



7/1/2026

FAILED INSPECTION NOTICE

400 PENNSYLVANIA AVE Apt 1
RICHMOND, CA 94801-2660-

PropID:
Client ID: 7593

Dear Current Resident,

This letter is to inform you that your property at **400 PENNSYLVANIA AVE Apt 1 RICHMOND, CA 94801-2660** **failed** the Housing Quality Standards (HQS) inspection on 06/26/2026.

A re-inspection has been scheduled for 08/07/2026 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>
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle
3.12	Bathroom/Tub or Shower Resurface tub



7/1/2026

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



7/1/2026

FAILED INSPECTION NOTICE

400 PENNSYLVANIA AVE Apt 3
RICHMOND, CA 94801-2660-

PropID:
Client ID: 7593

Dear Current Resident,

This letter is to inform you that your property at **400 PENNSYLVANIA AVE Apt 3 RICHMOND, CA 94801-2660** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

A re-inspection has been scheduled for 08/07/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector inoperable, 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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Sincerely,

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Residential Rental Inspections Program



7/1/2026

FAILED INSPECTION NOTICE

400 PENNSYLVANIA AVE Apt 4
RICHMOND, CA 94801-2660-

PropID:
Client ID: 7593

Dear Current Resident,

This letter is to inform you that your property at **400 PENNSYLVANIA AVE Apt 4 RICHMOND, CA 94801-2660** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

A re-inspection has been scheduled for 08/07/2026 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>
4.5	Other Rooms/Window Condition
	1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
	2. 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.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/1/2026

FAILED INSPECTION NOTICE

149 20TH ST
RICHMOND, CA 94801-3625-

PropID:
Client ID: 18875

Dear Current Resident,

This letter is to inform you that your property at **149 20TH ST RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

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>
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
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



7/1/2026

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.

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Sincerely,

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Residential Rental Inspections Program



7/1/2026

FAILED INSPECTION NOTICE

2029 MAINE AVE
RICHMOND, CA 94804-

PropID:
Client ID: 17446

Dear Current Resident,

This letter is to inform you that your property at **2029 MAINE AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

A re-inspection has been scheduled for 08/07/2026 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 2x heaters inop - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink draining slow - repair/replace
3.12	Bathroom/Tub or Shower hot water handle broken & cold water not working - repair/replace tiles missing behind handle - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway smoke/Co detector - inop/missing living room smoke detector inop



7/1/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



7/1/2026

FAILED INSPECTION NOTICE

2708 VIRGINIA AVE
RICHMOND, CA 94804-

PropID:
Client ID: 17642

Dear Current Resident,

This letter is to inform you that your property at **2708 VIRGINIA AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

A re-inspection has been scheduled for 08/07/2026 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>
2.3	Kitchen/Electrical Hazards outlet cover missing - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle broken - repair/replace
4.4	Other Rooms/Security garage unit locked unable to inspect

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



7/1/2026

FAILED INSPECTION NOTICE

5301 SACRAMENTO AVE
RICHMOND, CA 94804-

PropID:
Client ID: 17672

Dear Current Resident,

This letter is to inform you that your property at **5301 SACRAMENTO AVE RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 06/26/2026.

A re-inspection has been scheduled for 08/07/2026 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 all burners must self ignite - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/1/2026

FAILED INSPECTION NOTICE

1175 26TH ST
RICHMOND, CA 94804-1044-

PropID:
Client ID: 17866

Dear Current Resident,

This letter is to inform you that your property at **1175 26TH ST RICHMOND, CA 94804-1044** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

A re-inspection has been scheduled for 08/07/2026 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>
8.2	General Health and Safety/Exits install quick release on window bars

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



7/1/2026

FAILED INSPECTION NOTICE

1177 26TH ST
RICHMOND, CA 94804-1044-

PropID:
Client ID: 17866

Dear Current Resident,

This letter is to inform you that your property at **1177 26TH ST RICHMOND, CA 94804-1044** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

A re-inspection has been scheduled for 08/07/2026 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>
1.8	Living Room/Floor Condition carpet bunching throughout unit - repair/replace
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace
8.2	General Health and Safety/Exits install quick release on window bars

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



7/1/2026

FAILED INSPECTION NOTICE

1179 26TH ST
RICHMOND, CA 94804-1044-

PropID:
Client ID: 17866

Dear Current Resident,

This letter is to inform you that your property at **1179 26TH ST RICHMOND, CA 94804-1044** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

A re-inspection has been scheduled for 08/07/2026 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



7/1/2026

FAILED INSPECTION NOTICE

412 27TH ST
RICHMOND, CA 94804-1729-

PropID:
Client ID: 8314

Dear Current Resident,

This letter is to inform you that your property at **412 27TH ST RICHMOND, CA 94804-1729** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

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>
1.5	Living Room/Window Condition all windows arent forming a tight seal - repair /replace
2.12	Kitchen/Sink inside of sink chipped badly - resurface/repair/replace
2.5	Kitchen/Window Condition windows not forming tight seal - repair/replace
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 hot water pressure very low - repair/replace
4.5	Other Rooms/Window Condition windows not forming tight seal - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches walkway leading up to unit very uneven - tripping/safety hazard - repair
8.7	General Health and Safety/Other Interior Hazards living room smoke detector not testing/working properly - replace



7/1/2026

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



7/1/2026

FAILED INSPECTION NOTICE

154 S 33RD ST
RICHMOND, CA 94804-3137-

PropID:
Client ID: 8669

Dear Current Resident,

This letter is to inform you that your property at **154 S 33RD ST RICHMOND, CA 94804-3137** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

A re-inspection has been scheduled for 08/07/2026 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
7.4	Heating and Plumbing/Water Heater 2nd earthquake strap missing - 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



7/1/2026

FAILED INSPECTION NOTICE

4500 OVEREND AVE
RICHMOND, CA 94804-3441-

PropID:
Client ID: 17922

Dear Current Resident,

This letter is to inform you that your property at **4500 OVEREND AVE RICHMOND, CA 94804-3441** **failed** the Housing Quality Standards (HQS) inspection on 06/26/2026.

A re-inspection has been scheduled for 08/07/2026 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>
2.12	Kitchen/Sink faucet handle broken/damaged - repair/replace

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Sincerely,

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Residential Rental Inspections Program



7/1/2026

FAILED INSPECTION NOTICE

605 S 24TH ST
RICHMOND, CA 94804-3932-

PropID:
Client ID: 18875

Dear Current Resident,

This letter is to inform you that your property at **605 S 24TH ST RICHMOND, CA 94804-3932** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
1.4	Living Room/Security back door security gate dead blot not locking properly - repair/replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors

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

982 VENTURA ST
RICHMOND, CA 94805-1033-

PropID:
Client ID: 8631

Dear Current Resident,

This letter is to inform you that your property at **982 VENTURA ST RICHMOND, CA 94805-1033** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

A re-inspection has been scheduled for 08/07/2026 between 09:00AM and 12:00PM.

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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,

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Residential Rental Inspections Program



7/1/2026

FAILED INSPECTION NOTICE

3816 NEVIN AVE
RICHMOND, CA 94805-2235-

PropID:
Client ID: 7593

Dear Current Resident,

This letter is to inform you that your property at **3816 NEVIN AVE RICHMOND, CA 94805-2235** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

A re-inspection has been scheduled for 08/07/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)
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.
4.7	Other Rooms/Wall Condition Address/remove discoloration from walls
8.4	General Health and Safety/Garbage and Debris Declutter unit



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7/1/2026

FAILED INSPECTION NOTICE

3822 NEVIN AVE
RICHMOND, CA 94805-2235-

PropID:
Client ID: 7593

Dear Current Resident,

This letter is to inform you that your property at **3822 NEVIN AVE RICHMOND, CA 94805-2235** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

A re-inspection has been scheduled for 08/07/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions
	1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs
	2. Cut down brush on side of complex

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

3400 RICHMOND PARKWAY Apt 2721
RICHMOND, CA 94806-5207-

PropID:
Client ID: 7658

Dear Current Resident,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt 2721 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

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>
2.10	Kitchen/Stove or Range with Oven Oven produces spark and excessive smoke while in use, repair or 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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