



7/28/2025

FAILED INSPECTION NOTICE

Darrell E Taylor
1414 Navellier St
El Cerrito, CA 94530-2255

Property:
829 41ST ST
RICHMOND, CA 94804-

PropID:
Client ID: 2254

Dear Owner/Agent,

This letter is to inform you that your property at **829 41ST ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/24/2025.

A re-inspection has been scheduled for 09/19/2025 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>
4.4	Other Rooms/Security Remove key door lock my bedroom door - repair/replace
8.7	General Health and Safety/Other Interior Hazards Living room, smoke detector, and CO detector missing

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

David Rowsey
2685 Alhambra Way
Pinole, CA 94564

Property:
452 31ST ST
RICHMOND, CA 94804-1764-

PropID:
Client ID: 15316

Dear Owner/Agent,

This letter is to inform you that your property at **452 31ST ST RICHMOND, CA 94804-1764** failed the Housing Quality Standards (HQS) inspection on 07/24/2025.

A re-inspection has been scheduled for 09/19/2025 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>
2.10	Kitchen/Stove or Range with Oven All burners must self ignite
2.8	Kitchen/Floor Condition Kitchen floor damaged - 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



7/28/2025

FAILED INSPECTION NOTICE

Tariq Khan
Po Box 3466
Berkeley, CA 94703

Property:
215 S 23RD ST
RICHMOND, CA 94804-2805-

PropID:
Client ID: 9098

Dear Owner/Agent,

This letter is to inform you that your property at **215 S 23RD ST RICHMOND, CA 94804-2805** failed the Housing Quality Standards (HQS) inspection on 07/24/2025.

A re-inspection has been scheduled for 09/19/2025 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>
2.10	Kitchen/Stove or Range with Oven Burners are not self lighting, repair
4.5	Other Rooms/Window Condition Install window screens in level 2 bedroom left window wont stay open without prop, repair as window must stay open on its own.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Tariq Khan
Po Box 3466
Berkeley, CA 94703

Property:
420 S 29TH ST
RICHMOND, CA 94804-2918-

PropID:
Client ID: 9098

Dear Owner/Agent,

This letter is to inform you that your property at **420 S 29TH ST RICHMOND, CA 94804-2918** failed the Housing Quality Standards (HQS) inspection on 07/24/2025.

A re-inspection has been scheduled for 09/19/2025 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>
2.10	Kitchen/Stove or Range with Oven Burners are not self lighting, repair
8.6	General Health and Safety/Interior Stairs and Common Halls remove keyed entry lock from hall closet that stores heater unit
8.7	General Health and Safety/Other Interior Hazards Remove old smoke detector bases from hallway and bedroom ceilings

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



7/28/2025

FAILED INSPECTION NOTICE

Wayman L Bradley
1429 Santa Clara St
Richmond, CA 94804-4952

Property:
144 S 33RD ST Apt RIGHT
RICHMOND, CA 94804-3137-

PropID:
Client ID: 2293

Dear Owner/Agent,

This letter is to inform you that your property at **144 S 33RD ST Apt RIGHT RICHMOND, CA 94804-3137** failed the Housing Quality Standards (HQS) inspection on 07/24/2025.

A re-inspection has been scheduled for 09/19/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose – repair/replace
4.10	Other Rooms/Smoke Detectors Smoke detector missing – repair/replace
4.4	Other Rooms/Security Remove key lock from bedroom door - repair/replace
8.1	General Health and Safety/Access to Unit Clear egress window blocking back door entrance
8.6	General Health and Safety/Interior Stairs and Common Halls Second floor, smoke detector, and CO detector Not working properly – repair/replace



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Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Tariq Khan
Po Box 3466
Berkeley, CA 94703

Property:
3528 WALLER AVE
RICHMOND, CA 94804-3225-

PropID:
Client ID: 9098

Dear Owner/Agent,

This letter is to inform you that your property at **3528 WALLER AVE RICHMOND, CA 94804-3225** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2025.

A re-inspection has been scheduled for 09/19/2025 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>
4.4	Other Rooms/Security Remove keyed entry lock from bedroom door

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



7/28/2025

FAILED INSPECTION NOTICE

Mohamed A Shariff
ACCESS PROPERTY MANAGEMENT
6279 Hammonton Smartsville Rd
Marysville, CA 95901

Property:
4453 OVEREND AVE
RICHMOND, CA 94804-3307-

PropID:
Client ID: 2870

Dear Owner/Agent,

This letter is to inform you that your property at **4453 OVEREND AVE RICHMOND, CA 94804-3307** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2025.

A re-inspection has been scheduled for 09/19/2025 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>
4.4	Other Rooms/Security Inconclusive – remove key door, lock from bedroom door - unable to inspect room – repair/replace
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
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.



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Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Thomas Residual Trust
1669 Partridge Dr
Hercules, CA 94547

Property:
4522 OVEREND AVE
RICHMOND, CA 94804-3441-

PropID:
Client ID: 5622

Dear Owner/Agent,

This letter is to inform you that your property at **4522 OVEREND AVE RICHMOND, CA 94804-3441** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2025.

A re-inspection has been scheduled for 09/19/2025 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 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. S/D missing, base present. To be replaced
4.3	Other Rooms/Electrical Hazards No access to outlets, tenant to move items to allow access to outlets for inspection
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Tenant to clear items to allow access to quick release
7.2	Heating and Plumbing/Safety of Heating Equipment Tenant to clear items stored directly in front of heater
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Tenant to declutter unit to allow access to patio door (fire exit) and outlets in rooms
2.3	Kitchen/Electrical Hazards Install GFCI outlet above sink



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Sincerely,

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Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Tariq Khan
Po Box 3466
Berkeley, CA 94703

Property:
639 S 29TH ST
RICHMOND, CA 94804-4049-

PropID:
Client ID: 9098

Dear Owner/Agent,

This letter is to inform you that your property at **639 S 29TH ST RICHMOND, CA 94804-4049** failed the Housing Quality Standards (HQS) inspection on 07/24/2025.

A re-inspection has been scheduled for 09/19/2025 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>
3.4	Bathroom/Security Remove keyed entry lock from door
3.5	Bathroom/Window Condition Window screen missing, replace/install
8.1	General Health and Safety/Access to Unit Rear door in garage leading to exterior of unit has damaged door frame, repair (pass) remove reverse deadbolt lock on interior garage door and install turnstile deadbolt lock Living room patio door missing hardware and handle, replace (pass)



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Sincerely,

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Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Samuel E Clement
Po Box 9051
Pittsburg, CA 94565

Property:
30 CUTTING CT
RICHMOND, CA 94804-4217-

PropID:
Client ID: 7602

Dear Owner/Agent,

This letter is to inform you that your property at **30 CUTTING CT RICHMOND, CA 94804-4217** failed the Housing Quality Standards (HQS) inspection on 07/24/2025.

A re-inspection has been scheduled for 09/19/2025 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>
4.4	Other Rooms/Security Remove key door Lock from bedroom door

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



7/28/2025

FAILED INSPECTION NOTICE

James T Tre Buxton
25 Sandhill Rd
Orinda, CA 94563

Property:
5117 MCBRYDE AVE Apt C
RICHMOND, CA 94805-1077-

PropID:
Client ID: 17214

Dear Owner/Agent,

This letter is to inform you that your property at **5117 MCBRYDE AVE Apt C RICHMOND, CA 94805-1077** failed the Housing Quality Standards (HQS) inspection on 07/24/2025.

A re-inspection has been scheduled for 09/16/2025 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>
8.7	General Health and Safety/Other Interior Hazards replace missing CO detector in common area
4.10	Other Rooms/Smoke Detectors replace missing smoke 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

Robert Allan Gross
723 36Th St
Richmond, CA 94805-0391

Property:
723 36TH ST
RICHMOND, CA 94805-1709-

PropID:
Client ID: 7662

Dear Owner/Agent,

This letter is to inform you that your property at **723 36TH ST RICHMOND, CA 94805-1709** failed the Housing Quality Standards (HQS) inspection on 07/24/2025.

A re-inspection has been scheduled for 09/15/2025 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>
1.7	Living Room/Wall Condition repair hole in wall
4.7	Other Rooms/Wall Condition repair hole in wall

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Residential Rental Inspections Program



7/28/2025

FAILED INSPECTION NOTICE

Rha Properties DbA Westridge At Hilltop
THE JOHN STEWART COMPANY
2490 Lancaster Drive
Richmond, CA 94806

Property:
3160 SOUTHAMPTON CT Apt Unit 9
RICHMOND, CA 94806-

PropID:
Client ID: 7803

Dear Owner/Agent,

This letter is to inform you that your property at **3160 SOUTHAMPTON CT Apt Unit 9 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 07/24/2025.

A re-inspection has been scheduled for 09/15/2025 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>
8.3	General Health and Safety/Evidence of Infestation evidence of rat infestation professional extermination is required
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
8.7	General Health and Safety/Other Interior Hazards replace missing CO and smoke detector
8.6	General Health and Safety/Interior Stairs and Common Halls soiled and stained carpet, strong urine smell letter and garbage thru out the stair way. clean and/or replace carpet.
8.8	General Health and Safety/Elevators non working elevator repair or replace



7/28/2025

FAILED INSPECTION NOTICE

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