



8/25/2025

FAILED INSPECTION NOTICE

Leticia Alvarado
1194 Prevost St
San Jose, CA 95125-5717

Property:
873 7TH ST
RICHMOND, CA 94801-2218-

PropID:
Client ID: 9817

Dear Owner/Agent,

This letter is to inform you that your property at **873 7TH ST RICHMOND, CA 94801-2218** failed the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/10/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Repair crack on ceiling above heater in hallway. Evidence of previous water damage
1.4	Living Room/Security Install striker plate on door frame for deadbolt lock
6.4	Building Exterior/Condition of Exterior Surfaces Exterior dryer vent cover damaged, 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

Roman J Cadena
251 Curry St
Richmond, CA 94801-3418

Property:
759 15TH ST
RICHMOND, CA 94801-2453-

PropID:
Client ID: 3872

Dear Owner/Agent,

This letter is to inform you that your property at **759 15TH ST RICHMOND, CA 94801-2453** failed the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/10/2025 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>
5.3	Secondary Rooms/Electrical Hazards Replace cracked outlet in laundry room by sink. Outlet also has open grounds, repair or install GFCI
8.4	General Health and Safety/Garbage and Debris Remove old appliances and furniture in yard
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.11	Kitchen/Refrigerator Light 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.

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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



8/25/2025

FAILED INSPECTION NOTICE

David H Cochrane
4980 Appian Way Suite 205
El Sobrante, CA 94803

Property:
1835 GAYNOR AVE
RICHMOND, CA 94801-2534-

PropID:
Client ID: 9722

Dear Owner/Agent,

This letter is to inform you that your property at **1835 GAYNOR AVE RICHMOND, CA 94801-2534** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2025.

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



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 Heater inoperable, repair Secure thermostat to wall
2.10	Kitchen/Stove or Range with Oven 1- Replace missing range hood vent screen/filter 2- Center burner inoperable, repair
4.3	Other Rooms/Electrical Hazards Light switch coverplate 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.
3.12	Bathroom/Tub or Shower Shower head leaking, repair
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector batteries removed, replace
8.4	General Health and Safety/Garbage and Debris Remove old refrigerator in yard
8.2	General Health and Safety/Exits Clear items on exterior of unit blocking bedroom window exits

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

David H Cochrane
4980 Appian Way Suite 205
El Sobrante, CA 94803

Property:
1835 GAYNOR AVE Apt 1/2
RICHMOND, CA 94801-2534-

PropID:
Client ID: 9722

Dear Owner/Agent,

This letter is to inform you that your property at **1835 GAYNOR AVE Apt 1/2 RICHMOND, CA 94801-2534** failed the Housing Quality Standards (HQS) inspection on 08/13/2025.

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



8/25/2025

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector batteries removed, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1- Heater inoperable, repair 2- Thermostat cover 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
2.3	Kitchen/Electrical Hazards Outlet left of refrigerator has hot/ neutral reverse, repair
2.12	Kitchen/Sink Subfloor underneath kitchen sink damaged, replace
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door that leads to exterior
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.

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



8/25/2025

FAILED INSPECTION NOTICE

David H Cochrane
4980 Appian Way Suite 205
El Sobrante, CA 94803

Property:
1905 GAYNOR AVE
RICHMOND, CA 94801-2534-

PropID:
Client ID: 9722

Dear Owner/Agent,

This letter is to inform you that your property at **1905 GAYNOR AVE RICHMOND, CA 94801-2534** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/10/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair Thermostat cover missing, replace
2.12	Kitchen/Sink Faucet leaking in center, repair or replace
2.3	Kitchen/Electrical Hazards Outlet by door has open grounds, repair Secure outlet behind stove
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit No hot water at bathroom sink, repair
3.12	Bathroom/Tub or Shower Tub/Shower Faucet Knob(s) Damaged / Missing. Unable to test shower during inspection as knobs missing, replace
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit



8/25/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Xiao Ling Zhou
22718 Rancho Palomares Place
Castro Valley, CA 94552

Property:
1803 ROOSEVELT AVE
RICHMOND, CA 94801-2836-

PropID:
Client ID: 8884

Dear Owner/Agent,

This letter is to inform you that your property at **1803 ROOSEVELT AVE RICHMOND, CA 94801-2836** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/10/2025 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>
5.4	Secondary Rooms/Other Potential Hazardous Features Dining room window screen damaged, repair
5.3	Secondary Rooms/Electrical Hazards Dining room outlet has hot/neutral reverse, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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 Clear items in room to allow access to outlets for inspection
4.5	Other Rooms/Window Condition Move items blocking window (fire exit)
8.1	General Health and Safety/Access to Unit Rear screen door damaged, repair or remove



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.

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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



8/25/2025

FAILED INSPECTION NOTICE

Leticia Alvarado
1194 Prevost St
San Jose, CA 95125-5717

Property:
637 16TH ST
RICHMOND, CA 94801-2843-

PropID:
Client ID: 9817

Dear Owner/Agent,

This letter is to inform you that your property at **637 16TH ST RICHMOND, CA 94801-2843** failed the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/10/2025 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 Install quick release for security bars, or remove. Tenant must be able to exit room in emergency
3.12	Bathroom/Tub or Shower Resurface tub, rust present throughout
2.12	Kitchen/Sink Resurface kitchen sink, rust present inside of sink



8/25/2025

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



8/25/2025

FAILED INSPECTION NOTICE

Carlos Omar Flores Ramirez
650 15Th St
Richmond, CA 94801-2899

Property:
652 15TH ST
RICHMOND, CA 94801-2899-

PropID:
Client ID: 8599

Dear Owner/Agent,

This letter is to inform you that your property at **652 15TH ST RICHMOND, CA 94801-2899** failed the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/10/2025 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>
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.
6.4	Building Exterior/Condition of Exterior Surfaces Exterior vent screen missing across from carport, replace
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Replace missing cover plate on left wall
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint/rust present



8/25/2025

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



8/25/2025

FAILED INSPECTION NOTICE

Carlos Omar Flores Ramirez
650 15Th St
Richmond, CA 94801-2899

Property:
654 15TH ST
RICHMOND, CA 94801-2899-

PropID:
Client ID: 8599

Dear Owner/Agent,

This letter is to inform you that your property at **654 15TH ST RICHMOND, CA 94801-2899** failed the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/10/2025 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>
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.
6.4	Building Exterior/Condition of Exterior Surfaces Replace missing exterior vent cover across from carport
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.



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

Carlos Omar Flores Ramirez
650 15Th St
Richmond, CA 94801-2899

Property:
656 15TH ST
RICHMOND, CA 94801-2899-

PropID:
Client ID: 8599

Dear Owner/Agent,

This letter is to inform you that your property at **656 15TH ST RICHMOND, CA 94801-2899** failed the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/10/2025 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 Install carbon monoxide detector inside of unit
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.
6.4	Building Exterior/Condition of Exterior Surfaces Replace missing exterior vent screen across from carport
4.10	Other Rooms/Smoke Detectors Replace, current smoke detector exceeds 10 year life span
3.3	Bathroom/Electrical Hazards Install GFCI protected outlet above sink
4.4	Other Rooms/Security Remove keyed lock from interior door.



8/25/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Leticia Alvarado
1194 Prevost St
San Jose, CA 95125-5717

Property:
546 21ST ST
RICHMOND, CA 94801-3320-

PropID:
Client ID: 9817

Dear Owner/Agent,

This letter is to inform you that your property at **546 21ST ST RICHMOND, CA 94801-3320** failed the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/10/2025 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>
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling in rear yard
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
6.4	Building Exterior/Condition of Exterior Surfaces Replace missing rear exterior weatherproof outlet cover



8/25/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Xiao Ling Zhou
22718 Rancho Palomares Place
Castro Valley, CA 94552

Property:
621 21ST ST
RICHMOND, CA 94801-3321-

PropID:
Client ID: 8884

Dear Owner/Agent,

This letter is to inform you that your property at **621 21ST ST RICHMOND, CA 94801-3321** failed the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/10/2025 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front exterior steps = Concrete Damaged. Repair Install handrail on front stairs, four or more stairs present
8.1	General Health and Safety/Access to Unit Install patio door screen
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
3.13	Bathroom/Ventilation Clean vent fan, excessive dust build up
3.12	Bathroom/Tub or Shower Unable to inspect tub, full of personal items. Remove for inspection.
1.7	Living Room/Wall Condition Repair cracks on wall leading to kitchen
3.3	Bathroom/Electrical Hazards GFCI has hot/ neutral reverse, repair
2.10	Kitchen/Stove or Range with Oven Range hood rusted/peeling paint. Replace or remove
4.5	Other Rooms/Window Condition Move items blocking access to window (fire exit)
4.3	Other Rooms/Electrical Hazards No access to outlets, tenant to clear items to allow access for inspection

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Eric Mehlauff
38096 Canyon Heights Dr
Fremont, CA 94536-1810

Property:
820 VIRGINIA AVE Apt 3
RICHMOND, CA 94804-2465-

PropID:
Client ID: 8312

Dear Owner/Agent,

This letter is to inform you that your property at **820 VIRGINIA AVE Apt 3 RICHMOND, CA 94804-2465** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/07/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.

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



8/25/2025

FAILED INSPECTION NOTICE

Eric Mehlauff
38096 Canyon Heights Dr
Fremont, CA 94536-1810

Property:
820 VIRGINIA AVE Apt 1
RICHMOND, CA 94804-2465-

PropID:
Client ID: 8312

Dear Owner/Agent,

This letter is to inform you that your property at **820 VIRGINIA AVE Apt 1 RICHMOND, CA 94804-2465** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/07/2025 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>
2.10	Kitchen/Stove or Range with Oven Top right burner not operable, repair.
2.5	Kitchen/Window Condition Kitchen window screen missing, 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



8/25/2025

FAILED INSPECTION NOTICE

Eric Bailey
116 Monica Pl
Vallejo, CA 94591

Property:
423 S 16TH ST Apt 1
RICHMOND, CA 94804-2567-

PropID:
Client ID: 8518

Dear Owner/Agent,

This letter is to inform you that your property at **423 S 16TH ST Apt 1 RICHMOND, CA 94804-2567** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/08/2025 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>
4.10	Other Rooms/Smoke Detectors No smoke detector in 2nd bedroom, install.

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



8/25/2025

FAILED INSPECTION NOTICE

David H Cochrane
4980 Appian Way Suite 205
El Sobrante, CA 94803

Property:
3726 OHIO AVE
RICHMOND, CA 94804-3325-

PropID:
Client ID: 9722

Dear Owner/Agent,

This letter is to inform you that your property at **3726 OHIO AVE RICHMOND, CA 94804-3325** failed the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/10/2025 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>
8.4	General Health and Safety/Garbage and Debris Declutter unit, excessive amount of trash on floors throughout unit
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
3.1	Bathroom/Bathroom Present NO ACCESS, IN USE DURING INSPECTION.



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

Calvin & Amy Tran
729 Pierce St
Albany, CA 94706

Property:
238 S 43RD ST
RICHMOND, CA 94804-3406-

PropID:
Client ID: 8319

Dear Owner/Agent,

This letter is to inform you that your property at **238 S 43RD ST RICHMOND, CA 94804-3406** failed the Housing Quality Standards (HQS) inspection on 08/13/2025.

A re-inspection has been scheduled for 10/07/2025 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>
2.10	Kitchen/Stove or Range with Oven Kitchen stove not working properly: 1. All four burners does not self ignite, repair. 2. Stove does not heat up, repair. 3. Screen not operable, repair/replace.

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

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls No smoke detector in common area, install.
4.10	Other Rooms/Smoke Detectors Smoke detector in left front bedroom non operable, repair/replace.
2.13	Kitchen/Space for Storage, Prep and Serving 1. Kitchen missing two cabinet doors, 1 cabinet door deteriorating replace/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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