



7/22/2025

**FAILED INSPECTION NOTICE**

401 GERTRUDE AVE  
RICHMOND, CA 94801-1946-

PropID:  
Client ID: 15848

Dear Current Resident,

This letter is to inform you that your property at **401 GERTRUDE AVE RICHMOND, CA 94801-1946** **failed** the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>
4.10	Other Rooms/Smoke Detectors Inoperable smoke detector in front right bedroom.	O
8.6	General Health and Safety/Interior Stairs and Common Halls Inoperable smoke detector in the living room.	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.

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**

819 8TH ST  
RICHMOND, CA 94801-2224-

PropID:  
Client ID: 10651

Dear Current Resident,

This letter is to inform you that your property at **819 8TH ST RICHMOND, CA 94801-2224** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>
2.10	Kitchen/Stove or Range with Oven 1. 4 out of 5 burners not working, repair. 2. Burner tops are missing, 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**

1318 VISALIA AVE  
RICHMOND, CA 94801-2333-

PropID:  
Client ID: 8308

Dear Current Resident,

This letter is to inform you that your property at **1318 VISALIA AVE RICHMOND, CA 94801-2333** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>
8.7	General Health and Safety/Other Interior Hazards Excessive clutter in both bedrooms, needs cleaning.	T
4.10	Other Rooms/Smoke Detectors Smoke detector not operable in second bedroom, repair.	O
8.6	General Health and Safety/Interior Stairs and Common Halls Smoke detector inoperable in common area, 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**

1109 PENNSYLVANIA AVE  
RICHMOND, CA 94801-2338-

PropID:  
Client ID: 9648

Dear Current Resident,

This letter is to inform you that your property at **1109 PENNSYLVANIA AVE RICHMOND, CA 94801-2338** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.	O
4.10	Other Rooms/Smoke Detectors No smoke detector in back bedroom, install	O
2.10	Kitchen/Stove or Range with Oven right side burners non operable, 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**

789 18TH ST  
RICHMOND, CA 94801-2430-

PropID:  
Client ID: 7664

Dear Current Resident,

This letter is to inform you that your property at **789 18TH ST RICHMOND, CA 94801-2430** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Rear heater 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**

1770 GARVIN AVE  
RICHMOND, CA 94801-2430-

PropID:  
Client ID: 7664

Dear Current Resident,

This letter is to inform you that your property at **1770 GARVIN AVE RICHMOND, CA 94801-2430** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Front heater inoperable, repair	O
2.10	Kitchen/Stove or Range with Oven Range hood vent fan 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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

965 15TH ST  
RICHMOND, CA 94801-2457-

PropID:  
Client ID: 7664

Dear Current Resident,

This letter is to inform you that your property at **965 15TH ST RICHMOND, CA 94801-2457** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, 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**

977 15TH ST  
RICHMOND, CA 94801-2457-

PropID:  
Client ID: 7664

Dear Current Resident,

This letter is to inform you that your property at **977 15TH ST RICHMOND, CA 94801-2457** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>
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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**

650 1ST ST  
RICHMOND, CA 94801-2602-

PropID:  
Client ID: 12608

Dear Current Resident,

This letter is to inform you that your property at **650 1ST ST RICHMOND, CA 94801-2602** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>
4.10	Other Rooms/Smoke Detectors No smoke detector in second bedroom, install.	O
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.	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**

630 4TH ST  
RICHMOND, CA 94801-2614-

PropID:  
Client ID: 2358

Dear Current Resident,

This letter is to inform you that your property at **630 4TH ST RICHMOND, CA 94801-2614** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>
4.10	Other Rooms/Smoke Detectors No smoke detector in 3rd bedroom, install.	O
2.12	Kitchen/Sink Garbage disposal not working, 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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

628 4TH ST  
RICHMOND, CA 94801-2614-

PropID:  
Client ID: 2358

Dear Current Resident,

This letter is to inform you that your property at **628 4TH ST RICHMOND, CA 94801-2614** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>
4.10	Other Rooms/Smoke Detectors No smoke detector in right front bedroom.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Vent need to be replaced in living room.	O
8.1	General Health and Safety/Access to Unit Front gate damaged, need repair.	O
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common space, install	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**

677 6TH ST  
RICHMOND, CA 94801-2672-

PropID:  
Client ID: 10805

Dear Current Resident,

This letter is to inform you that your property at **677 6TH ST RICHMOND, CA 94801-2672** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in hallway, install.	O
4.10	Other Rooms/Smoke Detectors No smoke detector in back bedroom, install.	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**

1151 BARRETT AVE  
RICHMOND, CA 94801-2740-

PropID:  
Client ID: 1368

Dear Current Resident,

This letter is to inform you that your property at **1151 BARRETT AVE RICHMOND, CA 94801-2740** **failed** the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose in downstairs and upstairs bathroom, water seeping out, 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.

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Sincerely,

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Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

640 17TH ST Apt 1  
RICHMOND, CA 94801-2806-

PropID:  
Client ID: 11666

Dear Current Resident,

This letter is to inform you that your property at **640 17TH ST Apt 1 RICHMOND, CA 94801-2806** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.	O
4.10	Other Rooms/Smoke Detectors No smoke detector in middle and rear bedroom, install.	O
2.10	Kitchen/Stove or Range with Oven Stove doesnt have caps for burners, 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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

1807 ROOSEVELT AVE  
RICHMOND, CA 94801-2836-

PropID:  
Client ID: 10034

Dear Current Resident,

This letter is to inform you that your property at **1807 ROOSEVELT AVE RICHMOND, CA 94801-2836** **failed** the Housing Quality Standards (HQS) inspection on 07/16/2025.

**A re-inspection has been scheduled for 09/08/2025 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 3 of 4 burners inoperable, repair.	O
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.	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**

637 19TH ST Apt 1  
RICHMOND, CA 94801-2859-

PropID:  
Client ID: 7664

Dear Current Resident,

This letter is to inform you that your property at **637 19TH ST Apt 1 RICHMOND, CA 94801-2859** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

2003 BARRETT AVE  
RICHMOND, CA 94801-3330-

PropID:  
Client ID: 7664

Dear Current Resident,

This letter is to inform you that your property at **2003 BARRETT AVE RICHMOND, CA 94801-3330** **failed** the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition Left window hard to open, 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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

2005 BARRETT AVE  
RICHMOND, CA 94801-3330-

PropID:  
Client ID: 7664

Dear Current Resident,

This letter is to inform you that your property at **2005 BARRETT AVE RICHMOND, CA 94801-3330** **failed** the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven Front left burner not self lighting, repair	O
4.5	Other Rooms/Window Condition Tenant to move furniture blocking clear access to window (fire exit)	T
4.4	Other Rooms/Security Remove keyed lock from interior door.	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**

146 MARINA WAY  
RICHMOND, CA 94801-3573-

PropID:  
Client ID: 7664

Dear Current Resident,

This letter is to inform you that your property at **146 MARINA WAY RICHMOND, CA 94801-3573** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>	<u>Tenant/Owner</u>
1.5	Living Room/Window Condition No access to windows, tenant to clear items to allow access for inspection	T
4.5	Other Rooms/Window Condition Move furniture blocking access to window, window is a fire exit and must be clear of any obstruction	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.

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**

148 MARINA WAY  
RICHMOND, CA 94801-3573-

PropID:  
Client ID: 7664

Dear Current Resident,

This letter is to inform you that your property at **148 MARINA WAY RICHMOND, CA 94801-3573** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>	<u>Tenant/Owner</u>
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair	O
2.10	Kitchen/Stove or Range with Oven Front left burner not self lighting, 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**

150 MARINA WAY  
RICHMOND, CA 94801-3573-

PropID:  
Client ID: 7664

Dear Current Resident,

This letter is to inform you that your property at **150 MARINA WAY RICHMOND, CA 94801-3573** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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.



7/22/2025

## FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
2.7	Kitchen/Wall Condition Cover large hole on wall left of stove where old vent fan was removed	O
5.3	Secondary Rooms/Electrical Hazards Laundry room outlet has open grounds, repair	O
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.	O
	Earthquake straps needed on top and bottom.	
8.1	General Health and Safety/Access to Unit Tenant to remove items blocking access to rear door (fire exit)	T
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
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
2.3	Kitchen/Electrical Hazards NON GFCI OUTLET IN KITCHEN HAS OPEN GROUNDS, REPAIR -Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	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**

152 MARINA WAY  
RICHMOND, CA 94801-3573-

PropID:  
Client ID: 7664

Dear Current Resident,

This letter is to inform you that your property at **152 MARINA WAY RICHMOND, CA 94801-3573** failed the Housing Quality Standards (HQS) inspection on 07/16/2025.

**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>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition Clear items blocking access to window	T
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.	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