



7/16/2026

FAILED INSPECTION NOTICE

Alejandro & Maria E Galvez
561 21St St
Richmond, CA 94804-2907

Property:
634 15TH ST
RICHMOND, CA 94801-2899-

PropID:
Client ID: 10201

Dear Owner/Agent,

This letter is to inform you that your property at **634 15TH ST RICHMOND, CA 94801-2899** failed the Housing Quality Standards (HQS) inspection on 07/08/2026.

A re-inspection has been scheduled for 08/18/2026 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 all burners must self ignite - repair/replace remove foil from stove
3.12	Bathroom/Tub or Shower bathtub constantly drips - repair/replace
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



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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



7/16/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
709 VIRGINIA AVE
RICHMOND, CA 94804-2343-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **709 VIRGINIA AVE RICHMOND, CA 94804-2343** **failed** the Housing Quality Standards (HQS) inspection on 07/08/2026.

A re-inspection has been scheduled for 08/18/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces panels on house damaged/dry rotted/cracked - repair/replace/repaint front door frame and front window frame damaged/worn- repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage bedroom
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.8	Other Rooms/Floor Condition bedroom carpet worn/torn at entry - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions back yard & side of house has overgrowth - cut/remove
2.7	Kitchen/Wall Condition large crack over garage door - repair/repaint



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Sincerely,

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Residential Rental Inspections Program



7/16/2026

FAILED INSPECTION NOTICE

James E Burns
5323 Donald Ridge Ct
Fairfield, CA 94534

Property:
358 S 26TH ST
RICHMOND, CA 94804-2909-

PropID:
Client ID: 6144

Dear Owner/Agent,

This letter is to inform you that your property at **358 S 26TH ST RICHMOND, CA 94804-2909** failed the Housing Quality Standards (HQS) inspection on 07/08/2026.

A re-inspection has been scheduled for 08/18/2026 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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



7/16/2026

FAILED INSPECTION NOTICE

Daniel Navon
1160 Keith Ave
Berkeley, CA 94708-1607

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

PropID:
Client ID: 12941

Dear Owner/Agent,

This letter is to inform you that your property at **31 CUTTING CT RICHMOND, CA 94804-4217** failed the Housing Quality Standards (HQS) inspection on 07/08/2026.

A re-inspection has been scheduled for 08/18/2026 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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
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