



7/28/2026

FAILED INSPECTION NOTICE

Ram P & Ashu K Vohra
2372 18Th St
San Pablo, CA 94806

Property:
1257 YORK ST
RICHMOND, CA 94801-1851-

PropID:
Client ID: 8205

Dear Owner/Agent,

This letter is to inform you that your property at **1257 YORK ST RICHMOND, CA 94801-1851** failed the Housing Quality Standards (HQS) inspection on 07/24/2026.

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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3	Bathroom/Electrical Hazards GFCI 1/2 bath level 1 inoperable, 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.

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



7/28/2026

FAILED INSPECTION NOTICE

Nathan Mak
1046 Capitol Ave
San Francisco, CA 94801

Property:
641 13TH ST
RICHMOND, CA 94801-2729-

PropID:
Client ID: 17151

Dear Owner/Agent,

This letter is to inform you that your property at **641 13TH ST RICHMOND, CA 94801-2729** failed the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/17/2026 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.

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



7/28/2026

FAILED INSPECTION NOTICE

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
445 2ND ST Apt 2
RICHMOND, CA 94801-2970-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **445 2ND ST Apt 2 RICHMOND, CA 94801-2970** failed the Housing Quality Standards (HQS) inspection on 07/24/2026.

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>
1.5	Living Room/Window Condition
	1. Window pane is broken/cracked glass. Replace
	2. Secure window screen
2.5	Kitchen/Window Condition
	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.
8.3	General Health and Safety/Evidence of Infestation
	Exterminate for roaches.



7/28/2026

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



7/28/2026

FAILED INSPECTION NOTICE

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
445 2ND ST Apt 3
RICHMOND, CA 94801-2970-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **445 2ND ST Apt 3 RICHMOND, CA 94801-2970** failed the Housing Quality Standards (HQS) inspection on 07/24/2026.

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.

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



7/28/2026

FAILED INSPECTION NOTICE

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
445 2ND ST Apt 7
RICHMOND, CA 94801-2970-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **445 2ND ST Apt 7 RICHMOND, CA 94801-2970** failed the Housing Quality Standards (HQS) inspection on 07/24/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment 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



7/28/2026

FAILED INSPECTION NOTICE

Abebe Revocable Liv Trust Bezy
Bezvwork A Woldemeskel
1515 Nevin Plz
Richmond, CA 94801

Property:
424 MARINA WAY
RICHMOND, CA 94801-3207-

PropID:
Client ID: 17862

Dear Owner/Agent,

This letter is to inform you that your property at **424 MARINA WAY RICHMOND, CA 94801-3207** failed the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/17/2026 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.

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



7/28/2026

FAILED INSPECTION NOTICE

Ernesto & Leticia Delamora
5243 Carriage Dr
El Sobrante, CA 94803-3856

Property:
1330 CHANSLOR AVE
RICHMOND, CA 94801-3550-

PropID:
Client ID: 6101

Dear Owner/Agent,

This letter is to inform you that your property at **1330 CHANSLOR AVE RICHMOND, CA 94801-3550** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/09/2026 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>
2.3	Kitchen/Electrical Hazards open ground outlet. repair or replace
3.3	Bathroom/Electrical Hazards hall bath - open ground outlet repair or replace. master bath- open ground outlet repair or 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.

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



7/28/2026

FAILED INSPECTION NOTICE

Ernesto & Leticia Delamora
5243 Carriage Dr
El Sobrante, CA 94803-3856

Property:
1332 CHANSLOR AVE
RICHMOND, CA 94801-3550-

PropID:
Client ID: 6101

Dear Owner/Agent,

This letter is to inform you that your property at **1332 CHANSLOR AVE RICHMOND, CA 94801-3550** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

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



7/28/2026

FAILED INSPECTION NOTICE

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
155 20TH ST Apt A
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **155 20TH ST Apt A RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/17/2026 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 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



7/28/2026

FAILED INSPECTION NOTICE

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
161 20TH ST
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **161 20TH ST RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/17/2026 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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4	Other Rooms/Security Remove keyed lock from interior door.

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



7/28/2026

FAILED INSPECTION NOTICE

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
163 20TH ST
RICHMOND, CA 94801-3625-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **163 20TH ST RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/17/2026 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>
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.
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.

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



7/28/2026

FAILED INSPECTION NOTICE

Ernesto & Leticia Delamora
5243 Carriage Dr
El Sobrante, CA 94803-3856

Property:
101 20TH ST
RICHMOND, CA 94801-3625-

PropID:
Client ID: 6101

Dear Owner/Agent,

This letter is to inform you that your property at **101 20TH ST RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/09/2026 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>
1.4	Living Room/Security hole in security door . repair or 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.

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



7/28/2026

FAILED INSPECTION NOTICE

Jose Lorenzo
IRENE LORENZO AQUINO
2324 Lowell Ave
Richmond, CA 94804

Property:
2318 LOWELL AVE
RICHMOND, CA 94804-1033-

PropID:
Client ID: 6873

Dear Owner/Agent,

This letter is to inform you that your property at **2318 LOWELL AVE RICHMOND, CA 94804-1033** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.10	Other Rooms/Smoke Detectors smoke detector in 2x bedrooms exceed 10yr - replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.13	Bathroom/Ventilation vent not working properly - repair/replace



7/28/2026

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



7/28/2026

FAILED INSPECTION NOTICE

Jose Lorenzo
IRENE LORENZO AQUINO
2324 Lowell Ave
Richmond, CA 94804

Property:
2324 LOWELL AVE
RICHMOND, CA 94804-1033-

PropID:
Client ID: 6873

Dear Owner/Agent,

This letter is to inform you that your property at **2324 LOWELL AVE RICHMOND, CA 94804-1033** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms

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



7/28/2026

FAILED INSPECTION NOTICE

Jose Lorenzo
IRENE LORENZO AQUINO
2324 Lowell Ave
Richmond, CA 94804

Property:
2320 LOWELL AVE
RICHMOND, CA 94804-1033-

PropID:
Client ID: 6873

Dear Owner/Agent,

This letter is to inform you that your property at **2320 LOWELL AVE RICHMOND, CA 94804-1033** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment temp control cover missing unable to test heater - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room / hall smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detector exceeds 10yr / inop 2x bedrooms

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



7/28/2026

FAILED INSPECTION NOTICE

John Shuk Yong Suen
50 Maddux Ave
San Francisco, CA 94124-2015

Property:
2331 LOWELL AVE
RICHMOND, CA 94804-1034-

PropID:
Client ID: 5907

Dear Owner/Agent,

This letter is to inform you that your property at **2331 LOWELL AVE RICHMOND, CA 94804-1034** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

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>
2.12	Kitchen/Sink sink worn/damaged - repair/resurface/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet 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.

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



7/28/2026

FAILED INSPECTION NOTICE

John Shuk Yong Suen
50 Maddux Ave
San Francisco, CA 94124-2015

Property:
2333 LOWELL AVE
RICHMOND, CA 94804-1034-

PropID:
Client ID: 5907

Dear Owner/Agent,

This letter is to inform you that your property at **2333 LOWELL AVE RICHMOND, CA 94804-1034** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet 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.

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



7/28/2026

FAILED INSPECTION NOTICE

John Shuk Yong Suen
50 Maddux Ave
San Francisco, CA 94124-2015

Property:
2335 LOWELL AVE
RICHMOND, CA 94804-1034-

PropID:
Client ID: 5907

Dear Owner/Agent,

This letter is to inform you that your property at **2335 LOWELL AVE RICHMOND, CA 94804-1034** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control cover missing unable to test heater - 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.

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



7/28/2026

FAILED INSPECTION NOTICE

John Shuk Yong Suen
50 Maddux Ave
San Francisco, CA 94124-2015

Property:
2337 LOWELL AVE
RICHMOND, CA 94804-1034-

PropID:
Client ID: 5907

Dear Owner/Agent,

This letter is to inform you that your property at **2337 LOWELL AVE RICHMOND, CA 94804-1034** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

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>
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub faucet spout pipe exposed - 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.

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



7/28/2026

FAILED INSPECTION NOTICE

James Hien Nguyen
1408 8Th St
Berkeley, CA 94710-1416

Property:
2323 RHEEM AVE Apt 1
RICHMOND, CA 94804-1043-

PropID:
Client ID: 2232

Dear Owner/Agent,

This letter is to inform you that your property at **2323 RHEEM AVE Apt 1 RICHMOND, CA 94804-1043** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/17/2026 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/repalce
2.11	Kitchen/Refrigerator refrigerator handle missing - repair/replace
2.12	Kitchen/Sink faucet base loose - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide permanent Heat Source.
4.4	Other Rooms/Security remove deadbolt from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.5	Bathroom/Window Condition Window must be openable and remain open without props.



7/28/2026

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



7/28/2026

FAILED INSPECTION NOTICE

James Hien Nguyen
1408 8Th St
Berkeley, CA 94710-1416

Property:
2323 RHEEM AVE Apt 6
RICHMOND, CA 94804-1043-

PropID:
Client ID: 2232

Dear Owner/Agent,

This letter is to inform you that your property at **2323 RHEEM AVE Apt 6 RICHMOND, CA 94804-1043** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/17/2026 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite

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



7/28/2026

FAILED INSPECTION NOTICE

James Hien Nguyen
1408 8Th St
Berkeley, CA 94710-1416

Property:
2323 RHEEM AVE Apt 5
RICHMOND, CA 94804-1043-

PropID:
Client ID: 2232

Dear Owner/Agent,

This letter is to inform you that your property at **2323 RHEEM AVE Apt 5 RICHMOND, CA 94804-1043** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/17/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet 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.

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



7/28/2026

FAILED INSPECTION NOTICE

James Hien Nguyen
1408 8Th St
Berkeley, CA 94710-1416

Property:
2323 RHEEM AVE Apt 3
RICHMOND, CA 94804-1043-

PropID:
Client ID: 2232

Dear Owner/Agent,

This letter is to inform you that your property at **2323 RHEEM AVE Apt 3 RICHMOND, CA 94804-1043** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/17/2026 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 - repair/replace
3.6	Bathroom/Ceiling Condition large hole in bathroom ceiling - repair/replace
2.12	Kitchen/Sink faucet base loose - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing



7/28/2026

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



7/28/2026

FAILED INSPECTION NOTICE

James Hien Nguyen
1408 8Th St
Berkeley, CA 94710-1416

Property:
2323 RHEEM AVE Apt 2
RICHMOND, CA 94804-1043-

PropID:
Client ID: 2232

Dear Owner/Agent,

This letter is to inform you that your property at **2323 RHEEM AVE Apt 2 RICHMOND, CA 94804-1043** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/17/2026 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 left front burner inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet 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.

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



7/28/2026

FAILED INSPECTION NOTICE

Donato & Graciela Rosas
752 Turquoise Dr
Hercules, CA 94547-1763

Property:
2373 WENDELL AVE
RICHMOND, CA 94804-1212-

PropID:
Client ID: 6899

Dear Owner/Agent,

This letter is to inform you that your property at **2373 WENDELL AVE RICHMOND, CA 94804-1212** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/17/2026 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>
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.7	Kitchen/Wall Condition entry door frame damaged - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace



7/28/2026

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



7/28/2026

FAILED INSPECTION NOTICE

Donato & Graciela Rosas
752 Turquoise Dr
Hercules, CA 94547-1763

Property:
2377 WENDELL AVE
RICHMOND, CA 94804-1212-

PropID:
Client ID: 6899

Dear Owner/Agent,

This letter is to inform you that your property at **2377 WENDELL AVE RICHMOND, CA 94804-1212** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/17/2026 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>
3.12	Bathroom/Tub or Shower tub diverter inop - 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.

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



7/28/2026

FAILED INSPECTION NOTICE

Ernesto & Leticia Delamora
5243 Carriage Dr
El Sobrante, CA 94803-3856

Property:
401 33RD ST
RICHMOND, CA 94804-1509-

PropID:
Client ID: 6101

Dear Owner/Agent,

This letter is to inform you that your property at **401 33RD ST RICHMOND, CA 94804-1509** failed the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/09/2026 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 open ground outlet non tripping gfci. repair or 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.

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



7/28/2026

FAILED INSPECTION NOTICE

Ernesto & Leticia Delamora
5243 Carriage Dr
El Sobrante, CA 94803-3856

Property:
405 33RD ST
RICHMOND, CA 94804-1509-

PropID:
Client ID: 6101

Dear Owner/Agent,

This letter is to inform you that your property at **405 33RD ST RICHMOND, CA 94804-1509** failed the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/09/2026 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>
3.5	Bathroom/Window Condition window will not stay up without prop.

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



7/28/2026

FAILED INSPECTION NOTICE

Ernesto & Leticia Delamora
5243 Carriage Dr
El Sobrante, CA 94803-3856

Property:
3717 NEVIN AVE Apt 3
RICHMOND, CA 94805-2290-

PropID:
Client ID: 6101

Dear Owner/Agent,

This letter is to inform you that your property at **3717 NEVIN AVE Apt 3 RICHMOND, CA 94805-2290** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/09/2026 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>
1.4	Living Room/Security hole in security screen repair or replace.
2.10	Kitchen/Stove or Range with Oven chipping and peeling paint on range hood. repaint or replace.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet loose repair or 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.

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



7/28/2026

FAILED INSPECTION NOTICE

Ernesto & Leticia Delamora
5243 Carriage Dr
El Sobrante, CA 94803-3856

Property:
3717 NEVIN AVE Apt 9
RICHMOND, CA 94805-2290-

PropID:
Client ID: 6101

Dear Owner/Agent,

This letter is to inform you that your property at **3717 NEVIN AVE Apt 9 RICHMOND, CA 94805-2290** **failed** the Housing Quality Standards (HQS) inspection on 07/24/2026.

A re-inspection has been scheduled for 09/09/2026 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>
3.3	Bathroom/Electrical Hazards gfcı outlet hot neutral reverse non tripping. repair or 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.

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