



7/24/2026

FAILED INSPECTION NOTICE

Kenneth & Jennifer Terry
ACCESS PROPERTY MANAGEMENT
2045 Mt Diablo St 204
Concord, CA 94520

Property:
2326 GRANT AVE
RICHMOND, CA 94804-1452-

PropID:
Client ID: 7540

Dear Owner/Agent,

This letter is to inform you that your property at **2326 GRANT AVE RICHMOND, CA 94804-1452** failed the Housing Quality Standards (HQS) inspection on 07/20/2026.

A re-inspection has been scheduled for 09/04/2026 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.



7/24/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris
	1. Remove excessive recycling in driveway
	2. remove old furniture and tires on back side of complex
6.4	Building Exterior/Condition of Exterior Surfaces
	Repair peeling paint on complex
2.7	Kitchen/Wall Condition
	Repair opening on wall underneath sink
2.10	Kitchen/Stove or Range with Oven
	1. Burners not self lighting, repair
	2. TENANT to clean excessive grease splatter on range hood and cabinetry by stove
2.3	Kitchen/Electrical Hazards
	Replace damaged receptacle right side of stove
2.11	Kitchen/Refrigerator
	Address rust inside of refrigerator, repair or replace unit
1.7	Living Room/Wall Condition
	Address severe discoloration on walls
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards
	Install carbon monoxide detector in unit
3.12	Bathroom/Tub or Shower
	Clean discoloration in tub
4.7	Other Rooms/Wall Condition
	1. Address/ repair discoloration on walls and ceiling
	2. Repair peeling paint on walls
4.5	Other Rooms/Window Condition
	Clean discoloration on window



7/24/2026

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



7/24/2026

FAILED INSPECTION NOTICE

Ahmed Mohamed Saleh
Kimberly Silverman
1710 Sanford Avenue
San Pablo, CA 94806

Property:
563 HAYES ST Apt A
RICHMOND, CA 94804-1634-

PropID:
Client ID: 18137

Dear Owner/Agent,

This letter is to inform you that your property at **563 HAYES ST Apt A RICHMOND, CA 94804-1634** **failed** the Housing Quality Standards (HQS) inspection on 07/20/2026.

A re-inspection has been scheduled for 09/04/2026 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
1.3	Living Room/Electrical Hazards Replace missing ceiling light fixture, wiring exposed.

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



7/24/2026

FAILED INSPECTION NOTICE

Ahmed Mohamed Saleh
Kimberly Silverman
1710 Sanford Avenue
San Pablo, CA 94806

Property:
563 HAYES ST Apt C
RICHMOND, CA 94804-1634-

PropID:
Client ID: 18137

Dear Owner/Agent,

This letter is to inform you that your property at **563 HAYES ST Apt C RICHMOND, CA 94804-1634** **failed** the Housing Quality Standards (HQS) inspection on 07/20/2026.

A re-inspection has been scheduled for 09/04/2026 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>
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1	Heating and Plumbing/Adequacy of Heating Equipment Front heater inoperable, repair

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



7/24/2026

FAILED INSPECTION NOTICE

Edmond Leung
6 Windsor Pl
San Francisco, CA 94133

Property:
3943 OHIO AVE
RICHMOND, CA 94804-3311-

PropID:
Client ID: 12969

Dear Owner/Agent,

This letter is to inform you that your property at **3943 OHIO AVE RICHMOND, CA 94804-3311** failed the Housing Quality Standards (HQS) inspection on 07/20/2026.

A re-inspection has been scheduled for 09/04/2026 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.

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



7/24/2026

FAILED INSPECTION NOTICE

Melvia Gray Smith
60 Cakebread Cir
Sacramento, CA 95834

Property:
1316 S 59TH ST
RICHMOND, CA 94804-5004-

PropID:
Client ID: 10984

Dear Owner/Agent,

This letter is to inform you that your property at **1316 S 59TH ST RICHMOND, CA 94804-5004** failed the Housing Quality Standards (HQS) inspection on 07/20/2026.

A re-inspection has been scheduled for 09/04/2026 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>
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.

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



7/24/2026

FAILED INSPECTION NOTICE

Jason Tse
1693 San Benito St
Richmond, CA 94804

Property:
1683 SAN BENITO ST
RICHMOND, CA 94804-5326-

PropID:
Client ID: 9644

Dear Owner/Agent,

This letter is to inform you that your property at **1683 SAN BENITO ST RICHMOND, CA 94804-5326** **failed** the Housing Quality Standards (HQS) inspection on 07/20/2026.

A re-inspection has been scheduled for 09/04/2026 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.

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



7/24/2026

FAILED INSPECTION NOTICE

David & Ritchie Blaisdell
38 La Paloma Ct
El Sobrante, CA 94803

Property:
331 42ND ST
RICHMOND, CA 94805-2322-

PropID:
Client ID: 3528

Dear Owner/Agent,

This letter is to inform you that your property at **331 42ND ST RICHMOND, CA 94805-2322** failed the Housing Quality Standards (HQS) inspection on 07/20/2026.

A re-inspection has been scheduled for 09/03/2026 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>
3.3	Bathroom/Electrical Hazards Light inoperable, repair

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