



7/22/2025

FAILED INSPECTION NOTICE

Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 105
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 105 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/09/2025 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 broken light fixture on wall.repair or replace	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

Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 204
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 204 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/09/2025 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>
1.8	Living Room/Floor Condition soiled carpet through out unit . replace or clean	O
2.10	Kitchen/Stove or Range with Oven chipping paint on range hood repair or replace	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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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 208
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 208 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/09/2025 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>
3.12	Bathroom/Tub or Shower bath tub shower diverter not functioning like designed. repair or replace	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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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 210
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 210 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/09/2025 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>
4.4	Other Rooms/Security remove key lock	O

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7/22/2025

FAILED INSPECTION NOTICE

Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 301
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 301 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/09/2025 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>
1.1	Living Room/Living Room Present replace screens on sliding glass window	O
7.4	Heating and Plumbing/Water Heater install earthquake straps.	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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Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 302
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 302 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/09/2025 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>
2.10	Kitchen/Stove or Range with Oven right rear burner not working like designed. repair or replace	O

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7/22/2025

FAILED INSPECTION NOTICE

Lillie Mae Jones Plaza Lp
Annette Howard
1825 San Pablo Ave
Oakland, CA 94610

Property:
120 MACDONALD AVE Apt 201
RICHMOND, CA 94801--

PropID:
Client ID: 9117

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 201 RICHMOND, CA 94801- failed** the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/09/2025 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>
1.8	Living Room/Floor Condition soiled carpet through out unit. clean or remove.	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

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
1405 VISALIA AVE
RICHMOND, CA 94801-2377-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **1405 VISALIA AVE RICHMOND, CA 94801-2377** failed the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/15/2025 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>
4.5	Other Rooms/Window Condition Move furniture blocking clear access to window (fire exit)	T

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
1413 VISALIA AVE
RICHMOND, CA 94801-2377-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **1413 VISALIA AVE RICHMOND, CA 94801-2377** failed the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/15/2025 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.



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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.6	General Health and Safety/Interior Stairs and Common Halls 1- Common area smoke detector inoperable, repair or replace 2- Remove old smoke detector base	O
4.7	Other Rooms/Wall Condition Repair wall, evidence of water damage underneath bedroom window	O
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
3.7	Bathroom/Wall Condition Repair wall by bathroom mirror, evidence of water damage/soft spot	O
2.7	Kitchen/Wall Condition Repair peeling paint on wall	O
2.6	Kitchen/Ceiling Condition Repair peeling paint on ceiling	O
2.10	Kitchen/Stove or Range with Oven Front left and rear right burners not self lighting, repair	O
2.11	Kitchen/Refrigerator Light inoperable, repair	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



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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
1610 VISALIA AVE
RICHMOND, CA 94801-2406-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **1610 VISALIA AVE RICHMOND, CA 94801-2406** failed the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/15/2025 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>
5.3	Secondary Rooms/Electrical Hazards Dining room outlet has open ground, repair	O
2.10	Kitchen/Stove or Range with Oven Center burner inoperable, repair	O
TENANT TO REMOVE SOILED FOIL FROM STOVE		
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.	O
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.	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

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
1614 VISALIA AVE
RICHMOND, CA 94801-2406-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **1614 VISALIA AVE RICHMOND, CA 94801-2406** failed the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/15/2025 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 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
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.	O
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.	O
3.3	Bathroom/Electrical Hazards Install GFCI receptacle by sink	O
2.3	Kitchen/Electrical Hazards Outlet by water heater has hot/neutral reverse, repair	O



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Sincerely,

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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4145 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4145 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/15/2025 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4157 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4157 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/15/2025 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 light inoperable, repair (Pass 7/15/2025) Tenant to clean grease splatter on stove, range hood and wall surrounding stove.	O
4.5	Other Rooms/Window Condition Clean discoloration in window	T



7/22/2025

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4163 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4163 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/15/2025 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4165 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4165 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/15/2025 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>
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal	O
4.4	Other Rooms/Security Repair damaged door frame	O
4.5	Other Rooms/Window Condition Clean discoloration on window	T



7/22/2025

FAILED INSPECTION NOTICE

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7/22/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4167 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4167 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/15/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.	O
2.10	Kitchen/Stove or Range with Oven Range hood vent screen damaged, replace	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater level 1 inoperable, repair	O



7/22/2025

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Sincerely,

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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

Ching Yi & Yu-Chun Jiang
Reza Sadjadi
Po Box 20622
El Sobrante, CA 94820

Property:
3700 BLACK FEATHER DR
RICHMOND, CA 94803-2124-

PropID:
Client ID: 1844

Dear Owner/Agent,

This letter is to inform you that your property at **3700 BLACK FEATHER DR RICHMOND, CA 94803-2124** failed the Housing Quality Standards (HQS) inspection on 07/15/2025.

A re-inspection has been scheduled for 09/09/2025 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>
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