



7/28/2026

FAILED INSPECTION NOTICE

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

Property:
344 GROVE AVE Apt <Null>
RICHMOND, CA 94801-1535-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **344 GROVE AVE Apt <Null> RICHMOND, CA 94801-1535** failed the Housing Quality Standards (HQS) inspection on 07/27/2026.

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/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key lock from all 3x bedroom doors
4.5	Other Rooms/Window Condition clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing



7/28/2026

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond
Residential Rental Inspections Program



7/28/2026

FAILED INSPECTION NOTICE

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

Property:
722 16TH ST
RICHMOND, CA 94801-2410-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **722 16TH ST RICHMOND, CA 94801-2410** failed the Housing Quality Standards (HQS) inspection on 07/27/2026.

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>
1.5	Living Room/Window Condition Window must be openable and remain open without props.
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress blocking access to water heater for inspection
8.2	General Health and Safety/Exits install quick releases on all window bars

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



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FAILED INSPECTION NOTICE

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

Property:
1730 GARVIN AVE
RICHMOND, CA 94801-2430-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1730 GARVIN AVE RICHMOND, CA 94801-2430** failed the Housing Quality Standards (HQS) inspection on 07/27/2026.

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>
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
8.2	General Health and Safety/Exits backyard door frame and window damaged/dry rotting - repair/repaint

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



7/28/2026

FAILED INSPECTION NOTICE

Jorge Pichila
18 Crystal Cir
Hercules, CA 94547

Property:
1629 COALINGA AVE
RICHMOND, CA 94801-2459-

PropID:
Client ID: 16286

Dear Owner/Agent,

This letter is to inform you that your property at **1629 COALINGA AVE RICHMOND, CA 94801-2459** **failed** the Housing Quality Standards (HQS) inspection on 07/27/2026.

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>
1.4	Living Room/Security address on house says 1929 it should be (1629)
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair /replace burner knob missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.6	Bathroom/Ceiling Condition hallway bathroom ceiling badly discolored - repair/remove/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
3.5	Bathroom/Window Condition hallway bathroom window frame badly discolored - remove/repair/repaint
3.3	Bathroom/Electrical Hazards hallway bathroom GFCI outlet missing



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FAILED INSPECTION NOTICE

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

Property:
545 4TH ST
RICHMOND, CA 94801-2611-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **545 4TH ST RICHMOND, CA 94801-2611** failed the Housing Quality Standards (HQS) inspection on 07/27/2026.

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.

<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

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

Property:
501 PENNSYLVANIA AVE
RICHMOND, CA 94801-2656-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **501 PENNSYLVANIA AVE RICHMOND, CA 94801-2656** failed the Housing Quality Standards (HQS) inspection on 07/27/2026.

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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security unable to inspect room due to being locked
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.2	Secondary Rooms/Security unable to access back unit due to it being locked
1.4	Living Room/Security back door striker plate missing back door has large air gap - repair



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Residential Rental Inspections Program



7/28/2026

FAILED INSPECTION NOTICE

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

Property:
1718 PENNSYLVANIA
RICHMOND, CA 94801-2835-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1718 PENNSYLVANIA RICHMOND, CA 94801-2835** **failed** the Housing Quality Standards (HQS) inspection on 07/27/2026.

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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.2	General Health and Safety/Exits install quick release on window bars

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



7/28/2026

FAILED INSPECTION NOTICE

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

Property:
459 5TH ST
RICHMOND, CA 94801-3005-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **459 5TH ST RICHMOND, CA 94801-3005** failed the Housing Quality Standards (HQS) inspection on 07/27/2026.

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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of debris - remove

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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FAILED INSPECTION NOTICE

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

Property:
235 5TH ST
RICHMOND, CA 94801-3033-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **235 5TH ST RICHMOND, CA 94801-3033** failed the Housing Quality Standards (HQS) inspection on 07/27/2026.

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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink dishwasher inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom sink draining slowly - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence damaged /missing slates - repair/repalce



7/28/2026

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FAILED INSPECTION NOTICE

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

Property:
446 20TH ST
RICHMOND, CA 94801-3266-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **446 20TH ST RICHMOND, CA 94801-3266** failed the Housing Quality Standards (HQS) inspection on 07/27/2026.

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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr/inop - replace

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Residential Rental Inspections Program



7/28/2026

FAILED INSPECTION NOTICE

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

Property:
16 3RD ST
RICHMOND, CA 94801-3564-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **16 3RD ST RICHMOND, CA 94801-3564** failed the Housing Quality Standards (HQS) inspection on 07/27/2026.

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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security patio door not locking properly - repair/repalce
3.3	Bathroom/Electrical Hazards GFCI outlet missing in both bathrooms
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove 3x key locks from bedroom doors
4.5	Other Rooms/Window Condition bedroom window not opening smoothly - repair/replace
4.7	Other Rooms/Wall Condition master bedroom wall next to bathroom peeling - repair/repaint



7/28/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/28/2026

FAILED INSPECTION NOTICE

Mark Skolnick
Po Box 179
Petaluma, CA 94953

Property:
144 13TH ST Apt 22
RICHMOND, CA 94801-3572-

PropID:
Client ID: 4277

Dear Owner/Agent,

This letter is to inform you that your property at **144 13TH ST Apt 22 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 07/27/2026.

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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Resurface tub

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



7/28/2026

FAILED INSPECTION NOTICE

Gang Lin
401 Victoria St
San Francisco, CA 94132

Property:
126 18TH ST
RICHMOND, CA 94801-3616-

PropID:
Client ID: 8206

Dear Owner/Agent,

This letter is to inform you that your property at **126 18TH ST RICHMOND, CA 94801-3616** failed the Housing Quality Standards (HQS) inspection on 07/27/2026.

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 3x bedroom doors remove deadbolt from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven remove foil from stove all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing



7/28/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



7/28/2026

FAILED INSPECTION NOTICE

Qing Shan Huang
56 Ellington Ave
San Francisco, CA 94112

Property:
3615 CHANSLOR AVE
RICHMOND, CA 94805-

PropID:
Client ID: 17508

Dear Owner/Agent,

This letter is to inform you that your property at **3615 CHANSLOR AVE RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 07/27/2026.

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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.4	Bathroom/Security Repair window lock as it is rusted and inoperable.
5.3	Secondary Rooms/Electrical Hazards Replace damaged light switch cover plate at entry of unit.
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.



7/28/2026

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



7/28/2026

FAILED INSPECTION NOTICE

Merchant Properties Llc
1103 Seminary Ave
Oakland, CA 94621

Property:
3512 BARRETT AVE
RICHMOND, CA 94805-2100-

PropID:
Client ID: 18758

Dear Owner/Agent,

This letter is to inform you that your property at **3512 BARRETT AVE RICHMOND, CA 94805-2100** **failed** the Housing Quality Standards (HQS) inspection on 07/27/2026.

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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground.

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



7/28/2026

FAILED INSPECTION NOTICE

Vahe Minassian
3528 Barrett Ave
Richmond, CA 94805

Property:
469 36TH ST
RICHMOND, CA 94805-4500-

PropID:
Client ID: 18771

Dear Owner/Agent,

This letter is to inform you that your property at **469 36TH ST RICHMOND, CA 94805-4500** failed the Housing Quality Standards (HQS) inspection on 07/27/2026.

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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
4.3	Other Rooms/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.



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