



8/11/2025

FAILED INSPECTION NOTICE

5821 SAN JOSE AVE
RICHMOND, CA 94804-

PropID:
Client ID: 14882

Dear Current Resident,

This letter is to inform you that your property at **5821 SAN JOSE AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/25/2025 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>
1.5	Living Room/Window Condition replace torn screen.
4.4	Other Rooms/Security remove keylock
8.7	General Health and Safety/Other Interior Hazards place smoke and CO detectors halls/common areas



8/11/2025

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



8/11/2025

FAILED INSPECTION NOTICE

155 S 42ND ST
RICHMOND, CA 94804-3423-

PropID:
Client ID: 15296

Dear Current Resident,

This letter is to inform you that your property at **155 S 42ND ST RICHMOND, CA 94804-3423** failed the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/25/2025 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>
1.4	Living Room/Security torn and damage security door, front and back. repair replace or remove
4.3	Other Rooms/Electrical Hazards missing cover plate on light switches exposed wires repair or replace
1.5	Living Room/Window Condition replace torn or missing screens.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit deteriorated caulking. sink is coming unattached from wall.
4.5	Other Rooms/Window Condition broken window frame. repair or replace. replace missing or torn screens.
8.7	General Health and Safety/Other Interior Hazards add smoke and CO detector in common area.



8/11/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

3717 ROOSEVELT AVE
RICHMOND, CA 94805-

PropID:
Client ID: 17546

Dear Current Resident,

This letter is to inform you that your property at **3717 ROOSEVELT AVE RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/24/2025 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 2nd level common area smoke detector missing, replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
5.2	Secondary Rooms/Security Remove keyed entry deadbolt lock from door on lower level leadings to garage
2.5	Kitchen/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace. Right window in kitchen



8/11/2025

FAILED INSPECTION NOTICE

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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



8/11/2025

FAILED INSPECTION NOTICE

5109 MC BRYDE AVE
RICHMOND, CA 94805-1038-

PropID:
Client ID: 16448

Dear Current Resident,

This letter is to inform you that your property at **5109 MC BRYDE AVE RICHMOND, CA 94805-1038** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/24/2025 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
4.10	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. REMOVE OLD SMOKE DETECTOR AS WELL
2.3	Kitchen/Electrical Hazards Install GFCI outlet by sink A missing and/or cracked coverplate presents an electrical hazard. - light switch cover plate missing, replace
3.3	Bathroom/Electrical Hazards Install GFCI outlet by sink
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair
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.



8/11/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

5111 MC BRYDE AVE
RICHMOND, CA 94805-1038-

PropID:
Client ID: 16448

Dear Current Resident,

This letter is to inform you that your property at **5111 MC BRYDE AVE RICHMOND, CA 94805-1038** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/24/2025 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 lock from interior door.
3.3	Bathroom/Electrical Hazards Install GFCI outlet by bathroom sink
3.12	Bathroom/Tub or Shower Resurface tub
2.11	Kitchen/Refrigerator Light inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



8/11/2025

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

5113 MC BRYDE AVE
RICHMOND, CA 94805-1038-

PropID:
Client ID: 16448

Dear Current Resident,

This letter is to inform you that your property at **5113 MC BRYDE AVE RICHMOND, CA 94805-1038** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/24/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector level 1 Install common area smoke detector/ carbon monoxide detector level 2
4.5	Other Rooms/Window Condition Window screen heavily tethered, repair
2.3	Kitchen/Electrical Hazards Install GFCI outlet by sink
2.5	Kitchen/Window Condition Window screen torn, repair
3.3	Bathroom/Electrical Hazards Install GFCI outlet by sink
5.4	Secondary Rooms/Other Potential Hazardous Features Dining room window screen missing, replace



8/11/2025

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Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

5115 MC BRYDE AVE
RICHMOND, CA 94805-1038-

PropID:
Client ID: 16448

Dear Current Resident,

This letter is to inform you that your property at **5115 MC BRYDE AVE RICHMOND, CA 94805-1038** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/24/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector and carbon monoxide detector
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. -outlet across from door
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.
3.3	Bathroom/Electrical Hazards Install GFCI by bathroom sink
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove, fire hazard
2.3	Kitchen/Electrical Hazards Ceiling light inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



8/11/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

4000 GARVIN AVE
RICHMOND, CA 94805-1337-

PropID:
Client ID: 2033

Dear Current Resident,

This letter is to inform you that your property at **4000 GARVIN AVE RICHMOND, CA 94805-1337** failed the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/24/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair. Thermostat has no display
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
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.
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
7.5	Heating and Plumbing/Water Supply Unit = Water Pressure Low.
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling from yard
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure loose rear stair boards
5.3	Secondary Rooms/Electrical Hazards Replace cracked receptacle rights side of hot water heater



8/11/2025

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

4010 GARVIN AVE
RICHMOND, CA 94805-1337-

PropID:
Client ID: 2033

Dear Current Resident,

This letter is to inform you that your property at **4010 GARVIN AVE RICHMOND, CA 94805-1337** failed the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/24/2025 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 Common area smoke detector missing, replace
2.3	Kitchen/Electrical Hazards Install GFCI outlet by kitchen sink
2.10	Kitchen/Stove or Range with Oven Front right burner inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
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. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
8.7	General Health and Safety/Other Interior Hazards Remove keyed entry lock front hall closet
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



8/11/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

4901 GARVIN AVE Apt 2
RICHMOND, CA 94805-1466-

PropID:
Client ID: 16448

Dear Current Resident,

This letter is to inform you that your property at **4901 GARVIN AVE Apt 2 RICHMOND, CA 94805-1466** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/24/2025 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	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.
8.6 General Health and Safety/Interior Stairs and Common Halls	Common area smoke detector missing, replace
2.12 Kitchen/Sink	Recaulk behind kitchen sink, caulking damaged
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heater inoperable, repair
2.11 Kitchen/Refrigerator	Light inoperable, repair



8/11/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

12700 SAN PABLO AVE
RICHMOND, CA 94805-1466-

PropID:
Client ID: 16448

Dear Current Resident,

This letter is to inform you that your property at **12700 SAN PABLO AVE RICHMOND, CA 94805-1466** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/24/2025 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 deadbolt lock installed on rear interior door
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit The toilet will not flush because it is clogged.
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.
5.2	Secondary Rooms/Security Secure door knob on door by kitchen



8/11/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

4903 GARVIN AVE
RICHMOND, CA 94805-1466-

PropID:
Client ID: 16448

Dear Current Resident,

This letter is to inform you that your property at **4903 GARVIN AVE RICHMOND, CA 94805-1466** failed the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/24/2025 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.



8/11/2025

FAILED INSPECTION NOTICE

<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 missing, replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Secure faucet base to vanity
3.12	Bathroom/Tub or Shower Cover opening on tub underneath spout
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
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.
4.3	Other Rooms/Electrical Hazards No access to outlets due to personal items against all walls
4.5	Other Rooms/Window Condition Move furniture blocking window access (fire exit)
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
2.3	Kitchen/Electrical Hazards Install GFCI outlet by sink
8.1	General Health and Safety/Access to Unit Install door sweep on rear door



8/11/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

573 DIMM ST
RICHMOND, CA 94805-1942-

PropID:
Client ID: 8672

Dear Current Resident,

This letter is to inform you that your property at **573 DIMM ST RICHMOND, CA 94805-1942** failed the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/24/2025 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 Replace level 2 common area smoke detector, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
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. REPLACE, EXCEEDS 10 YEAR LIFE SPAN
3.1	Bathroom/Bathroom Present Clean dust build up on vent screen
3.6	Bathroom/Ceiling Condition Clean discoloration on bathroom ceiling
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.
	RIGHT BEDROOM LOWER LEVEL
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle on left wall



8/11/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

427 44TH ST
RICHMOND, CA 94805-2329-

PropID:
Client ID: 11983

Dear Current Resident,

This letter is to inform you that your property at **427 44TH ST RICHMOND, CA 94805-2329** failed the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/24/2025 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 Window must be openable and remain open without props.
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.
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Secure rear stair rail



8/11/2025

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

2801 BARNARD ST
RICHMOND, CA 94806-2707-

PropID:
Client ID: 16448

Dear Current Resident,

This letter is to inform you that your property at **2801 BARNARD ST RICHMOND, CA 94806-2707** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2025.

A re-inspection has been scheduled for 09/24/2025 between 11:00AM and 02:00PM.

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8/11/2025

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<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 Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
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.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. -outlet underneath window missing cover plate
3.12	Bathroom/Tub or Shower Surface severely deteriorated, repair Shower enclosure in master bedroom - Water constantly runs in shower unit, repair
7.5	Heating and Plumbing/Water Supply Water shut off in both bathroom sinks, repair. Unable to test as water has been shut off at both wash basin.
3.3	Bathroom/Electrical Hazards Install GFCI outlet by sink
6.4	Building Exterior/Condition of Exterior Surfaces Exterior dryer vent cover missing, replace
2.8	Kitchen/Floor Condition Kitchen flooring deteriorating, repair



8/11/2025

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Sincerely,

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