



8/25/2025

FAILED INSPECTION NOTICE

Venkata Ravi Seelam
5125 Fresno Ave
Richmond, CA 94804-5412

Property:
731 8TH ST
RICHMOND, CA 94801-2222-

PropID:
Client ID: 8830

Dear Owner/Agent,

This letter is to inform you that your property at **731 8TH ST RICHMOND, CA 94801-2222** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

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 replace missing screens
4.4	Other Rooms/Security remove key lock
8.4	General Health and Safety/Garbage and Debris remove garbage from 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

Mohamed & Gania Alanjar
6167 Plymouth Ave
Richmond, CA 94805-1238

Property:
257 1ST ST
RICHMOND, CA 94801-3442-

PropID:
Client ID: 8281

Dear Owner/Agent,

This letter is to inform you that your property at **257 1ST ST RICHMOND, CA 94801-3442** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

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>
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown grass. remove old appliances garage and debris
4.5	Other Rooms/Window Condition replace missing screens
4.4	Other Rooms/Security remove keylock



8/25/2025

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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Venkata Ravi Seelam
5125 Fresno Ave
Richmond, CA 94804-5412

Property:
21 11TH ST
RICHMOND, CA 94801-3521-

PropID:
Client ID: 8830

Dear Owner/Agent,

This letter is to inform you that your property at **21 11TH ST RICHMOND, CA 94801-3521** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

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 keylocks

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

Richmond Rescue Mission Inc
1635 Sweetwood Drive
Daly City, CA 94015

Property:
25 19TH ST
RICHMOND, CA 94801-3694-

PropID:
Client ID: 3117

Dear Owner/Agent,

This letter is to inform you that your property at **25 19TH ST RICHMOND, CA 94801-3694** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

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>
6.4	Building Exterior/Condition of Exterior Surfaces Peeling and chipping paint on 90% of building. repaint

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Richmond Rescue Mission Inc
1635 Sweetwood Drive
Daly City, CA 94015

Property:
27 19TH ST
RICHMOND, CA 94801-3694-

PropID:
Client ID: 3117

Dear Owner/Agent,

This letter is to inform you that your property at **27 19TH ST RICHMOND, CA 94801-3694** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

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>
6.4	Building Exterior/Condition of Exterior Surfaces chipping and peeling paint on 90% of building

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

Richmond Rescue Mission Inc
1635 Sweetwood Drive
Daly City, CA 94015

Property:
29 19TH ST
RICHMOND, CA 94801-3694-

PropID:
Client ID: 3117

Dear Owner/Agent,

This letter is to inform you that your property at **29 19TH ST RICHMOND, CA 94801-3694** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

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>
6.4	Building Exterior/Condition of Exterior Surfaces chipping and peeling paint on 90% of building

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

Richmond Rescue Mission Inc
1635 Sweetwood Drive
Daly City, CA 94015

Property:
31 19TH ST
RICHMOND, CA 94801-3694-

PropID:
Client ID: 3117

Dear Owner/Agent,

This letter is to inform you that your property at **31 19TH ST RICHMOND, CA 94801-3694** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

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>
6.4	Building Exterior/Condition of Exterior Surfaces chipping and peeling paint on 90% of building

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

James Jay Christman
Ohanks Management
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
244 PARK LN
RICHMOND, CA 94803-1224-

PropID:
Client ID: 2586

Dear Owner/Agent,

This letter is to inform you that your property at **244 PARK LN RICHMOND, CA 94803-1224** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/13/2025 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>
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet missing weatherproof cover, 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.

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

Ho-Shang & Mei-Li Lee
3705 Painted Pony Rd
El Sobrante, CA 94803-2111

Property:
5061 ESCALON CIR
RICHMOND, CA 94803-2055-

PropID:
Client ID: 9476

Dear Owner/Agent,

This letter is to inform you that your property at **5061 ESCALON CIR RICHMOND, CA 94803-2055** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/13/2025 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
2.10	Kitchen/Stove or Range with Oven Right burners not self lighting, repair
2.12	Kitchen/Sink Garbage disposal inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.

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

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

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

Ho-Shang & Mei-Li Lee
3705 Painted Pony Rd
El Sobrante, CA 94803-2111

Property:
3801 HIDDEN SPRINGS
RICHMOND, CA 94803-2146-

PropID:
Client ID: 9476

Dear Owner/Agent,

This letter is to inform you that your property at **3801 HIDDEN SPRINGS RICHMOND, CA 94803-2146** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/13/2025 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 Replace cracked outlet at top of stairwell
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.
3.3	Bathroom/Electrical Hazards Install GFCI receptacle by right sink in master bedroom level 2
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. MASTER BEDROOM LEVEL 2
2.10	Kitchen/Stove or Range with Oven Replace missing range hood light bulb
5.2	Secondary Rooms/Security Install patio door screen



8/25/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Faramarz Jalali Farahani
1226 Oak Hill Ct
Pinole, CA 94564-2147

Property:
17 QUAIL HILL LN
RICHMOND, CA 94803-2833-

PropID:
Client ID: 9601

Dear Owner/Agent,

This letter is to inform you that your property at **17 QUAIL HILL LN RICHMOND, CA 94803-2833** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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>
3.3	Bathroom/Electrical Hazards Install GFCI receptacles by left and right sink in master bedroom
4.10	Other Rooms/Smoke Detectors Smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3	Other Rooms/Electrical Hazards Replace cracked outlet underneath left window



8/25/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Venkata Ravi Seelam
5125 Fresno Ave
Richmond, CA 94804-5412

Property:
236 S 5TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 8830

Dear Owner/Agent,

This letter is to inform you that your property at **236 S 5TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

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>
8.4	General Health and Safety/Garbage and Debris remove garbage from front and backyard old appliances and old paint

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Ho-Shang & Mei-Li Lee
3705 Painted Pony Rd
El Sobrante, CA 94803-2111

Property:
3809 MORNINGSIDE DR
RICHMOND, CA 94804-

PropID:
Client ID: 9476

Dear Owner/Agent,

This letter is to inform you that your property at **3809 MORNINGSIDE DR RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/13/2025 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 Replace cracked outlet located across from stairwell.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Outlet on left wall missing cover plate, replace
1.3	Living Room/Electrical Hazards Replace cracked outlet underneath left window
2.12	Kitchen/Sink Resurface kitchen sink
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down weeds in yard



8/25/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
2348 RHEEM AVE
RICHMOND, CA 94804-1018-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **2348 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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.



8/25/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris Remove old appliances and bedding from shared yard
8.7	General Health and Safety/Other Interior Hazards Hall light 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.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Recaulk behind bathroom sink
3.12	Bathroom/Tub or Shower Resurface tub
3.6	Bathroom/Ceiling Condition Clean moisture condensation on ceiling
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
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.
2.10	Kitchen/Stove or Range with Oven Right rear burner knob missing, replace Clean grease splatter on backsplash



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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Sincerely,

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Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
2350 RHEEM AVE
RICHMOND, CA 94804-1018-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **2350 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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>
4.10	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.
8.4	General Health and Safety/Garbage and Debris Remove old appliances and bedding from shared yard

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

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
2352 RHEEM AVE
RICHMOND, CA 94804-1018-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **2352 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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.



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FAILED INSPECTION NOTICE

<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.
3.4	Bathroom/Security Remove keyed entry lock from door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
3.12	Bathroom/Tub or Shower Resurface tub
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.
3.3	Bathroom/Electrical Hazards GFCI will not reset, replace
8.4	General Health and Safety/Garbage and Debris Remove old appliances and bedding from shared yard
2.4	Kitchen/Security Remove keyed entry lock from kitchen door
2.10	Kitchen/Stove or Range with Oven Front right burner 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.



8/25/2025

FAILED INSPECTION NOTICE

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Sincerely,

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8/25/2025

FAILED INSPECTION NOTICE

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
2354 RHEEM AVE
RICHMOND, CA 94804-1018-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **2354 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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 old appliances and bedding in shared yard
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 Flooring heavily soiled, clean carpet
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.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
3.13	Bathroom/Ventilation Clean dust build up on vent fan
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.



8/25/2025

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

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
2360 RHEEM AVE
RICHMOND, CA 94804-1018-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **2360 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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.



8/25/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.5 Bathroom/Window Condition	Exterior window trim removed, replace
	2- Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
	3- Window must be openable and remain open without props.
1.8 Living Room/Floor Condition	Flooring torn in living room and hallway, repair
3.3 Bathroom/Electrical Hazards	Install GFCI outlet by sink
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit	Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.
3.12 Bathroom/Tub or Shower	Tub/Shower Faucet Knob(s) Damaged / Missing.
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.
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.
2.11 Kitchen/Refrigerator	Exterior of refrigerator rusted, repair
	Door handles missing, replace
2.6 Kitchen/Ceiling Condition	Replace/Install missing light fixture 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.
6.4 Building Exterior/Condition of Exterior Surfaces	Crawlspace door by front stairs missing cover, replace



8/25/2025

FAILED INSPECTION NOTICE

- 8.4 General Health and Safety/Garbage and Debris
Remove old appliances and bedding from shared yard

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

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
2362 RHEEM AVE
RICHMOND, CA 94804-1018-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **2362 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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.



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 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
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.
4.5	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.
7.4	Heating and Plumbing/Water Heater install discharge pipe, within 6" of floor.
8.1	General Health and Safety/Access to Unit Secure hinge on rear door
8.2	General Health and Safety/Exits Move items blocking access to bedroom window (fire exit)
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4	General Health and Safety/Garbage and Debris Remove old appliances and bedding from shared 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

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
2364 RHEEM AVE
RICHMOND, CA 94804-1018-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **2364 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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>
3.5 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.
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.
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.
7.5 Heating and Plumbing/Water Supply	Low water pressure in bathroom at tub
3.12 Bathroom/Tub or Shower	Resurface tub



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

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
2366 RHEEM AVE
RICHMOND, CA 94804-1018-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **2366 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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>
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.
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.
8.1	General Health and Safety/Access to Unit Repair rear door, door will not open as designed
2.12	Kitchen/Sink Recaulk kitchen sink
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Light switch and outlet both missing cover plates, replace
8.4	General Health and Safety/Garbage and Debris Remove old appliances and bedding from shared 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

Faramarz Jalali Farahani
1226 Oak Hill Ct
Pinole, CA 94564-2147

Property:
2443 ESMOND AVE
RICHMOND, CA 94804-1309-

PropID:
Client ID: 9601

Dear Owner/Agent,

This letter is to inform you that your property at **2443 ESMOND AVE RICHMOND, CA 94804-1309** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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>
4.6	Other Rooms/Celing Condition Window screen torn, 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.
8.4	General Health and Safety/Garbage and Debris Remove old appliances being stored on back deck
2.10	Kitchen/Stove or Range with Oven Front right burner inoperable, repair
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Instal permanent mounted heat source in unit that is adequate for entire source. Owner can install baseboard heaters in bedrooms and common area.
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.



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

Faramarz Jalali Farahani
1226 Oak Hill Ct
Pinole, CA 94564-2147

Property:
2541 GARVIN AVE
RICHMOND, CA 94804-1376-

PropID:
Client ID: 9601

Dear Owner/Agent,

This letter is to inform you that your property at **2541 GARVIN AVE RICHMOND, CA 94804-1376** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door. REMOVE DIGITAL ENTRY LOCK
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. REPLACE, exceeds 10 year life span
4.6	Other Rooms/Celing Condition Clean heavy yellow discoloration on ceiling
4.7	Other Rooms/Wall Condition Clean heavy yellow discoloration on patio door /window
4.5	Other Rooms/Window Condition Clear items blocking patio door (fire exit)
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair



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

Venkata Ravi Seelam
5125 Fresno Ave
Richmond, CA 94804-5412

Property:
253 S 4TH ST
RICHMOND, CA 94804-2203-

PropID:
Client ID: 8830

Dear Owner/Agent,

This letter is to inform you that your property at **253 S 4TH ST RICHMOND, CA 94804-2203** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

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.



8/25/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition remove key lock window hard to open repair or replace
3.5	Bathroom/Window Condition replace missing screens replace broken window
4.4	Other Rooms/Security remove key lock
4.10	Other Rooms/Smoke Detectors replace smoke detector
4.6	Other Rooms/Celing Condition remove black discoloration from ceiling
5.2	Secondary Rooms/Security remove keylock
8.4	General Health and Safety/Garbage and Debris remove garbage and debris from back side of house.
2.10	Kitchen/Stove or Range with Oven chipping and peeling paint on range hood. repaint or replace
2.5	Kitchen/Window Condition sliding glass door hard to open repair or replace. replace missing screens
3.3	Bathroom/Electrical Hazards non working gfci outlet repair or replace.
8.6	General Health and Safety/Interior Stairs and Common Halls replace missing smoke and CO detector
1.4	Living Room/Security torn security door repair or 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

Venkata Ravi Seelam
5125 Fresno Ave
Richmond, CA 94804-5412

Property:
328 S 28TH ST
RICHMOND, CA 94804-2938-

PropID:
Client ID: 8830

Dear Owner/Agent,

This letter is to inform you that your property at **328 S 28TH ST RICHMOND, CA 94804-2938** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

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>
4.4	Other Rooms/Security remove key lock
4.5	Other Rooms/Window Condition replace missing screens
3.12	Bathroom/Tub or Shower chipping and peeling and deteriorating caulking. resurface and recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit broken medicine cabinet repair replaces 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

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
424 S 49TH ST Apt 1
RICHMOND, CA 94804-3478-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **424 S 49TH ST Apt 1 RICHMOND, CA 94804-3478** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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>
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle underneath window
4.4	Other Rooms/Security Remove keyed lock from interior door. Remove key lock from closet door
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.

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

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
424 S 49TH ST Apt 2
RICHMOND, CA 94804-3478-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **424 S 49TH ST Apt 2 RICHMOND, CA 94804-3478** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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>
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/carbon monoxide detector inoperable, replace
6.1	Building Exterior/Condition of Foundation Fill cracks in rear yard, potential tripping hazard
8.10	General Health and Safety/Site and Neighborhood Conditions Shared fencing missing boards, replace
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom. install discharge pipe, within 6" of floor.



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

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
424 S 49TH ST Apt 3
RICHMOND, CA 94804-3478-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **424 S 49TH ST Apt 3 RICHMOND, CA 94804-3478** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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>
7.4	Heating and Plumbing/Water Heater Install discharge pipe, within 6" of floor.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair.
8.7	General Health and Safety/Other Interior Hazards Hall light inoperable, repair
3.12	Bathroom/Tub or Shower Tub/Shower Faucet Knob(s) Damaged / Missing.
8.1	General Health and Safety/Access to Unit Replace missing patio light bulb
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet missing weatherproof cover, install
8.10	General Health and Safety/Site and Neighborhood Conditions Shared fencing missing boards, 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

Faramarz Jalali Farahani
1226 Oak Hill Ct
Pinole, CA 94564-2147

Property:
101 SCHOONER
RICHMOND, CA 94804-4520-

PropID:
Client ID: 9601

Dear Owner/Agent,

This letter is to inform you that your property at **101 SCHOONER RICHMOND, CA 94804-4520** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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>
2.12	Kitchen/Sink Secure faucet to sink
2.3	Kitchen/Electrical Hazards GFCI outlet right of sink will not reset, repair or replace
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior 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



8/25/2025

FAILED INSPECTION NOTICE

Faramarz Jalali Farahani
1226 Oak Hill Ct
Pinole, CA 94564-2147

Property:
97 SHORELINE CT
RICHMOND, CA 94804-7432-

PropID:
Client ID: 9601

Dear Owner/Agent,

This letter is to inform you that your property at **97 SHORELINE CT RICHMOND, CA 94804-7432** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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 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. REPLACE, exceeds 10 year life span
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year lifespan. Cover up opening on ceiling where old wired smoke detector was located



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

Venkata Ravi Seelam
5125 Fresno Ave
Richmond, CA 94804-5412

Property:
12632 SAN PABLO AVE Apt D
RICHMOND, CA 94805-1457-

PropID:
Client ID: 8830

Dear Owner/Agent,

This letter is to inform you that your property at **12632 SAN PABLO AVE Apt D RICHMOND, CA 94805-1457** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

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>
1.5	Living Room/Window Condition replace missing screens
2.5	Kitchen/Window Condition replace missing screens
3.5	Bathroom/Window Condition replace missing screens
3.12	Bathroom/Tub or Shower chipped and peeling tile inside tub soap dish area. repair or replace.
3.3	Bathroom/Electrical Hazards non working gfci out repair or 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

Venkata Ravi Seelam
5125 Fresno Ave
Richmond, CA 94804-5412

Property:
12632 SAN PABLO AVE Apt C
RICHMOND, CA 94805-1457-

PropID:
Client ID: 8830

Dear Owner/Agent,

This letter is to inform you that your property at **12632 SAN PABLO AVE Apt C RICHMOND, CA 94805-1457** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

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>
2.5	Kitchen/Window Condition replace missing screens.
2.3	Kitchen/Electrical Hazards gfcı outlet will not trip and reset. repair or replace

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

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

Venkata Ravi Seelam
5125 Fresno Ave
Richmond, CA 94804-5412

Property:
12632 SAN PABLO AVE Apt A
RICHMOND, CA 94805-1457-

PropID:
Client ID: 8830

Dear Owner/Agent,

This letter is to inform you that your property at **12632 SAN PABLO AVE Apt A RICHMOND, CA 94805-1457** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

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>
2.3	Kitchen/Electrical Hazards open ground outlet replace with gfci
1.5	Living Room/Window Condition replace missing screen
4.5	Other Rooms/Window Condition replace missing screens
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit stopped up sink. unclog sink sink is becoming detached from wall. repair or replace



8/25/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
346 38TH ST
RICHMOND, CA 94805-2209-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **346 38TH ST RICHMOND, CA 94805-2209** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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>
1.4	Living Room/Security Front security gate damaged, repair or remove
4.5	Other Rooms/Window Condition Left window screen damaged, 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.
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 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.
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector/carbon monoxide detector
4.6	Other Rooms/Ceiling Condition Secure light fixture
3.12	Bathroom/Tub or Shower Resurface tub
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Remove items stored directly in front and on top of heater (fire hazard)
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.
5.3	Secondary Rooms/Electrical Hazards Secure laundry room outlets, hanging out of wall. Replace missing cover plates as well.
8.1	General Health and Safety/Access to Unit Secure rear door knobs to door
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, 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

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
348 38TH ST
RICHMOND, CA 94805-2209-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **348 38TH ST RICHMOND, CA 94805-2209** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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>
4.4	Other Rooms/Security Lock striker plate must work and be securely fastened to door frame.
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.
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5	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, repair
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.
8.1	General Health and Safety/Access to Unit Tenant to clear items blocking rear door (fire exit)
5.4	Secondary Rooms/Other Potential Hazardous Features Flooring torn entering laundry room, repair
8.4	General Health and Safety/Garbage and Debris Remove old appliances being stored on patio



8/25/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/25/2025

FAILED INSPECTION NOTICE

Jagit & Manmohan K Anand
1066 Rock Harbor Pt
Hercules, CA 94547

Property:
350 38TH ST
RICHMOND, CA 94805-2209-

PropID:
Client ID: 8970

Dear Owner/Agent,

This letter is to inform you that your property at **350 38TH ST RICHMOND, CA 94805-2209** failed the Housing Quality Standards (HQS) inspection on 08/19/2025.

A re-inspection has been scheduled for 10/15/2025 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>
1.5	Living Room/Window Condition Window screen damaged, repair
4.5	Other Rooms/Window Condition Right window screen missing, replace
2.11	Kitchen/Refrigerator Refrigerator light inoperable, repair
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
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.

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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