



7/29/2026

FAILED INSPECTION NOTICE

Ronan Caesar G Roque
449 Michigan Ave
Berkeley, CA 94707-1713

Property:
3226 MORAN AVE
RICHMOND, CA 94804-1107-

PropID:
Client ID: 13047

Dear Owner/Agent,

This letter is to inform you that your property at **3226 MORAN AVE RICHMOND, CA 94804-1107** failed the Housing Quality Standards (HQS) inspection on 07/01/2026.

A re-inspection has been scheduled for 09/17/2026 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>
1.1	Living Room/Living Room Present Living room hallway smoke detector is missing not working properly
3.7	Bathroom/Wall Condition The bathroom wall next to the toilet is peeling – repair /repaint
3.12	Bathroom/Tub or Shower Re-Caulk tub
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working – repair/replace
2.3	Kitchen/Electrical Hazards Kitchen GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven All kitchen burners must self ignite – repair/replace
8.1	General Health and Safety/Access to Unit Clear egress blocking access to water heater
8.2	General Health and Safety/Exits Clear egress blocking back door access



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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