



7/30/2026

FAILED INSPECTION NOTICE

Kathleen Schmieder
Po Box 4937
Walnut Creek, CA 94596

Property:
449 B ST
RICHMOND, CA 94801-2918-

PropID:
Client ID: 7728

Dear Owner/Agent,

This letter is to inform you that your property at **449 B ST RICHMOND, CA 94801-2918** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/23/2026 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	Dishwasher leaking into cabinet, repair
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit	Repair constant drip on faucet in 1/2 bathroom level 1
8.3 General Health and Safety/Evidence of Infestation	Exterminate for rats, mice.



7/30/2026

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



7/30/2026

FAILED INSPECTION NOTICE

Kathleen Schmieder
Po Box 4937
Walnut Creek, CA 94596

Property:
447 B ST
RICHMOND, CA 94801-2918-

PropID:
Client ID: 7728

Dear Owner/Agent,

This letter is to inform you that your property at **447 B ST RICHMOND, CA 94801-2918** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/23/2026 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	Shower head leaking in rear, bedroom 1 left side level 2. Repair
2.12 Kitchen/Sink	Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heater inoperable in bedroom 2, right side level 2. Repair
8.6 General Health and Safety/Interior Stairs and Common Halls	Hall closet doors off track, repair



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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/30/2026

FAILED INSPECTION NOTICE

Kathleen Schmieder
Po Box 4937
Walnut Creek, CA 94596

Property:
454 C ST
RICHMOND, CA 94801-2918-

PropID:
Client ID: 7728

Dear Owner/Agent,

This letter is to inform you that your property at **454 C ST RICHMOND, CA 94801-2918** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/23/2026 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 Replace burnt receptacle, right side of living room heater
2.12	Kitchen/Sink Install air gap for dishwasher
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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/30/2026

FAILED INSPECTION NOTICE

Kathleen Schmieder
Po Box 4937
Walnut Creek, CA 94596

Property:
456 C ST
RICHMOND, CA 94801-2918-

PropID:
Client ID: 7728

Dear Owner/Agent,

This letter is to inform you that your property at **456 C ST RICHMOND, CA 94801-2918** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/23/2026 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 inoperable as tub runs with shower, bedroom 1 left side level 2
4.4 Other Rooms/Security	Remove keyed lock from interior door.
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heater inoperable, bedroom 2 right side level 2. Repair
7.4 Heating and Plumbing/Water Heater	Wtr. Htr. = Missing Pilot Light Cover.
5.3 Secondary Rooms/Electrical Hazards	1. Replace cracked outlet above washing machine
	2. Outlet in garage by rear door missing cover plate, install
2.12 Kitchen/Sink	Dishwasher inoperable, repair



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Residential Rental Inspections Program



7/30/2026

FAILED INSPECTION NOTICE

Kathleen Schmieder
Po Box 4937
Walnut Creek, CA 94596

Property:
460 C ST
RICHMOND, CA 94801-2921-

PropID:
Client ID: 7728

Dear Owner/Agent,

This letter is to inform you that your property at **460 C ST RICHMOND, CA 94801-2921** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/23/2026 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	Dishwasher inoperable, repair
3.12 Bathroom/Tub or Shower	1. Resurface tub, surface rust present
	2. Tub diverter inoperable, water running from spout when shower is on. Repair.

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



7/30/2026

FAILED INSPECTION NOTICE

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

Property:
19 3RD ST
RICHMOND, CA 94801-3563-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **19 3RD ST RICHMOND, CA 94801-3563** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/23/2026 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>
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
8.10	General Health and Safety/Site and Neighborhood Conditions Backyard = overgrown grass/weeds.
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.

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



7/30/2026

FAILED INSPECTION NOTICE

Juan Antonio & Olga Balderas
926 Taylor Ave
Alameda, CA 94501

Property:
2901 HOWARD ST
RICHMOND, CA 94804-1131-

PropID:
Client ID: 6153

Dear Owner/Agent,

This letter is to inform you that your property at **2901 HOWARD ST RICHMOND, CA 94804-1131** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

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

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7/30/2026

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
2.3	Kitchen/Electrical Hazards 1. A missing and/or cracked coverplate presents an electrical hazard. - outlet right side of kitchen sink 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet right side of kitchen stove
2.10	Kitchen/Stove or Range with Oven Range hood test buttons damaged, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector and carbon monoxide detector in unit
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.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet underneath TV
3.5	Bathroom/Window Condition Repair damaged window screen
5.3	Secondary Rooms/Electrical Hazards Outlet in laundry room missing cover plate, replace
8.1	General Health and Safety/Access to Unit Install striker plate on rear door frame

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/30/2026

FAILED INSPECTION NOTICE

Hung-Cheng & Tehsin Ma Lee
3200 Stanford Ln
El Dorado Hills, CA 95762

Property:
3013 RHEEM AVE
RICHMOND, CA 94804-1143-

PropID:
Client ID: 5649

Dear Owner/Agent,

This letter is to inform you that your property at **3013 RHEEM AVE RICHMOND, CA 94804-1143** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/23/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light fixture cover missing
4.3	Other Rooms/Electrical Hazards bedroom outlet damaged as well as cover plate missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit tub corroded around drain - repair
2.12	Kitchen/Sink garbage disposal inop
4.10	Other Rooms/Smoke Detectors smoke detector missing in garage
6.2	Building Exterior/Condition of Stairs, Rails, and Porches wood in back yard sitting area swollen/splintering - repair/replace



7/30/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/30/2026

FAILED INSPECTION NOTICE

Jasminder S & Sonia Sikand
1066 Rock Harbor Pt
Hercules, CA 94547-2619

Property:
575 25TH ST
RICHMOND, CA 94804-1602-

PropID:
Client ID: 1188

Dear Owner/Agent,

This letter is to inform you that your property at **575 25TH ST RICHMOND, CA 94804-1602** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/18/2026 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>
1.5	Living Room/Window Condition replace missing screens

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



7/30/2026

FAILED INSPECTION NOTICE

Waller-Clenfield 2003 Trust
6833 Del Monte Ave
Richmond, CA 94805

Property:
510 26TH ST
RICHMOND, CA 94804-1605-

PropID:
Client ID: 5344

Dear Owner/Agent,

This letter is to inform you that your property at **510 26TH ST RICHMOND, CA 94804-1605** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

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>
7.4	Heating and Plumbing/Water Heater install proper earth quake straps install pressure relief pipe

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

Waller-Clenfield 2003 Trust
6833 Del Monte Ave
Richmond, CA 94805

Property:
2601 BARRETT AVE
RICHMOND, CA 94804-1605-

PropID:
Client ID: 5344

Dear Owner/Agent,

This letter is to inform you that your property at **2601 BARRETT AVE RICHMOND, CA 94804-1605** **failed** the Housing Quality Standards (HQS) inspection on 07/29/2026.

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>
7.4	Heating and Plumbing/Water Heater install proper earth quake straps install pressure relief pipe

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

Waller-Clenfield 2003 Trust
6833 Del Monte Ave
Richmond, CA 94805

Property:
2603 BARRETT AVE
RICHMOND, CA 94804-1605-

PropID:
Client ID: 5344

Dear Owner/Agent,

This letter is to inform you that your property at **2603 BARRETT AVE RICHMOND, CA 94804-1605** **failed** the Housing Quality Standards (HQS) inspection on 07/29/2026.

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>
7.4	Heating and Plumbing/Water Heater install proper earth quake straps install pressure relief pipe

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



7/30/2026

FAILED INSPECTION NOTICE

Waller-Clenfield 2003 Trust
6833 Del Monte Ave
Richmond, CA 94805

Property:
2605 BARRETT AVE
RICHMOND, CA 94804-1605-

PropID:
Client ID: 5344

Dear Owner/Agent,

This letter is to inform you that your property at **2605 BARRETT AVE RICHMOND, CA 94804-1605** **failed** the Housing Quality Standards (HQS) inspection on 07/29/2026.

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>
2.3	Kitchen/Electrical Hazards open ground outlet GFCI will not trip and reset. repair or 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



7/30/2026

FAILED INSPECTION NOTICE

Colin & Mila N Coffey
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
349 29TH ST
RICHMOND, CA 94804-1734-

PropID:
Client ID: 2771

Dear Owner/Agent,

This letter is to inform you that your property at **349 29TH ST RICHMOND, CA 94804-1734** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/18/2026 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	leaking faucet repair or replace.
3.12 Bathroom/Tub or Shower	leaking hot water handle. repair or replace
8.6 General Health and Safety/Interior Stairs and Common Halls	soiled carpet through out unit. clean or replace.
8.7 General Health and Safety/Other Interior Hazards	install CO detectors on 1st floor



7/30/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/30/2026

FAILED INSPECTION NOTICE

Paul & Georgia Lupinsky
1326 Brewster Dr
El Cerrito, CA 94530-2526

Property:
2710 NEVIN AVE
RICHMOND, CA 94804-1748-

PropID:
Client ID: 2018

Dear Owner/Agent,

This letter is to inform you that your property at **2710 NEVIN AVE RICHMOND, CA 94804-1748** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/18/2026 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	leaking faucet repair or replace
3.12 Bathroom/Tub or Shower	tub hot water knob leaking repair or release
8.6 General Health and Safety/Interior Stairs and Common Halls	install CO detector 1st floor.

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

Paul & Georgia Lupinsky
1326 Brewster Dr
El Cerrito, CA 94530-2526

Property:
2714 NEVIN AVE
RICHMOND, CA 94804-1748-

PropID:
Client ID: 2018

Dear Owner/Agent,

This letter is to inform you that your property at **2714 NEVIN AVE RICHMOND, CA 94804-1748** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/18/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls install CO detector

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



7/30/2026

FAILED INSPECTION NOTICE

Shulym Zeltser
1986 Via Appia
Walnut Creek, CA 94598

Property:
139 S 3RD ST
RICHMOND, CA 94804-2108-

PropID:
Client ID: 15706

Dear Owner/Agent,

This letter is to inform you that your property at **139 S 3RD ST RICHMOND, CA 94804-2108** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/18/2026 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 inoperable, repair/replace or remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.4	General Health and Safety/Garbage and Debris Remove old appliances from rear deck and rear yard

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



7/30/2026

FAILED INSPECTION NOTICE

Juan Antonio & Olga Balderas
926 Taylor Ave
Alameda, CA 94501

Property:
5004 FALLON AVE
RICHMOND, CA 94804-4707-

PropID:
Client ID: 6153

Dear Owner/Agent,

This letter is to inform you that your property at **5004 FALLON AVE RICHMOND, CA 94804-4707** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/18/2026 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.4	Building Exterior/Condition of Exterior Surfaces Front exterior outlet missing weather proof cover, install - outlet also has open grounds, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
5.3	Secondary Rooms/Electrical Hazards Garage outlet missing light switch cover, replace
5.2	Secondary Rooms/Security Replace missing door knob on door leading to garage



7/30/2026

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



7/30/2026

FAILED INSPECTION NOTICE

Juan Antonio & Olga Balderas
926 Taylor Ave
Alameda, CA 94501

Property:
5326 CREELY
RICHMOND, CA 94804-4743-

PropID:
Client ID: 6153

Dear Owner/Agent,

This letter is to inform you that your property at **5326 CREELY RICHMOND, CA 94804-4743** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

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



7/30/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
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.
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.
8.1	General Health and Safety/Access to Unit Install turn style deadbolt locks on rear door and exterior garage door. Remove keyed entry deadbolt locks.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle
7.4	Heating and Plumbing/Water Heater Connect discharge line, currently present but not attached to water heater
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. - LIVING ROOM & DINING ROOM
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
5.3	Secondary Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - room by rear door where appliance hook up is. Not the room the the appliances are in.



7/30/2026

FAILED INSPECTION NOTICE

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Sincerely,

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:
6023 WENK AVE
RICHMOND, CA 94804-5026-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **6023 WENK AVE RICHMOND, CA 94804-5026** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/18/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Door leading downstairs not staying closed knob not latching - 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



7/30/2026

FAILED INSPECTION NOTICE

Susan Snyder Killian
6040 Arlington Blvd
Richmond, CA 94805

Property:
93 LAKESHORE CT
RICHMOND, CA 94804-7421-

PropID:
Client ID: 18512

Dear Owner/Agent,

This letter is to inform you that your property at **93 LAKESHORE CT RICHMOND, CA 94804-7421** **failed** the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/18/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces Exterior patio outlet inoperable, repair

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



7/30/2026

FAILED INSPECTION NOTICE

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

Property:
9 MARINA LAKES DR
RICHMOND, CA 94804-7447-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **9 MARINA LAKES DR RICHMOND, CA 94804-7447** **failed** the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/18/2026 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 common area and bedroom smoke detector past 10yr/inop Co detector inop

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/30/2026

FAILED INSPECTION NOTICE

Michael Alan Johnson
6664 Colton Blvd
Oakland, CA 94611

Property:
764 34TH ST
RICHMOND, CA 94805-1770-

PropID:
Client ID: 9096

Dear Owner/Agent,

This letter is to inform you that your property at **764 34TH ST RICHMOND, CA 94805-1770** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/23/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway Co detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.6	Bathroom/Ceiling Condition ceiling and wall have discoloration - remove/repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment clear items blocking access to water heater



7/30/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/30/2026

FAILED INSPECTION NOTICE

Delfin J Dagloria
DENICE M DAGLORIA-WURNITSCH
2288 Fulton St Ste 202B
Berkeley, CA 94804

Property:
3820 NEVIN AVE
RICHMOND, CA 94805-2235-

PropID:
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **3820 NEVIN AVE RICHMOND, CA 94805-2235** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/18/2026 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 inoperable, repair
8.10	General Health and Safety/Site and Neighborhood Conditions 1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs 2. Cut down brush on side of complex



7/30/2026

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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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

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

Property:
4413 BELL WAY
RICHMOND, CA 94806-1703-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **4413 BELL WAY RICHMOND, CA 94806-1703** failed the Housing Quality Standards (HQS) inspection on 07/29/2026.

A re-inspection has been scheduled for 09/23/2026 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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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