



7/22/2025

FAILED INSPECTION NOTICE

1744 WOOD PL
RICHMOND, CA 94801-2826-

PropID:
Client ID: 9233

Dear Current Resident,

This letter is to inform you that your property at **1744 WOOD PL RICHMOND, CA 94801-2826** failed the Housing Quality Standards (HQS) inspection on 07/11/2025.

A re-inspection has been scheduled for 09/11/2025 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.



7/22/2025

FAILED INSPECTION NOTICE

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 7.5 | Heating and Plumbing/Water Supply Water Shut Off In Entire Unit. NO HOT WATER, repair hot water heater professionally as it has been shut off by PG&E due to gas leak | O |
| 6.2 | Building Exterior/Condition of Stairs, Rails, and Porches Front porch post dry rotted, replace as bottom section has deteriorated | O |
| 8.7 | General Health and Safety/Other Interior Hazards Remove key entry lock on close door level 1 | T |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Replace inoperable smoke detector in common area hallway level 1, carpet on stairs torn in multiple places, repair | O |
| 2.10 | Kitchen/Stove or Range with Oven Burners not self lighting, repair | O |
| | Range hood light inoperable, repair | |
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. | T |
| 4.5 | Other Rooms/Window Condition Window screen torn, repair | O |
| 4.8 | Other Rooms/Floor Condition Carpet torn at entry, repair | 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 |
| 3.12 | Bathroom/Tub or Shower Tub/Shower Faucet Knob(s) Damaged / Missing. | O |
| 8.4 | General Health and Safety/Garbage and Debris Remove old stove located on side of unit | 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.

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

1122 S 57TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 11960

Dear Current Resident,

This letter is to inform you that your property at **1122 S 57TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/11/2025.

A re-inspection has been scheduled for 09/11/2025 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 |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock on hall closet door | T |
| 8.7 | General Health and Safety/Other Interior Hazards Remove deadbolt lock from door leading to second level | O |
| 3.12 | Bathroom/Tub or Shower Shower head leaking, repair | O |
| 4.5 | Other Rooms/Window Condition Move items blocking acces to window (fire exit) | T |
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. | T |



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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

5709 BAYVIEW
RICHMOND, CA 94804-

PropID:
Client ID: 11960

Dear Current Resident,

This letter is to inform you that your property at **5709 BAYVIEW RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/11/2025.

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> | <u>Tenant/Owner</u> |
|-------------|--|---------------------|
| 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 |
| 2.5 | Kitchen/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 |



7/22/2025

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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

1124 S 57TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 11960

Dear Current Resident,

This letter is to inform you that your property at **1124 S 57TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/11/2025.

A re-inspection has been scheduled for 09/11/2025 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 keyed lock from interior door. | T |
| 4.3 | Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. | O |
| 8.7 | General Health and Safety/Other Interior Hazards Common area smoke detector missing, replace | O |
| 4.5 | Other Rooms/Window Condition Window screen damaged, repair | O |



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7/22/2025

FAILED INSPECTION NOTICE

4914 WALL AVE
RICHMOND, CA 94804-3463-

PropID:
Client ID: 9578

Dear Current Resident,

This letter is to inform you that your property at **4914 WALL AVE RICHMOND, CA 94804-3463** failed the Housing Quality Standards (HQS) inspection on 07/11/2025.

A re-inspection has been scheduled for 09/11/2025 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> |
|-------------|---|---------------------|
| 8.10 | General Health and Safety/Site and Neighborhood Conditions Backyard = overgrown grass/weeds. | T |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display. Repair | O |
| 2.11 | Kitchen/Refrigerator Light inoperable, repair | O |
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. | T |
| 3.13 | Bathroom/Ventilation Clean excessive dust build up on vent fan | T |
| 4.3 | Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Outlet by bedroom door missing coverplate | T |
| 4.5 | Other Rooms/Window Condition Lower level bedroom missing screen, replace | O |
| 5.3 | Secondary Rooms/Electrical Hazards Light in lower level storage room inoperable, repair | O |



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Sincerely,

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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

2902 BONDS LN
RICHMOND, CA 94804-4031-

PropID:
Client ID: 9233

Dear Current Resident,

This letter is to inform you that your property at **2902 BONDS LN RICHMOND, CA 94804-4031** failed the Housing Quality Standards (HQS) inspection on 07/11/2025.

A re-inspection has been scheduled for 09/11/2025 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> |
|-------------|--|---------------------|
| 6.4 | Building Exterior/Condition of Exterior Surfaces Front and rear exterior outlets missing weatherproof covers, install | O |
| 8.7 | General Health and Safety/Other Interior Hazards CO2 detector level 1 inoperable, repair or replace | O |
| 2.12 | Kitchen/Sink Dishwasher inoperable, repair | O |
| 2.10 | Kitchen/Stove or Range with Oven Right rear burner inoperable, repair | O |
| 2.11 | Kitchen/Refrigerator Handles damaged, repair or replace | O |
| 2.5 | Kitchen/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 |
| 3.12 | Bathroom/Tub or Shower Shower head leaking level 1, repair | O |
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. | T |



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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

4839 CYPRESS AVE
RICHMOND, CA 94804-4466-

PropID:
Client ID: 9578

Dear Current Resident,

This letter is to inform you that your property at **4839 CYPRESS AVE RICHMOND, CA 94804-4466** **failed** the Housing Quality Standards (HQS) inspection on 07/11/2025.

A re-inspection has been scheduled for 09/10/2025 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> |
|-------------|--|---------------------|
| 4.4 | Other Rooms/Security Reverse door knobs on door | T |
| 4.5 | Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace. | T |
| 8.7 | General Health and Safety/Other Interior Hazards Replace damaged outlet coverplate left of patio door | O |



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City of Richmond
Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

5210 FLEMING AVE
RICHMOND, CA 94804-4721-

PropID:
Client ID: 9578

Dear Current Resident,

This letter is to inform you that your property at **5210 FLEMING AVE RICHMOND, CA 94804-4721** **failed** the Housing Quality Standards (HQS) inspection on 07/11/2025.

A re-inspection has been scheduled for 09/11/2025 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> |
|-------------|---|---------------------|
| 6.4 | Building Exterior/Condition of Exterior Surfaces Front exterior outlet has open grounds, repair | O |
| 7.4 | Heating and Plumbing/Water Heater Clear items (hazardous materials) from hot water heater closet | O |
| 4.5 | Other Rooms/Window Condition Window screen damaged, repair | O |
| 4.4 | Other Rooms/Security Remove sliding latch lock from door | T |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair | O |
| 2.12 | Kitchen/Sink Dishwasher inoperable, repair | O |



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Sincerely,

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7/22/2025

FAILED INSPECTION NOTICE

5330 FLEMING
RICHMOND, CA 94804-4755-

PropID:
Client ID: 9578

Dear Current Resident,

This letter is to inform you that your property at **5330 FLEMING RICHMOND, CA 94804-4755** failed the Housing Quality Standards (HQS) inspection on 07/11/2025.

A re-inspection has been scheduled for 09/11/2025 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> |
|-------------|---|---------------------|
| 8.4 | General Health and Safety/Garbage and Debris Remove excessive recycling and old appliances form yard | T |
| 8.1 | General Health and Safety/Access to Unit Patio door screen missing, replace/install | O |
| 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 |
| 8.7 | General Health and Safety/Other Interior Hazards install carbon monoxide detector level 1 | O |



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Sincerely,

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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

1910 SHASTA ST
RICHMOND, CA 94804-5341-

PropID:
Client ID: 11960

Dear Current Resident,

This letter is to inform you that your property at **1910 SHASTA ST RICHMOND, CA 94804-5341** failed the Housing Quality Standards (HQS) inspection on 07/11/2025.

A re-inspection has been scheduled for 09/11/2025 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> |
|-------------|---|---------------------|
| 8.1 | General Health and Safety/Access to Unit Install turnstyle deadbolt lock on rear door | O |
| 2.3 | Kitchen/Electrical Hazards Left outlet on countertop needs to be converted to a GFCI | O |
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. Remove keylock on secondary door in room. | O |
| 4.3 | Other Rooms/Electrical Hazards Outlet left of patio door has open ground, repair | O |



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Residential Rental Inspections Program



7/22/2025

FAILED INSPECTION NOTICE

613 JOHNSON DR
RICHMOND, CA 94806-1745-

PropID:
Client ID: 11608

Dear Current Resident,

This letter is to inform you that your property at **613 JOHNSON DR RICHMOND, CA 94806-1745** **failed** the Housing Quality Standards (HQS) inspection on 07/11/2025.

A re-inspection has been scheduled for 09/10/2025 between 01:00PM and 04:00PM.

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| <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 |
| 4.3 | Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. | O |
| 5.4 | Secondary Rooms/Other Potential Hazardous Features Laundry room smoke detector inoperable, repair or replace | O |
| 2.10 | Kitchen/Stove or Range with Oven Peeling paint/rust on range hood, repair or replace | O |
| 6.4 | Building Exterior/Condition of Exterior Surfaces Rear exterior outlet missing weatherproof cover, install Rear exterior outlet has open grounds, repair | O |



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