



8/25/2025

**FAILED INSPECTION NOTICE**

Tracy A Lamar  
265 Glenview Cir  
Vallejo, CA 94591

Property:  
464 3RD ST  
RICHMOND, CA 94801-2627-

PropID:  
Client ID: 8307

Dear Owner/Agent,

This letter is to inform you that your property at **464 3RD ST RICHMOND, CA 94801-2627** failed the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/09/2025 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.



8/25/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.5	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.
TENANT TO MOVE FURNITURE BLOCKING WINDOW	
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.  Outlet on right wall damaged, replace
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, repair or replace
3.13	Bathroom/Ventilation Secure vent fan to ceiling
2.10	Kitchen/Stove or Range with Oven Range hood severely rusted with peeling paint, replace
8.1	General Health and Safety/Access to Unit Secure knobs on rear security door
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



8/25/2025

**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



8/25/2025

**FAILED INSPECTION NOTICE**

Tracy A Lamar  
265 Glenview Cir  
Vallejo, CA 94591

Property:  
466 3RD ST  
RICHMOND, CA 94801-2627-

PropID:  
Client ID: 8307

Dear Owner/Agent,

This letter is to inform you that your property at **466 3RD ST RICHMOND, CA 94801-2627** failed the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/09/2025 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.



8/25/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.3	Living Room/Electrical Hazards Light fixture inoperable , repair  Outlet on right wall has no power, unable to test. Repair
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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Burner knobs missing, replace for inspection  Clean grease splatter on range hood  Range hood light inoperable, replace bulb
2.11	Kitchen/Refrigerator Refrigerator/Freezer does not maintain temperature.
2.12	Kitchen/Sink Secure kitchen faucet to sink
2.3	Kitchen/Electrical Hazards Prong broken in GFCI receptacle right of sink, repair or replace



8/25/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/25/2025

**FAILED INSPECTION NOTICE**

Tracy A Lamar  
265 Glenview Cir  
Vallejo, CA 94591

Property:  
468 3RD ST  
RICHMOND, CA 94801-2627-

PropID:  
Client ID: 8307

Dear Owner/Agent,

This letter is to inform you that your property at **468 3RD ST RICHMOND, CA 94801-2627** failed the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/09/2025 between 09:00AM and 12:00PM.**

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, repair or replace  Common area smoke detector missing, replace
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair or replace with two prong receptacle or GFCI
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, replace  Rear burners inoperable, repair
5.2	Secondary Rooms/Security Remove keyed entry lock on laundry room door
2.11	Kitchen/Refrigerator Refrigerator/Freezer does not maintain temperature.



8/25/2025

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Residential Rental Inspections Program





8/25/2025

**FAILED INSPECTION NOTICE**

Tracy A Lamar  
265 Glenview Cir  
Vallejo, CA 94591

Property:  
300 BARRETT AVE  
RICHMOND, CA 94801-2627-

PropID:  
Client ID: 8307

Dear Owner/Agent,

This letter is to inform you that your property at **300 BARRETT AVE RICHMOND, CA 94801-2627** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/09/2025 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.



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**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior 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.
4.3	Other Rooms/Electrical Hazards Light switch coverplate damaged, 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.
3.4	Bathroom/Security Remove keyed entry lock on bathroom door
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
4.5	Other Rooms/Window Condition Move bunk bed blocking window (fire exit)
8.1	General Health and Safety/Access to Unit Clear items blocking clear access to rear door
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, repair or replace
2.10	Kitchen/Stove or Range with Oven Oven door front facing missing/damaged, repair or replace  Front/Right burner inoperable, repair  Range hood vent screen missing, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet inoperable, will not flush. Repair



8/25/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/25/2025

**FAILED INSPECTION NOTICE**

Julie Lin  
108 Santa Paula Ct  
San Pablo, CA 94806-5038

Property:  
214 BARRETT AVE Apt 2  
RICHMOND, CA 94801-2685-

PropID:  
Client ID: 12273

Dear Owner/Agent,

This letter is to inform you that your property at **214 BARRETT AVE Apt 2 RICHMOND, CA 94801-2685** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/09/2025 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Carbon monoxide detector inoperable, repair or replace

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/25/2025

**FAILED INSPECTION NOTICE**

Austin Linnane  
364 Wildwood Ave  
Piedmont, CA 94611-3849

Property:  
620 8TH ST  
RICHMOND, CA 94801-2714-

PropID:  
Client ID: 8769

Dear Owner/Agent,

This letter is to inform you that your property at **620 8TH ST RICHMOND, CA 94801-2714** failed the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/09/2025 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 Burners not self lighting, repair
8.1	General Health and Safety/Access to Unit Front security door damaged at bottom, repair
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display
2.12	Kitchen/Sink Dishwasher inoperable, repair



8/25/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/25/2025

**FAILED INSPECTION NOTICE**

Tracy A Lamar  
265 Glenview Cir  
Vallejo, CA 94591

Property:  
1621 ROOSEVELT AVE  
RICHMOND, CA 94801-2809-

PropID:  
Client ID: 8307

Dear Owner/Agent,

This letter is to inform you that your property at **1621 ROOSEVELT AVE RICHMOND, CA 94801-2809** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/09/2025 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Window lock damaged, repair
4.8	Other Rooms/Floor Condition Install transition strip at entry of room
4.4	Other Rooms/Security Secure door knob to door
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
5.2	Secondary Rooms/Security Remove keyed entry lock on garage door



8/25/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program





8/25/2025

**FAILED INSPECTION NOTICE**

Juan Lozano  
967 Mitchell Way  
El Sobrante, CA 94803

Property:  
1920 NEVIN AVE Apt A  
RICHMOND, CA 94801-3245-

PropID:  
Client ID: 8467

Dear Owner/Agent,

This letter is to inform you that your property at **1920 NEVIN AVE Apt A RICHMOND, CA 94801-3245** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/09/2025 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Complete repairs to rear stairs, unable to inspect as scaffold in the way.
8.4	General Health and Safety/Garbage and Debris Remove appliances from yard, must be stored inside of unit or removed
8.10	General Health and Safety/Site and Neighborhood Conditions Secure building supplies in rear yard



8/25/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/25/2025

**FAILED INSPECTION NOTICE**

Juan Lozano  
967 Mitchell Way  
El Sobrante, CA 94803

Property:  
1920 NEVIN AVE  
RICHMOND, CA 94801-3245-

PropID:  
Client ID: 8467

Dear Owner/Agent,

This letter is to inform you that your property at **1920 NEVIN AVE RICHMOND, CA 94801-3245** failed the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/09/2025 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 GFCI receptacle inoperable, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Clean excessive grease splatter on stove and range hood vent screen
2.12	Kitchen/Sink Garbage disposal not functioning, repair or remove
	Secure faucet base to sink



8/25/2025

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Sincerely,

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Residential Rental Inspections Program



8/25/2025

**FAILED INSPECTION NOTICE**

Toby Bielawski  
450 Boynton Ave  
Berkeley, CA 94707

Property:  
5616 SACRAMENTO AVE  
RICHMOND, CA 94804-

PropID:  
Client ID: 13247

Dear Owner/Agent,

This letter is to inform you that your property at **5616 SACRAMENTO AVE RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/09/2025 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>
5.4	Secondary Rooms/Other Potential Hazardous Features Window above laundry appliances missing screen, install

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/25/2025

**FAILED INSPECTION NOTICE**

Samia A Nemetalla  
1605 Elm Ave  
Richmond, CA 94805

Property:  
3030 MARICOPA AVE  
RICHMOND, CA 94804-1134-

PropID:  
Client ID: 9153

Dear Owner/Agent,

This letter is to inform you that your property at **3030 MARICOPA AVE RICHMOND, CA 94804-1134** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/09/2025 between 01:00PM and 04:00PM.**

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8/25/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Front heater inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Exterior vent screens missing left and right side of rear laundry door exit, replace
6.1	Building Exterior/Condition of Foundation Foudation Damaged. Large cracks in rear yard, repair
8.4	General Health and Safety/Garbage and Debris Remove old appliances from yard
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing rear common area smoke detector
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Rust in sink, repair
3.12	Bathroom/Tub or Shower Clean discoloration in shower enclosure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package insturctions. Replace as it exceeds 10 year lifespan.
4.5	Other Rooms/Window Condition Install quick release for security bars  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.
2.12	Kitchen/Sink Dishwasher inoperable, repair



8/25/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program





8/25/2025

**FAILED INSPECTION NOTICE**

Spr Homes Llc  
2300 Henry Ave  
Pinole, CA 94564

Property:  
84 MURDOCK  
RICHMOND, CA 94804-1930-

PropID:  
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **84 MURDOCK RICHMOND, CA 94804-1930** failed the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/07/2025 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 replace non working smoke and CO detectors

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



8/25/2025

**FAILED INSPECTION NOTICE**

Juan Lozano  
967 Mitchell Way  
El Sobrante, CA 94803

Property:  
3210 OHIO AVE  
RICHMOND, CA 94804-3069-

PropID:  
Client ID: 8467

Dear Owner/Agent,

This letter is to inform you that your property at **3210 OHIO AVE RICHMOND, CA 94804-3069** failed the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/09/2025 between 11:00AM and 02:00PM.**

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.4	Bathroom/Security Remove keyed entry lock from bathroom door
8.2	General Health and Safety/Exits Move items on exterior side of unit blocking window exit

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



8/25/2025

**FAILED INSPECTION NOTICE**

Spr Homes Llc  
2300 Henry Ave  
Pinole, CA 94564

Property:  
3003 FLORIDA AVE  
RICHMOND, CA 94804-3168-

PropID:  
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **3003 FLORIDA AVE RICHMOND, CA 94804-3168** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove key door lock From right side bedroom door

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



8/25/2025

**FAILED INSPECTION NOTICE**

Juan Lozano  
967 Mitchell Way  
El Sobrante, CA 94803

Property:  
3738 FLORIDA AVE  
RICHMOND, CA 94804-3321-

PropID:  
Client ID: 8467

Dear Owner/Agent,

This letter is to inform you that your property at **3738 FLORIDA AVE RICHMOND, CA 94804-3321** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2025.

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8/25/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Outlet right of thermostat has damaged coverplate, replace
7.2	Heating and Plumbing/Safety of Heating Equipment Thermostat has no display, repair
8.2	General Health and Safety/Exits Clear items in garage to allow clear path to garage door (fire exit)
3.13	Bathroom/Ventilation Replace rusted vent screen on ceiling
3.3	Bathroom/Electrical Hazards Replace rusted light fixture
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor and recaulk exterior of toilet
3.12	Bathroom/Tub or Shower Resurface tub  Repair leak/spraying water on tub/shower control knob
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Outlet on left wall missing cover plate, replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.6	Other Rooms/Ceiling Condition Repair ceiling, evidence of water damage,  repair hole on ceiling above window
7.4	Heating and Plumbing/Water Heater Clear items in front of hot water heater closet for access
2.6	Kitchen/Ceiling Condition Clean food splatter on kitchen ceiling



8/25/2025

**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



8/25/2025

**FAILED INSPECTION NOTICE**

Juan Lozano  
967 Mitchell Way  
El Sobrante, CA 94803

Property:  
4225 FLORIDA AVE  
RICHMOND, CA 94804-3433-

PropID:  
Client ID: 8467

Dear Owner/Agent,

This letter is to inform you that your property at **4225 FLORIDA AVE RICHMOND, CA 94804-3433** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/09/2025 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>
4.5	Other Rooms/Window Condition Window must be openable and remain open without props. Right window wont stay open without prop, repair
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on backsplash
2.3	Kitchen/Electrical Hazards Replace missing light switch cover on outlet in kitchen leading to lower level
8.7	General Health and Safety/Other Interior Hazards Replace missing smoke detector in garage
8.4	General Health and Safety/Garbage and Debris Remove old appliances from rear yard



8/25/2025

**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





8/25/2025

**FAILED INSPECTION NOTICE**

Juan Lozano  
967 Mitchell Way  
El Sobrante, CA 94803

Property:  
4310 FLORIDA AVE  
RICHMOND, CA 94804-3435-

PropID:  
Client ID: 8467

Dear Owner/Agent,

This letter is to inform you that your property at **4310 FLORIDA AVE RICHMOND, CA 94804-3435** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/09/2025 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 Replace common area Smoke detector, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters both inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.10	Kitchen/Stove or Range with Oven CLEAN GREASE SPLATTER ON RANGE HOOD AND RANGE HOOD VENT SCREEN
5.4	Secondary Rooms/Other Potential Hazardous Features Garage smoke detector exceeds 10 year life span, replace



8/25/2025

## **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



8/25/2025

**FAILED INSPECTION NOTICE**

Spr Homes Llc  
2300 Henry Ave  
Pinole, CA 94564

Property:  
2926 ALTA MIRA  
RICHMOND, CA 94806-2758-

PropID:  
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **2926 ALTA MIRA RICHMOND, CA 94806-2758** failed the Housing Quality Standards (HQS) inspection on 08/11/2025.

**A re-inspection has been scheduled for 10/07/2025 between 09:00AM and 12:00PM.**

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

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program