



7/28/2025

FAILED INSPECTION NOTICE

Ronald M & Margot Acquistapace
2300 Henry Ave
Pinole, CA 94564

Property:
261 22ND ST
RICHMOND, CA 94801-3232-

PropID:
Client ID: 1083

Dear Owner/Agent,

This letter is to inform you that your property at **261 22ND ST RICHMOND, CA 94801-3232** failed the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/18/2025 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.



7/28/2025

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 Remove old appliances in front of unit in yard
1.8	Living Room/Floor Condition Flooring heavily soiled in living room and dining room. Repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Clean discoloration on bedroom walls
3.3	Bathroom/Electrical Hazards Light fixture severely rusted, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Right side of vanity needs to be secured, side of unit is loose and coming apart, Repair
3.12	Bathroom/Tub or Shower Repair large crack on interior of shower wall
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.
2.10	Kitchen/Stove or Range with Oven 1- Exterior of stove has rust and peeling paint, repair 2- Burners not self lighting, repair 3- Range hood heavily soiled with rust and peeling paint, repair
2.13	Kitchen/Space for Storage, Prep and Serving Caulking behind sink damaged, repair
2.3	Kitchen/Electrical Hazards Light fixture inoperable, repair
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window screen missing, install
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector inside of unit, gas appliances present



7/28/2025

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



7/28/2025

FAILED INSPECTION NOTICE

Justin Paul Labo & Leanne Liang
Leanne Liang
267 Santa Fe Dr
Walnut Creek, CA 94598

Property:
45 4TH ST
RICHMOND, CA 94801-3567-

PropID:
Client ID: 14161

Dear Owner/Agent,

This letter is to inform you that your property at **45 4TH ST RICHMOND, CA 94801-3567** failed the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/18/2025 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.



7/28/2025

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
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.
1.8	Living Room/Floor Condition FLOORING DETERIORATED, REPAIR/REPLACE
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair Tenant to remove soiled foil from stove and clean grease splatter on range hood
5.2	Secondary Rooms/Security Install window screen in laundry room
3.1	Bathroom/Bathroom Present NO ACCESS TO LOWER LEVEL BATHROOM, OCCUPIED DURING INSPECTION
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan level 2
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters level 1 & 2 inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector and carbon monoxide detector level 2 inoperable, 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



7/28/2025

FAILED INSPECTION NOTICE

David Rasmussen
180 Crest Rd
Novato, CA 94945-2701

Property:
72 SCENIC AVE
RICHMOND, CA 94801-3934-

PropID:
Client ID: 4962

Dear Owner/Agent,

This letter is to inform you that your property at **72 SCENIC AVE RICHMOND, CA 94801-3934** failed the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/18/2025 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>
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
4.3	Other Rooms/Electrical Hazards Replace missing coverplate for phone jack outlet on left wall.
2.10	Kitchen/Stove or Range with Oven Range hood/microwave inoperable. Repair or remove
4.5	Other Rooms/Window Condition Left window screen missing, replace



7/28/2025

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Sincerely,

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Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Sean T Papillion
325 Tunnel Ave
Richmond, CA 94801

Property:
327 TUNNEL AVE
RICHMOND, CA 94801-3941-

PropID:
Client ID: 4679

Dear Owner/Agent,

This letter is to inform you that your property at **327 TUNNEL AVE RICHMOND, CA 94801-3941** failed the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/18/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.5	Other Rooms/Window Condition 1- 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. 2- Window must be openable and remain open without props. 3- Window lock mechanism missing, replace/install
3.3	Bathroom/Electrical Hazards Install GFCI receptacle above sink
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window screen missing, install.
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.



7/28/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Scott & Cynthia Stanfield
1330 Albina Ave
Berkeley, CA 94706-2506

Property:
45 IDAHO ST
RICHMOND, CA 94801-4044-

PropID:
Client ID: 12151

Dear Owner/Agent,

This letter is to inform you that your property at **45 IDAHO ST RICHMOND, CA 94801-4044** failed the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/18/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls 1st level common area front smoke detector missing, replace
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
2.12	Kitchen/Sink Replace damaged rubber splashguard
5.3	Secondary Rooms/Electrical Hazards Dining room outlet on right wall has no power, repair
4.4	Other Rooms/Security Remove keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION DUE TO DOOR BEING LOCKED



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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Eugene Valente
Po Box 70187
Richmond, CA 94807-0187

Property:
1301 QUARRY CT Apt #301
RICHMOND, CA 94801-4154-

PropID:
Client ID: 7723

Dear Owner/Agent,

This letter is to inform you that your property at **1301 QUARRY CT Apt #301 RICHMOND, CA 94801-4154** failed the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/18/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Clean discoloration in window
4.10	Other Rooms/Smoke Detectors Install smoke detector in room
8.6	General Health and Safety/Interior Stairs and Common Halls Right hall light inoperable, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive amount of items being stored on patio deck



7/28/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Kimberly A Brewer
325 S 25Th St
Richmond, CA 94804

Property:
325 S 25TH ST
RICHMOND, CA 94804-2817-

PropID:
Client ID: 13714

Dear Owner/Agent,

This letter is to inform you that your property at **325 S 25TH ST RICHMOND, CA 94804-2817** failed the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/11/2025 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>
3.12	Bathroom/Tub or Shower toilet loose at base
8.7	General Health and Safety/Other Interior Hazards replace CO detector

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



7/28/2025

FAILED INSPECTION NOTICE

Kimberly A Brewer
325 S 25Th St
Richmond, CA 94804

Property:
331 S 25TH ST
RICHMOND, CA 94804-2817-

PropID:
Client ID: 13714

Dear Owner/Agent,

This letter is to inform you that your property at **331 S 25TH ST RICHMOND, CA 94804-2817** failed the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/11/2025 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>
4.10	Other Rooms/Smoke Detectors replace smoke detector

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Nw Development Corporation
13559 Skyline Blvd
Oakland, CA 94619-3612

Property:
2910 CUTTING BLVD Apt BACK
RICHMOND, CA 94804-2926-

PropID:
Client ID: 12777

Dear Owner/Agent,

This letter is to inform you that your property at **2910 CUTTING BLVD Apt BACK RICHMOND, CA 94804-2926** failed the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/11/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
8.6	General Health and Safety/Interior Stairs and Common Halls replace missing CO detector

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



7/28/2025

FAILED INSPECTION NOTICE

Jakia Sultana
21 Columbia Sq #Apt 410
San Francisco, CA 94115-4740

Property:
2615 OHIO AVE
RICHMOND, CA 94804-3064-

PropID:
Client ID: 9778

Dear Owner/Agent,

This letter is to inform you that your property at **2615 OHIO AVE RICHMOND, CA 94804-3064** failed the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/11/2025 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>
4.10	Other Rooms/Smoke Detectors replace smoke detector
4.5	Other Rooms/Window Condition sliding glass door do not open and closed liked designed. repair or replace. replace missing screens
3.5	Bathroom/Window Condition replace missing screens.
2.5	Kitchen/Window Condition replace torn screens



7/28/2025

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Mohamed Ali Dabwan
3708 Wall Ave
Richmond, CA 94804

Property:
3708 WALL AVE Apt C
RICHMOND, CA 94804-3302-

PropID:
Client ID: 9262

Dear Owner/Agent,

This letter is to inform you that your property at **3708 WALL AVE Apt C RICHMOND, CA 94804-3302** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/11/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris remove garbage and debris from side and back of unit
1.4	Living Room/Security replace weather strip
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
4.4	Other Rooms/Security remove keylocks
2.12	Kitchen/Sink leaking faucet repair or replace



7/28/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Kashi P Serchan
8368 Kent Dr
El Cerrito, CA 94530

Property:
240 S 43RD ST
RICHMOND, CA 94804-3406-

PropID:
Client ID: 15227

Dear Owner/Agent,

This letter is to inform you that your property at **240 S 43RD ST RICHMOND, CA 94804-3406** failed the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/11/2025 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>
2.5	Kitchen/Window Condition replace missing screens

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



7/28/2025

FAILED INSPECTION NOTICE

Kashi P Serchan
8368 Kent Dr
El Cerrito, CA 94530

Property:
242 S 43RD ST
RICHMOND, CA 94804-3406-

PropID:
Client ID: 15227

Dear Owner/Agent,

This letter is to inform you that your property at **242 S 43RD ST RICHMOND, CA 94804-3406** failed the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/11/2025 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>
2.5	Kitchen/Window Condition replace missing screens
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown trees and grass

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Recht J & Karen S Richard
Maria Recht
1880 Jackson St #105
Oakland, CA 94612

Property:
17 S 45TH ST
RICHMOND, CA 94804-3408-

PropID:
Client ID: 3509

Dear Owner/Agent,

This letter is to inform you that your property at **17 S 45TH ST RICHMOND, CA 94804-3408** failed the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/11/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.6	Bathroom/Ceiling Condition broken ceiling fan
3.12	Bathroom/Tub or Shower low water pressure
4.6	Other Rooms/Celing Condition light not working. Repair or replace
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
8.7	General Health and Safety/Other Interior Hazards replace missing smoke and co detector.
8.10	General Health and Safety/Site and Neighborhood Conditions remove old car, bike parts garbage and debris from back



7/28/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Gregory Jackson
5118 Woodmont Ct
Antioch, CA 94531-8148

Property:
831 S 45TH ST
RICHMOND, CA 94804-4412-

PropID:
Client ID: 5881

Dear Owner/Agent,

This letter is to inform you that your property at **831 S 45TH ST RICHMOND, CA 94804-4412** failed the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/17/2025 between 11:00AM and 02:00PM.

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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.4	Building Exterior/Condition of Exterior Surfaces chipping and paint on exterior of home
6.2	Building Exterior/Condition of Stairs, Rails, and Porches cracked cement steps and handrails leading to front door. broken front fence do not open and closed repair or replace.
8.7	General Health and Safety/Other Interior Hazards replace smoke and co detector
8.3	General Health and Safety/Evidence of Infestation evidence of roaches professional exterminator is required.
8.4	General Health and Safety/Garbage and Debris remove non-working vehicle garbage and debris from back yard.
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown grass and trees from front and backyard
1.4	Living Room/Security replace weather strip
1.5	Living Room/Window Condition replace screens
2.5	Kitchen/Window Condition replace missing screens
3.12	Bathroom/Tub or Shower broken shower faucet repair or replace.
8.6	General Health and Safety/Interior Stairs and Common Halls broken stair rails repair or replace repair broken light fixture over stairs
4.5	Other Rooms/Window Condition replace missing screens
4.4	Other Rooms/Security remove keylock
4.10	Other Rooms/Smoke Detectors replace missing smoke detector



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City of Richmond
Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Linda Woody-Wood
5584 Circle Dr
El Sobrante, CA 94803-1570

Property:
1532 MARIPOSA ST
RICHMOND, CA 94804-5016-

PropID:
Client ID: 3971

Dear Owner/Agent,

This letter is to inform you that your property at **1532 MARIPOSA ST RICHMOND, CA 94804-5016** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/17/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.5	Living Room/Window Condition Window has a defect which may allow significant drafts to enter the unit. Window does not close properly and has loose window pane that is allowing air to come into unit. Repair.
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
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.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



7/28/2025

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



7/28/2025

FAILED INSPECTION NOTICE

Ronald M & Margot Acquistapace
2300 Henry Ave
Pinole, CA 94564

Property:
3813 BARRETT AVE
RICHMOND, CA 94805-1821-

PropID:
Client ID: 1083

Dear Owner/Agent,

This letter is to inform you that your property at **3813 BARRETT AVE RICHMOND, CA 94805-1821** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2025.

A re-inspection has been scheduled for 09/18/2025 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>
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year life span
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
2.3	Kitchen/Electrical Hazards Damaged outlet presents an electrical hazard. Replace cracked receptacle above stove



7/28/2025

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