



8/3/2026

FAILED INSPECTION NOTICE

Martin Y Lu
Po Box 6095
Albany, CA 94706

Property:
628 21ST ST
RICHMOND, CA 94801-3322-

PropID:
Client ID: 7187

Dear Owner/Agent,

This letter is to inform you that your property at **628 21ST ST RICHMOND, CA 94801-3322** failed the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 09/30/2026 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>
6.3	Building Exterior/Condition of Roof and Gutters bottom/underneath roof lip damaged/worn - repair/replace/repaint
7.2	Heating and Plumbing/Safety of Heating Equipment clear items blocking access to water heater
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway CO detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Martin Y Lu
Po Box 6095
Albany, CA 94706

Property:
630 21ST ST
RICHMOND, CA 94801-3322-

PropID:
Client ID: 7187

Dear Owner/Agent,

This letter is to inform you that your property at **630 21ST ST RICHMOND, CA 94801-3322** failed the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 09/30/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Eugenio F & Maria N Vieira
PAULO VIEIRA
1090 Seascape Circle
Rodeo, CA 94572

Property:
1077 HUMPHREY AVE
RICHMOND, CA 94804-

PropID:
Client ID: 5933

Dear Owner/Agent,

This letter is to inform you that your property at **1077 HUMPHREY AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 09/30/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub caulking worn/damaged - repair/recaulk/replace
4.4	Other Rooms/Security remove deadbolt 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Eugenio F & Maria N Vieira
PAULO VIEIRA
1090 Seascape Circle
Rodeo, CA 94572

Property:
1079 HUMPHREY AVE
RICHMOND, CA 94804-

PropID:
Client ID: 5933

Dear Owner/Agent,

This letter is to inform you that your property at **1079 HUMPHREY AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 09/30/2026 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>
3.5 Bathroom/Window Condition	window frame has large amounts of discoloration /damaged - repair/replace
4.4 Other Rooms/Security	remove key lock from bedroom door
2.10 Kitchen/Stove or Range with Oven	hood range vent screen cover missing
1.8 Living Room/Floor Condition	carpeting in unit badly worn/bunching badly - repair/replace



8/3/2026

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Sincerely,

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Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Martin Y Lu
Po Box 6095
Albany, CA 94706

Property:
2620 MARICOPA AVE
RICHMOND, CA 94804-1012-

PropID:
Client ID: 7187

Dear Owner/Agent,

This letter is to inform you that your property at **2620 MARICOPA AVE RICHMOND, CA 94804-1012** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 09/30/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke /Co missing
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has overgrowth - cut/remove
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
5.2	Secondary Rooms/Security door to garage not closing smoothly - repair/replace



8/3/2026

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Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Martin Y Lu
Po Box 6095
Albany, CA 94706

Property:
2622 MARICOPA AVE
RICHMOND, CA 94804-1012-

PropID:
Client ID: 7187

Dear Owner/Agent,

This letter is to inform you that your property at **2622 MARICOPA AVE RICHMOND, CA 94804-1012** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 09/30/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke detector missing 2nd fl Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace



8/3/2026

FAILED INSPECTION NOTICE

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

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Sincerely,

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Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Eugenio F & Maria N Vieira
PAULO VIEIRA
1090 Seascape Circle
Rodeo, CA 94572

Property:
2835 LOWELL AVE
RICHMOND, CA 94804-1041-

PropID:
Client ID: 5933

Dear Owner/Agent,

This letter is to inform you that your property at **2835 LOWELL AVE RICHMOND, CA 94804-1041** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 09/30/2026 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 GFCI outlet missing
1.8	Living Room/Floor Condition carpeting in unit badly worn/bunching/damaged - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence missing slats not stable/leaning - repair/replace



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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Franco Azzolino
619 Wyandotte Ave
Daly City, CA 94014

Property:
827 33RD ST
RICHMOND, CA 94804-1331-

PropID:
Client ID: 4551

Dear Owner/Agent,

This letter is to inform you that your property at **827 33RD ST RICHMOND, CA 94804-1331** failed the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/01/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, 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



8/3/2026

FAILED INSPECTION NOTICE

Martin Y Lu
Po Box 6095
Albany, CA 94706

Property:
316 31ST ST
RICHMOND, CA 94804-1766-

PropID:
Client ID: 7187

Dear Owner/Agent,

This letter is to inform you that your property at **316 31ST ST RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 09/30/2026 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 - 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Martin Y Lu
Po Box 6095
Albany, CA 94706

Property:
318 31ST ST
RICHMOND, CA 94804-1766-

PropID:
Client ID: 7187

Dear Owner/Agent,

This letter is to inform you that your property at **318 31ST ST RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 09/30/2026 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 hood range light inop
3.12	Bathroom/Tub or Shower shower head leaking - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
4.4	Other Rooms/Security remove key lock from bedroom door



8/3/2026

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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.

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Sincerely,

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Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Martin Y Lu
Po Box 6095
Albany, CA 94706

Property:
320 31ST ST
RICHMOND, CA 94804-1766-

PropID:
Client ID: 7187

Dear Owner/Agent,

This letter is to inform you that your property at **320 31ST ST RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 09/30/2026 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 - repair/replace
4.4	Other Rooms/Security bedroom locked unable to inspect

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



8/3/2026

FAILED INSPECTION NOTICE

Bao Tran
Po Box 68
Saratoga, CA 95071-0068

Property:
2689 MARTIN LUTHER KING JR AVE
RICHMOND, CA 94804-4038-

PropID:
Client ID: 11257

Dear Owner/Agent,

This letter is to inform you that your property at **2689 MARTIN LUTHER KING JR AVE RICHMOND, CA 94804-4038** failed the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 09/30/2026 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 2nd fl hallway smoke exceeds 10 yr - replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms
4.3	Other Rooms/Electrical Hazards light switch cover plate - damaged/missing - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door



8/3/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Thomas E & Bessie M Vaughns
328 Pompano Cir
Foster City, CA 94404-1904

Property:
5205 COLUSA AVE Apt B
RICHMOND, CA 94804-5138-

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **5205 COLUSA AVE Apt B RICHMOND, CA 94804-5138** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/01/2026 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.



8/3/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions remove garbage and debris from front side rear and on top of the carport/garage. overgrown grass and trees bushes in rear of property.
2.5	Kitchen/Window Condition replace screens
2.3	Kitchen/Electrical Hazards open ground outlet repair or replace.
2.10	Kitchen/Stove or Range with Oven chipping and peeling paint on range hood. repair or replace.
2.13	Kitchen/Space for Storage, Prep and Serving missing cabinet door replace
1.5	Living Room/Window Condition replace missing screens.
1.3	Living Room/Electrical Hazards broken electrical outlet repair or replace.
1.7	Living Room/Wall Condition hole in wall left side of door
1.6	Living Room/Ceiling Condition bubbling above door evidence of water damage
4.5	Other Rooms/Window Condition replace screens
4.3	Other Rooms/Electrical Hazards replace missing light cover
4.10	Other Rooms/Smoke Detectors replace missing smoke detectors
4.7	Other Rooms/Wall Condition remove black discoloration
3.7	Bathroom/Wall Condition remove black discoloration
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hole in wall behind toilet.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit replace stopper
3.12	Bathroom/Tub or Shower leaking tub faucet. repair or replace
3.5	Bathroom/Window Condition replace screens



8/3/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Thomas E & Bessie M Vaughns
328 Pompano Cir
Foster City, CA 94404-1904

Property:

5205 COLUSA AVE Apt A
RICHMOND, CA 94804-5138-

PropID:

Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **5205 COLUSA AVE Apt A RICHMOND, CA 94804-5138** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/01/2026 between 11:00AM and 02:00PM.

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8/3/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions remove garbage and debris from front side rear and on top of garage/carport cut overgrown trees grass bushes in rear of property
2.5	Kitchen/Window Condition replace screens
2.3	Kitchen/Electrical Hazards open ground outlet. repair or replace.
2.10	Kitchen/Stove or Range with Oven chipping and peeling paint on rangehood. missing save knobs repair or replace
1.5	Living Room/Window Condition replace missing screens
1.6	Living Room/Ceiling Condition bubbling above door . repair or replace
4.5	Other Rooms/Window Condition replace missing screens
4.3	Other Rooms/Electrical Hazards replace missing light cover
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
4.7	Other Rooms/Wall Condition remove black discoloration
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit leaking under sink. repair or replace.
3.3	Bathroom/Electrical Hazards open ground missing cover. repair or replace
8.6	General Health and Safety/Interior Stairs and Common Halls replace missing smoke and CO detectors clear clutter from hall
8.3	General Health and Safety/Evidence of Infestation evidence of infestation professional extermination needed.



8/3/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Thomas E & Bessie M Vaughns
328 Pompano Cir
Foster City, CA 94404-1904

Property:
2201 SAN MATEO ST
RICHMOND, CA 94804-5530-

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **2201 SAN MATEO ST RICHMOND, CA 94804-5530** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/01/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.6	Kitchen/Ceiling Condition bubbling and peeling on ceiling evidence of water damage
6.4	Building Exterior/Condition of Exterior Surfaces peeling and chipping paint on window seals around the house.
7.2	Heating and Plumbing/Safety of Heating Equipment non working thermostat 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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Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Thomas E & Bessie M Vaughns
328 Pompano Cir
Foster City, CA 94404-1904

Property:
2200 SAN MATEO ST
RICHMOND, CA 94804-5531-

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **2200 SAN MATEO ST RICHMOND, CA 94804-5531** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/01/2026 between 09:00AM and 12:00PM.

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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 chipping and peeling paint on back and front side of home.
6.3	Building Exterior/Condition of Roof and Gutters repair disconnected gutters from roof.
2.5	Kitchen/Window Condition replace missing screens
2.3	Kitchen/Electrical Hazards open ground outlet. replace with gfci outlet
3.12	Bathroom/Tub or Shower deteriorating caulking around tub. recaulk tub. missing faucet handle replace
3.3	Bathroom/Electrical Hazards replace outlet with gfci outlet



8/3/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Aaron H & Emiko Nakahara
1520 Park Ave
Emeryville, CA 94608

Property:
6123 FRESNO AVE
RICHMOND, CA 94804-5737-

PropID:
Client ID: 5303

Dear Owner/Agent,

This letter is to inform you that your property at **6123 FRESNO AVE RICHMOND, CA 94804-5737** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/01/2026 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 replace screen

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



8/3/2026

FAILED INSPECTION NOTICE

Aaron H & Emiko Nakahara
1520 Park Ave
Emeryville, CA 94608

Property:
6121 FRESNO AVE
RICHMOND, CA 94804-5737-

PropID:
Client ID: 5303

Dear Owner/Agent,

This letter is to inform you that your property at **6121 FRESNO AVE RICHMOND, CA 94804-5737** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/01/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit low water pressure repair or replace
3.3	Bathroom/Electrical Hazards loose outlet socket 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



8/3/2026

FAILED INSPECTION NOTICE

Aaron H & Emiko Nakahara
1520 Park Ave
Emeryville, CA 94608

Property:
6119 FRESNO AVE
RICHMOND, CA 94804-5737-

PropID:
Client ID: 5303

Dear Owner/Agent,

This letter is to inform you that your property at **6119 FRESNO AVE RICHMOND, CA 94804-5737** failed the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/01/2026 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 large cracks across ceiling and walls

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



8/3/2026

FAILED INSPECTION NOTICE

Lorraine Wan-Ling Louie
40 Alamo Ave
Berkeley, CA 94708-1328

Property:
2823 SAN MATEO ST
RICHMOND, CA 94804-5939-

PropID:
Client ID: 5353

Dear Owner/Agent,

This letter is to inform you that your property at **2823 SAN MATEO ST RICHMOND, CA 94804-5939** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/01/2026 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>
2.5	Kitchen/Window Condition replace missing screens
1.1	Living Room/Living Room Present remove clutter/personal items from windows and doors blocking egress.
4.8	Other Rooms/Floor Condition remove clutter/ personal items from window and doors blocking egress.
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown grass and tress from property



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Lorraine Wan-Ling Louie
40 Alamo Ave
Berkeley, CA 94708-1328

Property:
2817 SAN MATEO ST
RICHMOND, CA 94804-5939-

PropID:
Client ID: 5353

Dear Owner/Agent,

This letter is to inform you that your property at **2817 SAN MATEO ST RICHMOND, CA 94804-5939** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/01/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces hole on in wall back side of home.
2.5	Kitchen/Window Condition replace missing screens
2.7	Kitchen/Wall Condition chipping and peeling paint
3.5	Bathroom/Window Condition dry root on window seal repair or replace.
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown grass and tress from property



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Benita M Turner
2430 Yosemite Way
Discovery Bay, CA 94505-1838

Property:
2508 BEACH HEAD WAY
RICHMOND, CA 94804-7477-

PropID:
Client ID: 3866

Dear Owner/Agent,

This letter is to inform you that your property at **2508 BEACH HEAD WAY RICHMOND, CA 94804-7477** failed the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/01/2026 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 GFCI outlet

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12713 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12713 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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. - dining room
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.
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12715 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12715 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.



8/3/2026

FAILED INSPECTION NOTICE

<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.
1.8	Living Room/Floor Condition Carpet torn and heavily soiled throughout unit, repair, replace or remove
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.8	Other Rooms/Floor Condition Carpet torn at entry, repair
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.
4.10	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.
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.
2.11	Kitchen/Refrigerator Light inoperable, repair
8.1	General Health and Safety/Access to Unit Install deadbolt on rear 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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12717 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12717 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Front right burner inoperable, repair
2.11	Kitchen/Refrigerator Light inoperable, repair
4.5	Other Rooms/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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards 1. Light switch cover missing, replace 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12719 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12719 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
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.
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 and dining room
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.
3.3	Bathroom/Electrical Hazards GFCI inoperable, replace



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12725 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12725 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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.
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12727 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12727 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12 Bathroom/Tub or Shower	Constant drip from tub spout, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heater inoperable, repair
2.10 Kitchen/Stove or Range with Oven	Stove inoperable as tenant has it unplugged. Install missing burner knobs
7.4 Heating and Plumbing/Water Heater	1. Earthquake straps needed on top and bottom. 2. Install discharge pipe, within 6" of floor.



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12731 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12731 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
1.7	Living Room/Wall Condition Heavy yellow discoloration on walls throughout unit, repair
1.6	Living Room/Ceiling Condition Heavy yellow discoloration on ceilings throughout unit, repair
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair
2.3	Kitchen/Electrical Hazards Replace damaged/inoperable GFCI receptacle
2.11	Kitchen/Refrigerator Light inoperable, repair
4.3	Other Rooms/Electrical Hazards Ceiling light inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.3	Bathroom/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12733 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12733 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards No access to receptacles due to excessive clutter in room, outlets must be inspected
4.5	Other Rooms/Window Condition Tenant clear excessive items in room to allow access to window (fire exit)
3.4	Bathroom/Security Remove latch lock from exterior of door
3.12	Bathroom/Tub or Shower Resurface tub
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12735 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12735 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 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
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, repair or replace
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.
3.4	Bathroom/Security Remove latch lock from bathroom door
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 and Dining room



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12737 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12737 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 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 Install GFCI protected receptacle in bathroom
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in unit
7.4	Heating and Plumbing/Water Heater 1. Wtr. Htr. = Missing Pilot Light Cover. 2. Earthquake straps needed on top and bottom.



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12741 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12741 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 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. - Living room and dining room
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.



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12743 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12743 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 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>
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door
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
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.



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12745 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12745 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 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>
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door
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.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.
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.



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12747 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12747 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 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>
4.3	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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heater in unit
7.4	Heating and Plumbing/Water Heater Install discharge pipe, within 6" of floor.
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.



8/3/2026

FAILED INSPECTION NOTICE

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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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12751 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12751 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 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>
4.3	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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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.
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on range hood



8/3/2026

FAILED INSPECTION NOTICE

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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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12753 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12753 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 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>
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door
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.
3.3	Bathroom/Electrical Hazards GFCI inoperable, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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.



8/3/2026

FAILED INSPECTION NOTICE

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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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12755 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12755 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 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 Install GFCI in bathroom
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet by right window
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.



8/3/2026

FAILED INSPECTION NOTICE

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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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12757 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12757 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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



8/3/2026

FAILED INSPECTION NOTICE

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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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12761 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12761 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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.



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12763 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12763 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door
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.
4.10	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.
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.



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12765 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12765 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door
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.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



8/3/2026

FAILED INSPECTION NOTICE

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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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12767 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12767 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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. - Dining Room
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12771 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12771 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
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.
4.3	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.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12773 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12773 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Clear items in room to allow access to outlets for inspection
4.5	Other Rooms/Window Condition Clear items to allow clear path to window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door
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. - Dining Room



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12775 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12775 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door
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
3.3	Bathroom/Electrical Hazards Install GFCi protected receptacle
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.



8/3/2026

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12777 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12777 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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.
2.10	Kitchen/Stove or Range with Oven Remove foil from stove as it can maintain oils and become fire hazard

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
12721 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12721 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 07/30/2026.

A re-inspection has been scheduled for 10/02/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
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
8.1	General Health and Safety/Access to Unit Replace missing striker plate on rear door frame
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Low hot water pressure, repair
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



8/3/2026

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