



7/30/2026

FAILED INSPECTION NOTICE

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

Property:
429 S 24TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **429 S 24TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/28/2026.

A re-inspection has been scheduled for 09/18/2026 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 inop- repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater damaged large amount of black substance on wall - repair/replace
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink not draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



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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



7/30/2026

FAILED INSPECTION NOTICE

Alan Yu
816 Elm St
El Cerrito, CA 94530

Property:
415 30TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 17723

Dear Owner/Agent,

This letter is to inform you that your property at **415 30TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/28/2026.

A re-inspection has been scheduled for 09/18/2026 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

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

Property:
3035 MARICOPA AVE
RICHMOND, CA 94804-1191-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **3035 MARICOPA AVE RICHMOND, CA 94804-1191** **failed** the Housing Quality Standards (HQS) inspection on 07/28/2026.

A re-inspection has been scheduled for 09/18/2026 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>
3.12	Bathroom/Tub or Shower

bottom floor bathroom tub diverter inop - rpair/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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FAILED INSPECTION NOTICE

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

Property:
131 17TH ST
RICHMOND, CA 94804-2601-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **131 17TH ST RICHMOND, CA 94804-2601** failed the Housing Quality Standards (HQS) inspection on 07/28/2026.

A re-inspection has been scheduled for 09/18/2026 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>
1.8	Living Room/Floor Condition carpeting in unit badly worn/torn/bunching - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces paint around house peeling very badly - repair/repaint

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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FAILED INSPECTION NOTICE

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

Property:
1900 OHIO AVE
RICHMOND, CA 94804-2622-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1900 OHIO AVE RICHMOND, CA 94804-2622** failed the Housing Quality Standards (HQS) inspection on 07/28/2026.

A re-inspection has been scheduled for 09/18/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence damaged - 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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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:
422 SPRING ST
RICHMOND, CA 94804-2936-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **422 SPRING ST RICHMOND, CA 94804-2936** failed the Housing Quality Standards (HQS) inspection on 07/28/2026.

A re-inspection has been scheduled for 09/18/2026 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>
1.8	Living Room/Floor Condition carpeting worn/damaged - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front yard has large amount of overgrowth - cut/remove backyard fence 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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Residential Rental Inspections Program



7/30/2026

FAILED INSPECTION NOTICE

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

Property:
3521 CENTER AVE
RICHMOND, CA 94804-3212-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **3521 CENTER AVE RICHMOND, CA 94804-3212** **failed** the Housing Quality Standards (HQS) inspection on 07/28/2026.

A re-inspection has been scheduled for 09/18/2026 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
6.2	Building Exterior/Condition of Stairs, Rails, and Porches porch flooring damaged - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions front yard has large amount of overgrowth - cut/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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Residential Rental Inspections Program



7/30/2026

FAILED INSPECTION NOTICE

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

Property:
3407 WALL AVE
RICHMOND, CA 94804-3246-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **3407 WALL AVE RICHMOND, CA 94804-3246** failed the Housing Quality Standards (HQS) inspection on 07/28/2026.

A re-inspection has been scheduled for 09/18/2026 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 garage smoke detector missing
2.12	Kitchen/Sink dishwasher not draining properly - draining through air gap - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom 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



7/30/2026

FAILED INSPECTION NOTICE

Lorenzo E & Brenda Brandy
1042 Silverhill Dr
Lafayette, CA 94549-1733

Property:
353 S 47TH ST
RICHMOND, CA 94804-3475-

PropID:
Client ID: 1149

Dear Owner/Agent,

This letter is to inform you that your property at **353 S 47TH ST RICHMOND, CA 94804-3475** failed the Housing Quality Standards (HQS) inspection on 07/28/2026.

A re-inspection has been scheduled for 09/18/2026 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.



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FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
1.8	Living Room/Floor Condition Flooring damaged and replaced and incomplete, complete repairs to flooring
8.10	General Health and Safety/Site and Neighborhood Conditions Remove excessive clutter throughout unit and garage, no access to garage due to excessive clutter making it unsafe to enter.
3.5	Bathroom/Window Condition 1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. 2. Tenant to remove paint off of windows, tenant painted bathroom windows
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
3.12	Bathroom/Tub or Shower REPLACE MISSING TUB BACKING PLATE COVER
6.4	Building Exterior/Condition of Exterior Surfaces 1. Replace doorbell or remove exposed wiring hanging out front exterior wall 2. Front exterior light inoperable, repair 3. Rear exterior outlet missing weatherproof cover, replace
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.
1.5	Living Room/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.
2.10	Kitchen/Stove or Range with Oven 1. Replace missing front right burner element 2. Replace missing range hood vent screen filter
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.8	Other Rooms/Floor Condition Tenant replaced flooring that is incomplete, complete repairs
4.10	Other Rooms/Smoke Detectors Smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.



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FAILED INSPECTION NOTICE

- 4.5 Other Rooms/Window Condition
 - 1. Repair damaged window seal
 - 2. 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.
- 4.7 Other Rooms/Wall Condition
 - Remove discoloration build up on walls
- 8.6 General Health and Safety/Interior Stairs and Common Halls
 - Install common area smoke detector in unit
- 1.4 Living Room/Security
 - Repair damaged patio door screen
- 7.1 Heating and Plumbing/Adequacy of Heating Equipment
 - Heater inoperable, repair
- 7.4 Heating and Plumbing/Water Heater
 - Tenant to clear items to allow access to water heater for inspection.

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



7/30/2026

FAILED INSPECTION NOTICE

Lorenzo E & Brenda Brandy
1042 Silverhill Dr
Lafayette, CA 94549-1733

Property:
357 S 47TH ST
RICHMOND, CA 94804-3475-

PropID:
Client ID: 1149

Dear Owner/Agent,

This letter is to inform you that your property at **357 S 47TH ST RICHMOND, CA 94804-3475** failed the Housing Quality Standards (HQS) inspection on 07/28/2026.

A re-inspection has been scheduled for 09/18/2026 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

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



7/30/2026

FAILED INSPECTION NOTICE

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

Property:
4816 WALL AVE
RICHMOND, CA 94804-3494-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4816 WALL AVE RICHMOND, CA 94804-3494** failed the Housing Quality Standards (HQS) inspection on 07/28/2026.

A re-inspection has been scheduled for 09/18/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions under renovation

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/30/2026

FAILED INSPECTION NOTICE

Michelle Johnson
Terry Kelley
1459 San Joaquin St
Richmond, CA 94804

Property:
846 CARLSON BLVD
RICHMOND, CA 94804-4407-

PropID:
Client ID: 2359

Dear Owner/Agent,

This letter is to inform you that your property at **846 CARLSON BLVD RICHMOND, CA 94804-4407** **failed** the Housing Quality Standards (HQS) inspection on 07/28/2026.

A re-inspection has been scheduled for 09/18/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.12 Kitchen/Sink	Dishwasher inoperable as it is unable to be plugged in outlet underneath sink, repair so dishwasher and garbage disposal are operable.

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



7/30/2026

FAILED INSPECTION NOTICE

Lorenzo E & Brenda Brandy
1042 Silverhill Dr
Lafayette, CA 94549-1733

Property:
5041 CREELY AVE
RICHMOND, CA 94804-4736-

PropID:
Client ID: 1149

Dear Owner/Agent,

This letter is to inform you that your property at **5041 CREELY AVE RICHMOND, CA 94804-4736** failed the Housing Quality Standards (HQS) inspection on 07/28/2026.

A re-inspection has been scheduled for 09/18/2026 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>
2.12 Kitchen/Sink	1. Dishwasher inoperable as drain goes through air gap, repair as drain must go through garbage disposal. 2. Repair leak underneath sink
3.13 Bathroom/Ventilation	Replace rusted ceiling vent
3.5 Bathroom/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.
4.10 Other Rooms/Smoke Detectors	Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.6 Other Rooms/Celing Condition	Repair crack on ceiling
8.1 General Health and Safety/Access to Unit	Install patio door screen



7/30/2026

FAILED INSPECTION NOTICE

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