MC GLOTHEN WAY
RICHMOND, CA 94806-

PropID:
Client ID: 19500

Dear Current Resident,

This letter is to inform you that your property at **4409 MC GLOTHEN WAY RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/29/2026 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 2x hallway smoke/Co detector miss/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key locks from 5x bedroom doors
4.10	Other Rooms/Smoke Detectors missing in garage bedroom
2.12	Kitchen/Sink garage unit faucet loose - repair/replace



6/22/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

4413 BELL WAY
RICHMOND, CA 94806-1703-

PropID:
Client ID: 19500

Dear Current Resident,

This letter is to inform you that your property at **4413 BELL WAY RICHMOND, CA 94806-1703** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/29/2026 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 - 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



6/22/2026

FAILED INSPECTION NOTICE

600 THOMAS DR
RICHMOND, CA 94806-1775-

PropID:
Client ID: 19500

Dear Current Resident,

This letter is to inform you that your property at **600 THOMAS DR RICHMOND, CA 94806-1775** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/29/2026 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>
4.4	Other Rooms/Security remove 2x key locks from bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
2.10	Kitchen/Stove or Range with Oven all burners must self ignite on 2x stoves - repair/replace
8.7	General Health and Safety/Other Interior Hazards back unit smoke/Co detector missing



6/22/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

2640 MEADOW CREST CT
RICHMOND, CA 94806-1944-

PropID:
Client ID: 19500

Dear Current Resident,

This letter is to inform you that your property at **2640 MEADOW CREST CT RICHMOND, CA 94806-1944** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/29/2026 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 fl hallway tub diverter inop - repair/replace
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit	2nd fl hallway bathroom sink not drain properly - repair/replace
2.10 Kitchen/Stove or Range with Oven	oven not keeping temperature oven racks not coming out as designed - repair/replace
6.1 Building Exterior/Condition of Foundation	patio has very large crack in cement - repair



6/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



6/22/2026

FAILED INSPECTION NOTICE

2940 BIRMINGHAM DR
RICHMOND, CA 94806-2669-

PropID:
Client ID: 12638

Dear Current Resident,

This letter is to inform you that your property at **2940 BIRMINGHAM DR RICHMOND, CA 94806-2669** failed the Housing Quality Standards (HQS) inspection on 06/17/2026.

A re-inspection has been scheduled for 07/29/2026 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 backyard has large amount of overgrowth & debris - cut/remove
8.7	General Health and Safety/Other Interior Hazards 2nd fl smoke/Co detector 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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