



7/24/2026

FAILED INSPECTION NOTICE

Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5111 FRESNO AVE Apt A
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

This letter is to inform you that your property at **5111 FRESNO AVE Apt A RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/02/2026 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 install proper earthquake straps

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



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FAILED INSPECTION NOTICE

Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5111 FRESNO AVE Apt B
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

This letter is to inform you that your property at **5111 FRESNO AVE Apt B RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/02/2026 between 09:00AM and 12:00PM.

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Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5111 FRESNO AVE Apt C
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

This letter is to inform you that your property at **5111 FRESNO AVE Apt C RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 07/22/2026.

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Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5111 FRESNO AVE Apt D
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

This letter is to inform you that your property at **5111 FRESNO AVE Apt D RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
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Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5121 FRESNO AVE Apt A
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

This letter is to inform you that your property at **5121 FRESNO AVE Apt A RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/02/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps

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Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5121 FRESNO AVE Apt B
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

This letter is to inform you that your property at **5121 FRESNO AVE Apt B RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

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694 Windsong Trail
West Lake Hills, TX 78746

Property:
5121 FRESNO AVE Apt C
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

This letter is to inform you that your property at **5121 FRESNO AVE Apt C RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

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8.6	General Health and Safety/Interior Stairs and Common Halls remove clutter from stairs and behind front door.
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694 Windsong Trail
West Lake Hills, TX 78746

Property:
5121 FRESNO AVE Apt D
RICHMOND, CA 94801-

PropID:
Client ID: 1288

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Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5120 SACRAMENTO AVE Apt A
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

This letter is to inform you that your property at **5120 SACRAMENTO AVE Apt A RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 07/22/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
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Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5120 SACRAMENTO AVE Apt B
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

This letter is to inform you that your property at **5120 SACRAMENTO AVE Apt B RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 07/22/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
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Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5120 SACRAMENTO AVE Apt C
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

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Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5120 SACRAMENTO AVE Apt D
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven chipping and peeling paint repair or replace
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FAILED INSPECTION NOTICE

Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5130 SACRAMENTO AVE Apt A
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

This letter is to inform you that your property at **5130 SACRAMENTO AVE Apt A RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 07/22/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps

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FAILED INSPECTION NOTICE

Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5130 SACRAMENTO AVE Apt B
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

This letter is to inform you that your property at **5130 SACRAMENTO AVE Apt B RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 07/22/2026.

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7/24/2026

FAILED INSPECTION NOTICE

Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5140 SACRAMENTO AVE Apt A
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

This letter is to inform you that your property at **5140 SACRAMENTO AVE Apt A RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/02/2026 between 01:00PM and 04:00PM.

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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 unit is being remodel, currently under construction. could not inspect.

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Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5140 SACRAMENTO AVE Apt B
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink loose and leaking faucet. repair or replace.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not flushing like its designed. repair or replace
7.4	Heating and Plumbing/Water Heater install earthquake strap

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694 Windsong Trail
West Lake Hills, TX 78746

Property:
5140 SACRAMENTO AVE Apt C
RICHMOND, CA 94801-

PropID:
Client ID: 1288

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.8	Living Room/Floor Condition torn carpet trip hazard. repair or replace.
7.4	Heating and Plumbing/Water Heater install proper earthquake straps

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Property:
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PropID:
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2.12	Kitchen/Sink leaking faucet repair or replace

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Sunset Vista Apartments Ltd
694 Windsong Trail
West Lake Hills, TX 78746

Property:
5130 SACRAMENTO AVE Apt C
RICHMOND, CA 94801-

PropID:
Client ID: 1288

Dear Owner/Agent,

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
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RICHMOND, CA 94801-

PropID:
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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Antonio Aguayo
1801 Sutter Ave
San Pablo, CA 94806-4489

Property:
431 SANFORD AVE
RICHMOND, CA 94801-1978-

PropID:
Client ID: 2896

Dear Owner/Agent,

This letter is to inform you that your property at **431 SANFORD AVE RICHMOND, CA 94801-1978** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/02/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown grass and trees broken and leaning fence right side of yard. Repair or replace.
6.4	Building Exterior/Condition of Exterior Surfaces chipping and peeling paint on front porch and window seals.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit low water pressure
2.3	Kitchen/Electrical Hazards exposed wiring on outlet next to sink. repair or replace.
8.6	General Health and Safety/Interior Stairs and Common Halls install smoke and CO detector



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

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
802 CHESLEY AVE Apt A
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **802 CHESLEY AVE Apt A RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/04/2026 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>
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Drawer. - left of stove

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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Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
820 CHESLEY AVE Apt D
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **820 CHESLEY AVE Apt D RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/04/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector - missing/inop

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Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
832 CHESLEY AVE Apt C
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **832 CHESLEY AVE Apt C RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/04/2026 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>
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke/Co detectors missing

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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City of Richmond
Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
832 CHESLEY AVE Apt D
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **832 CHESLEY AVE Apt D RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/04/2026 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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7/24/2026

FAILED INSPECTION NOTICE

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
840 CHESLEY AVE Apt A
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **840 CHESLEY AVE Apt A RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

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

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

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
840 CHESLEY AVE Apt B
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **840 CHESLEY AVE Apt B RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/04/2026 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>
3.12	Bathroom/Tub or Shower tub diverter inop drain stopper missing
4.5	Other Rooms/Window Condition screens missing

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

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
850 CHESLEY AVE Apt A
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **850 CHESLEY AVE Apt A RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/04/2026 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>
2.12	Kitchen/Sink garbage disposal not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl Co detector missing 2nd fl smoke/Co detector missing

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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City of Richmond
Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
824 CHESLEY AVE Apt B
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **824 CHESLEY AVE Apt B RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/04/2026 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>
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing

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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City of Richmond
Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:
828 CHESLEY AVE Apt A
RICHMOND, CA 94801-2109-

PropID:
Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **828 CHESLEY AVE Apt A RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

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

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Chesley Ave Ltd Partnership
Sergio Property Management
1535 Fred Jackson Way Ste A
Richmond, CA 94801

Property:

828 CHESLEY AVE Apt B
RICHMOND, CA 94801-2109-

PropID:

Client ID: 5438

Dear Owner/Agent,

This letter is to inform you that your property at **828 CHESLEY AVE Apt B RICHMOND, CA 94801-2109** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/04/2026 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>
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace carpet tacs exposed - repair/replace

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Nina U Orike
Owolabi Rabiun
1833 63Rd St
Berkeley, CA 94703

Property:
1707 LIVINGSTON LN
RICHMOND, CA 94801-3268-

PropID:
Client ID: 14345

Dear Owner/Agent,

This letter is to inform you that your property at **1707 LIVINGSTON LN RICHMOND, CA 94801-3268** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

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>
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors exceed 10yr - replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven hood range vent fan cover missing
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke detector exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub spout not properly secure - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear all items from around/on top of water heater
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Roger & Jennie Chen
1615 Willow Ave
Burlingame, CA 94010

Property:
1703 MARITIME WAY
RICHMOND, CA 94804-

PropID:
Client ID: 17443

Dear Owner/Agent,

This letter is to inform you that your property at **1703 MARITIME WAY RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/04/2026 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 1st floor toilet base loose - repair/repalce
2.10	Kitchen/Stove or Range with Oven front left burner not fully lighting properly -repair/repalce burner control knob missing - repair/replace

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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City of Richmond
Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

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

Property:
5734 BAYVIEW AVE
RICHMOND, CA 94804-4829-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **5734 BAYVIEW AVE RICHMOND, CA 94804-4829** **failed** the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/04/2026 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>
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace

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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City of Richmond
Residential Rental Inspections Program



7/24/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2445 LANCASTER DR Apt 5
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2445 LANCASTER DR Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/22/2026.

A re-inspection has been scheduled for 09/11/2026 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>
3.13	Bathroom/Ventilation Vent fan inoperable, repair or remove as window present

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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