



7/22/2025

FAILED INSPECTION NOTICE

Richmond Neighborhood Housing
3220 Blume Dr Suite 198
Richmond, CA 94805

Property:
561 S 29TH ST
RICHMOND, CA 94804-4013-

PropID:
Client ID: 5915

Dear Owner/Agent,

This letter is to inform you that your property at **561 S 29TH ST RICHMOND, CA 94804-4013** failed the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 09/02/2025 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>	<u>Tenant/Owner</u>
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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



7/22/2025

FAILED INSPECTION NOTICE

Judith Robinson
1233 Bancroft Way
Berkeley, CA 94702-1850

Property:
52 SCHOONER CT
RICHMOND, CA 94804-4519-

PropID:
Client ID: 2864

Dear Owner/Agent,

This letter is to inform you that your property at **52 SCHOONER CT RICHMOND, CA 94804-4519** **failed** the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, replace	T
2.8	Kitchen/Floor Condition Repair sift spot on kitchen floor in front of sink	O
2.3	Kitchen/Electrical Hazards Install GFCI receptacle by kitchen sink	O

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



7/22/2025

FAILED INSPECTION NOTICE

Judith Robinson
1233 Bancroft Way
Berkeley, CA 94702-1850

Property:
93 SCHOONER CT
RICHMOND, CA 94804-4520-

PropID:
Client ID: 2864

Dear Owner/Agent,

This letter is to inform you that your property at **93 SCHOONER CT RICHMOND, CA 94804-4520** **failed** the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year lifespan	O
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair	O
8.1	General Health and Safety/Access to Unit Patio screen door lock mechanism damaged, repair/replace	O

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



7/22/2025

FAILED INSPECTION NOTICE

Ahmad S Zainol
100 Chevron Way, Rtc Bldg 10
Richmond, CA 94801

Property:
137 SCHOONER CT
RICHMOND, CA 94804-4576-

PropID:
Client ID: 16812

Dear Owner/Agent,

This letter is to inform you that your property at **137 SCHOONER CT RICHMOND, CA 94804-4576** **failed** the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
1.3	Living Room/Electrical Hazards Replace cracked receptacle on left wall from front entrance	O
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector (exceeds 10 year lifespan)	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector in each bedroom. The smoke detector must be placed according to package instructions.	O
2.3	Kitchen/Electrical Hazards Replace cracked receptacle left of kitchen heater	O
7.4	Heating and Plumbing/Water Heater Tenant to remove boxes being stored in hot water heater closet	T
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at the same time as shower, repair	O



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Bonnie Tre Scialanga
2B Living
432 San Carlos Way
Novato, CA 94945

Property:
5806 JEFFERSON AVE
RICHMOND, CA 94804-4839-

PropID:
Client ID: 16697

Dear Owner/Agent,

This letter is to inform you that your property at **5806 JEFFERSON AVE RICHMOND, CA 94804-4839** **failed** the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.	O
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.	O
2.12	Kitchen/Sink Garbage disposal inoperable, repair	O
7.2	Heating and Plumbing/Safety of Heating Equipment Heater makes loud continuous buzzing sound when not in use, repair	O
5.3	Secondary Rooms/Electrical Hazards Light switch leading to downstairs laundry area has damaged coverplate, replace	O



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Bonnie Tre Scialanga
2B Living
432 San Carlos Way
Novato, CA 94945

Property:
5810 JEFFERSON AVE
RICHMOND, CA 94804-4839-

PropID:
Client ID: 16697

Dear Owner/Agent,

This letter is to inform you that your property at **5810 JEFFERSON AVE RICHMOND, CA 94804-4839** **failed** the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Rear heater inoperable, repair	O

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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



7/22/2025

FAILED INSPECTION NOTICE

Leland L & Tracy E Turner
5717 Oliver Ct
El Sobrante, CA 94803

Property:
5835 ALAMEDA AVE Apt 4
RICHMOND, CA 94804-4844-

PropID:
Client ID: 15243

Dear Owner/Agent,

This letter is to inform you that your property at **5835 ALAMEDA AVE Apt 4 RICHMOND, CA 94804-4844** failed the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
3.1	Bathroom/Bathroom Present Install GFCI outlet in bathroom	O
2.12	Kitchen/Sink Garbage disposal inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven Glass stove top damaged, repair or replace	O
8.7	General Health and Safety/Other Interior Hazards Install CO2 detector in unit	O



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Leland L & Tracy E Turner
5717 Oliver Ct
El Sobrante, CA 94803

Property:
5835 ALAMEDA AVE Apt 3
RICHMOND, CA 94804-4844-

PropID:
Client ID: 15243

Dear Owner/Agent,

This letter is to inform you that your property at **5835 ALAMEDA AVE Apt 3 RICHMOND, CA 94804-4844** failed the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters level 1 & 2 inoperable, repair	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)	T

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



7/22/2025

FAILED INSPECTION NOTICE

Jessica Silvia Martins
5451 San Pablo Dam Rd
El Sobrante, CA 94803

Property:
1320 CARLSON BLVD
RICHMOND, CA 94804-4928-

PropID:
Client ID: 15492

Dear Owner/Agent,

This letter is to inform you that your property at **1320 CARLSON BLVD RICHMOND, CA 94804-4928** **failed** the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition Tenant to move bed blocking access to window (fire exit)	T
4.3	Other Rooms/Electrical Hazards Outlet on left wall has hot/neutral reverse, repair	O
5.3	Secondary Rooms/Electrical Hazards Light switch by rear door has cracked coverplate, replace	O

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



7/22/2025

FAILED INSPECTION NOTICE

1701 San Joaquin Llc
Andrew Hibbert
506 Commodore Dr
Richmond, CA 94804-4583

Property:
1701 SAN JOAQUIN ST Apt 1
RICHMOND, CA 94804-5100-

PropID:
Client ID: 12994

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 1 RICHMOND, CA 94804-5100** failed the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
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.	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.5	Other Rooms/Window Condition Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.	O
8.7	General Health and Safety/Other Interior Hazards Remove deadbolt lock from hall closet door	T



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

1701 San Joaquin Llc
Andrew Hibbert
506 Commodore Dr
Richmond, CA 94804-4583

Property:
1701 SAN JOAQUIN ST Apt 2
RICHMOND, CA 94804-5100-

PropID:
Client ID: 12994

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 2 RICHMOND, CA 94804-5100** failed the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven Remove heavily soiled foil from stove, foil can retain oil and become fire hazard	T

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



7/22/2025

FAILED INSPECTION NOTICE

1701 San Joaquin Llc
Andrew Hibbert
506 Commodore Dr
Richmond, CA 94804-4583

Property:
1701 SAN JOAQUIN ST Apt 3
RICHMOND, CA 94804-5100-

PropID:
Client ID: 12994

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 3 RICHMOND, CA 94804-5100** failed the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 between 01:00PM and 04:00PM.

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7/22/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.13	Bathroom/Ventilation Clean excessive dust build up on ventilation fan	T
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.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
3.5	Bathroom/Window Condition Window must be openable and remain open without props. 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.	O
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.	O
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.	O

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



7/22/2025

FAILED INSPECTION NOTICE

1701 San Joaquin Llc
Andrew Hibbert
506 Commodore Dr
Richmond, CA 94804-4583

Property:
1701 SAN JOAQUIN ST Apt 5
RICHMOND, CA 94804-5100-

PropID:
Client ID: 12994

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 5 RICHMOND, CA 94804-5100** failed the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards CO2 detector missing, replace	T
2.10	Kitchen/Stove or Range with Oven Clean discoloration on stove	T
2.12	Kitchen/Sink Clean discoloration build up in sink	T
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.	O
3.6	Bathroom/Ceiling Condition Clean moisture condensation on ceiling	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Remove old smoke detector base in hallway and bedroom	O



7/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

1701 San Joaquin Llc
Andrew Hibbert
506 Commodore Dr
Richmond, CA 94804-4583

Property:
1701 SAN JOAQUIN ST Apt 7
RICHMOND, CA 94804-5100-

PropID:
Client ID: 12994

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 7 RICHMOND, CA 94804-5100** failed the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year lifespan	O
8.7	General Health and Safety/Other Interior Hazards Replace common area smoke detector, exceeds 10 year lifespan	O
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	O
4.5	Other Rooms/Window Condition Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle right of bedroom window	O



7/22/2025

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

1701 San Joaquin Llc
Andrew Hibbert
506 Commodore Dr
Richmond, CA 94804-4583

Property:
1701 SAN JOAQUIN ST Apt 8
RICHMOND, CA 94804-5100-

PropID:
Client ID: 12994

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 8 RICHMOND, CA 94804-5100** failed the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 between 01:00PM and 04:00PM.

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7/22/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.3	Living Room/Electrical Hazards Replace missing light fixture covers	T
8.4	General Health and Safety/Garbage and Debris Declutter unit and remove personal item stored in front of unit	T
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year lifespan	O
2.10	Kitchen/Stove or Range with Oven Oven door glass completely shattered, repair or replace	O
2.8	Kitchen/Floor Condition Replace damaged tiling leading into hallways	O
8.7	General Health and Safety/Other Interior Hazards Replace rear common area smoke detector as it has been removed	T
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.	T
4.5	Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.	O
	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 A missing and/or cracked coverplate presents an electrical hazard. Replace coverplate on right wall.	O



7/22/2025

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

1701 San Joaquin Llc
Andrew Hibbert
506 Commodore Dr
Richmond, CA 94804-4583

Property:
1701 SAN JOAQUIN ST Apt 6
RICHMOND, CA 94804-5100-

PropID:
Client ID: 12994

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 6 RICHMOND, CA 94804-5100** failed the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector missing, replace	T
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.	O
4.5	Other Rooms/Window Condition Install quick release for security bars or remove them as tenant must have the ability to escape room in a emergency.	O
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan	T



7/22/2025

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



7/22/2025

FAILED INSPECTION NOTICE

1701 San Joaquin Llc
Andrew Hibbert
506 Commodore Dr
Richmond, CA 94804-4583

Property:
1701 SAN JOAQUIN ST Apt 4
RICHMOND, CA 94804-5100-

PropID:
Client ID: 12994

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 4 RICHMOND, CA 94804-5100** failed the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards Co2 detector inoperable, repair/replace	O
2.10	Kitchen/Stove or Range with Oven Replace rusted drip pans	T
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.	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



7/22/2025

FAILED INSPECTION NOTICE

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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



7/22/2025

FAILED INSPECTION NOTICE

Afshin Shahidi
311 Crest Ave
Alamo, CA 94507

Property:
1656 SAN BENITO ST
RICHMOND, CA 94804-5327-

PropID:
Client ID: 7641

Dear Owner/Agent,

This letter is to inform you that your property at **1656 SAN BENITO ST RICHMOND, CA 94804-5327** **failed** the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair	O

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



7/22/2025

FAILED INSPECTION NOTICE

Afshin Shahidi
311 Crest Ave
Alamo, CA 94507

Property:
1654 SAN BENITO ST
RICHMOND, CA 94804-5327-

PropID:
Client ID: 7641

Dear Owner/Agent,

This letter is to inform you that your property at **1654 SAN BENITO ST RICHMOND, CA 94804-5327** **failed** the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
8.1	General Health and Safety/Access to Unit	O
	1- Install deadbolt on rear door	
	2- Rear patio light inoperable, repair	
7.1	Heating and Plumbing/Adequacy of Heating Equipment	O
	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.

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



7/22/2025

FAILED INSPECTION NOTICE

William Andrew Reid
7519 Leviston Ave
El Cerrito, CA 94530

Property:
2821 CARLSON BLVD
RICHMOND, CA 94804-5713-

PropID:
Client ID: 17314

Dear Owner/Agent,

This letter is to inform you that your property at **2821 CARLSON BLVD RICHMOND, CA 94804-5713** **failed** the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 08/27/2025 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>	<u>Tenant/Owner</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.	O
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair	O
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Rear heater inoperable, repair	O



7/22/2025

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



7/22/2025

FAILED INSPECTION NOTICE

Bailey Property Investments, Inc.
1423 Willow St
Oakland, CA 94607-1523

Property:
340 43RD ST
RICHMOND, CA 94805-2347-

PropID:
Client ID: 8249

Dear Owner/Agent,

This letter is to inform you that your property at **340 43RD ST RICHMOND, CA 94805-2347** failed the Housing Quality Standards (HQS) inspection on 07/01/2025.

A re-inspection has been scheduled for 09/02/2025 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>	<u>Tenant/Owner</u>
8.1	General Health and Safety/Access to Unit broken fence gate leading to backyard repair or replace	O
8.7	General Health and Safety/Other Interior Hazards smoke detector is needed in hall and common area	O

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