



7/24/2026

FAILED INSPECTION NOTICE

Orlando & Evelia Maldonado
35 W Chesley Ave
Richmond, CA 94801

Property:
261 4TH ST Apt 1
RICHMOND, CA 94801-3013-

PropID:
Client ID: 4891

Dear Owner/Agent,

This letter is to inform you that your property at **261 4TH ST Apt 1 RICHMOND, CA 94801-3013** failed the Housing Quality Standards (HQS) inspection on 07/21/2026.

A re-inspection has been scheduled for 09/03/2026 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
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4.5	Other Rooms/Window Condition
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1. 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.

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

Orlando & Evelia Maldonado
35 W Chesley Ave
Richmond, CA 94801

Property:
261 4TH ST Apt 4
RICHMOND, CA 94801-3013-

PropID:
Client ID: 4891

Dear Owner/Agent,

This letter is to inform you that your property at **261 4TH ST Apt 4 RICHMOND, CA 94801-3013** failed the Housing Quality Standards (HQS) inspection on 07/21/2026.

A re-inspection has been scheduled for 09/03/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanently mounted heat source in unit, no heater in unit.

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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7/24/2026

FAILED INSPECTION NOTICE

Omar Alzgoul
WALEED ALZGHOUL
161 Tulare Drive
San Bruno, CA 94066

Property:
255 15TH ST Apt 2
RICHMOND, CA 94801-3200-

PropID:
Client ID: 1387

Dear Owner/Agent,

This letter is to inform you that your property at **255 15TH ST Apt 2 RICHMOND, CA 94801-3200** failed the Housing Quality Standards (HQS) inspection on 07/21/2026.

A re-inspection has been scheduled for 09/03/2026 between 01:00PM and 04:00PM.

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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.

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Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Omar Alzgoul
WALEED ALZGHOUL
161 Tulare Drive
San Bruno, CA 94066

Property:
248 15TH ST Apt 16
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Owner/Agent,

This letter is to inform you that your property at **248 15TH ST Apt 16 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 07/21/2026.

A re-inspection has been scheduled for 09/03/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.13	Bathroom/Ventilation vent not properly secured - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector missing/inop

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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7/24/2026

FAILED INSPECTION NOTICE

Omar Alzgoul
WALEED ALZGHOUL
161 Tulare Drive
San Bruno, CA 94066

Property:
248 15TH ST Apt 18
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Owner/Agent,

This letter is to inform you that your property at **248 15TH ST Apt 18 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 07/21/2026.

A re-inspection has been scheduled for 09/03/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Omar Alzgoul
WALEED ALZGHOUL
161 Tulare Drive
San Bruno, CA 94066

Property:
248 15TH ST Apt 20
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Owner/Agent,

This letter is to inform you that your property at **248 15TH ST Apt 20 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 07/21/2026.

A re-inspection has been scheduled for 09/03/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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7/24/2026

FAILED INSPECTION NOTICE

Omar Alzgoul
WALEED ALZGHOUL
161 Tulare Drive
San Bruno, CA 94066

Property:
248 15TH ST Apt 23
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Owner/Agent,

This letter is to inform you that your property at **248 15TH ST Apt 23 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 07/21/2026.

A re-inspection has been scheduled for 09/03/2026 between 11:00AM and 02:00PM.

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

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7/24/2026

FAILED INSPECTION NOTICE

Omar Alzgoul
WALEED ALZGHOUL
161 Tulare Drive
San Bruno, CA 94066

Property:
248 15TH ST Apt 24
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Owner/Agent,

This letter is to inform you that your property at **248 15TH ST Apt 24 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 07/21/2026.

A re-inspection has been scheduled for 09/03/2026 between 11:00AM and 02:00PM.

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Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Omar Alzgoul
WALEED ALZGHOUL
161 Tulare Drive
San Bruno, CA 94066

Property:
248 15TH ST Apt 26
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Owner/Agent,

This letter is to inform you that your property at **248 15TH ST Apt 26 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 07/21/2026.

A re-inspection has been scheduled for 09/03/2026 between 11:00AM and 02:00PM.

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Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Omar Alzgoul
WALEED ALZGHOUL
161 Tulare Drive
San Bruno, CA 94066

Property:
248 15TH ST Apt 27
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Owner/Agent,

This letter is to inform you that your property at **248 15TH ST Apt 27 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 07/21/2026.

A re-inspection has been scheduled for 09/03/2026 between 11:00AM and 02:00PM.

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7/24/2026

FAILED INSPECTION NOTICE

Omar Alzgoul
WALEED ALZGHOUL
161 Tulare Drive
San Bruno, CA 94066

Property:
248 15TH ST Apt 28
RICHMOND, CA 94801-3273-

PropID:
Client ID: 1387

Dear Owner/Agent,

This letter is to inform you that your property at **248 15TH ST Apt 28 RICHMOND, CA 94801-3273** failed the Housing Quality Standards (HQS) inspection on 07/21/2026.

A re-inspection has been scheduled for 09/03/2026 between 11:00AM and 02:00PM.

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Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Marilyn Atchisson
Po Box 20484
El Sobrante, CA 94820

Property:
701 21ST ST Apt A
RICHMOND, CA 94801-3369-

PropID:
Client ID: 7491

Dear Owner/Agent,

This letter is to inform you that your property at **701 21ST ST Apt A RICHMOND, CA 94801-3369** failed the Housing Quality Standards (HQS) inspection on 07/21/2026.

A re-inspection has been scheduled for 09/03/2026 between 01:00PM and 04:00PM.

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Kun Chien & Chiu Fen Hsieh
217 Obsidian Way
Hercules, CA 94547-1727

Property:
3440 FLEETWOOD DR
RICHMOND, CA 94803-2012-

PropID:
Client ID: 9453

Dear Owner/Agent,

This letter is to inform you that your property at **3440 FLEETWOOD DR RICHMOND, CA 94803-2012** **failed** the Housing Quality Standards (HQS) inspection on 07/21/2026.

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>
2.12 Kitchen/Sink	Dishwasher drains through air gap, repair as drain must go through garbage disposal.

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Sincerely,

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Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Josephine & Rofrigo Tre Villa
51 Majestic Ave
San Francisco, CA 94112

Property:
774 36TH ST Apt B
RICHMOND, CA 94805-1710-

PropID:
Client ID: 19305

Dear Owner/Agent,

This letter is to inform you that your property at **774 36TH ST Apt B RICHMOND, CA 94805-1710 failed** the Housing Quality Standards (HQS) inspection on 07/21/2026.

A re-inspection has been scheduled for 09/03/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door in kitchen
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom by sink

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7/24/2026

FAILED INSPECTION NOTICE

Sidonio M & Maria O Dealmeida
Luis Nunes
1944 Dodson St
San Pablo, CA 94806-3711

Property:
4321 BARRETT AVE
RICHMOND, CA 94805-2355-

PropID:
Client ID: 3048

Dear Owner/Agent,

This letter is to inform you that your property at **4321 BARRETT AVE RICHMOND, CA 94805-2355** **failed** the Housing Quality Standards (HQS) inspection on 07/21/2026.

A re-inspection has been scheduled for 09/03/2026 between 11:00AM and 02:00PM.

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