



9/2/2025

FAILED INSPECTION NOTICE

Stanislaw & Alina Niedzwiedz
118 Meadow Ln
Orinda, CA 94563

Property:
2611 WENDELL AVE
RICHMOND, CA 94804-

PropID:
Client ID: 3947

Dear Owner/Agent,

This letter is to inform you that your property at **2611 WENDELL AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 08/25/2025.

A re-inspection has been scheduled for 10/31/2025 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>
3.12 Bathroom/Tub or Shower	Master bathroom shower knob falling off/loose, repair/replace.

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

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

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



9/2/2025

FAILED INSPECTION NOTICE

Marita Claudio
3606 Barrett Ave
Richmond, CA 94805

Property:
331 28TH ST
RICHMOND, CA 94804-1730-

PropID:
Client ID: 4971

Dear Owner/Agent,

This letter is to inform you that your property at **331 28TH ST RICHMOND, CA 94804-1730** failed the Housing Quality Standards (HQS) inspection on 08/25/2025.

A re-inspection has been scheduled for 10/31/2025 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>
2.10	Kitchen/Stove or Range with Oven two stove knobs missing, replace.
4.10	Other Rooms/Smoke Detectors Bedroom #1 right rear smoke detector non operable, repair/replace.

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/2/2025

FAILED INSPECTION NOTICE

Mae Yue & Wa Yam Leung
101 Janie Ct
El Cerrito, CA 94530

Property:
4117 OHIO AVE
RICHMOND, CA 94804-3354-

PropID:
Client ID: 8619

Dear Owner/Agent,

This letter is to inform you that your property at **4117 OHIO AVE RICHMOND, CA 94804-3354** failed the Housing Quality Standards (HQS) inspection on 08/25/2025.

A re-inspection has been scheduled for 10/30/2025 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 Bedroom #2 right rear missing smoke detector, install.
3.12	Bathroom/Tub or Shower Bathroom tub has discoloration, repair/replace.
3.5	Bathroom/Window Condition Bathroom window not sealed, exposure, repair.
4.5	Other Rooms/Window Condition Bedroom #2 right rear window screen missing, replace.
1.5	Living Room/Window Condition Front exterior window screen broken, repair/replace.
8.7	General Health and Safety/Other Interior Hazards CO2 detector missing in common area. install.



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Residential Rental Inspections Program



9/2/2025

FAILED INSPECTION NOTICE

Mae Yue & Wa Yam Leung
101 Janie Ct
El Cerrito, CA 94530

Property:
1621 SAN JOAQUIN ST
RICHMOND, CA 94804-5134-

PropID:
Client ID: 8619

Dear Owner/Agent,

This letter is to inform you that your property at **1621 SAN JOAQUIN ST RICHMOND, CA 94804-5134** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2025.

A re-inspection has been scheduled for 10/30/2025 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 in right rear bedroom non operable, repair.

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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Residential Rental Inspections Program



9/2/2025

FAILED INSPECTION NOTICE

Mae Yue & Wa Yam Leung
101 Janie Ct
El Cerrito, CA 94530

Property:
1617 SAN JOAQUIN ST
RICHMOND, CA 94804-5134-

PropID:
Client ID: 8619

Dear Owner/Agent,

This letter is to inform you that your property at **1617 SAN JOAQUIN ST RICHMOND, CA 94804-5134** **failed** the Housing Quality Standards (HQS) inspection on 08/25/2025.

A re-inspection has been scheduled for 10/30/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls CO2 in common area non operable.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working, repair/replace.
4.10	Other Rooms/Smoke Detectors Bedroom #1 Rear middle bedroom bedroom smoke detector non operable.

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/2/2025

FAILED INSPECTION NOTICE

Richmond Essex Lp
TRENNILLE A BRASS
2601 Hilltop Drive, Leasing Office
Richmond, CA 94806

Property:
2601 HILLTOP DR Apt 614
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 614 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/25/2025.

A re-inspection has been scheduled for 10/31/2025 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>
2.10	Kitchen/Stove or Range with Oven Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs

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



9/2/2025

FAILED INSPECTION NOTICE

Richmond Essex Lp
TRENNILLE A BRASS
2601 Hilltop Drive, Leasing Office
Richmond, CA 94806

Property:
2601 HILLTOP DR Apt 621
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 621 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/25/2025.

A re-inspection has been scheduled for 10/31/2025 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 Low audible alert, repair or replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.4	Heating and Plumbing/Water Heater No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.2	General Health and Safety/Exits Tenant to remove excessive items on patio blocking patio door exits
8.6	General Health and Safety/Interior Stairs and Common Halls Left common area smoke detector low audible alert, repair or replace



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/2/2025

FAILED INSPECTION NOTICE

Richmond Essex Lp
TRENNILLE A BRASS
2601 Hilltop Drive, Leasing Office
Richmond, CA 94806

Property:
2601 HILLTOP DR Apt 623
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 623 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/25/2025.

A re-inspection has been scheduled for 10/31/2025 between 09:00AM and 12:00PM.

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

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/2/2025

FAILED INSPECTION NOTICE

Richmond Essex Lp
TRENNILLE A BRASS
2601 Hilltop Drive, Leasing Office
Richmond, CA 94806

Property:
2601 HILLTOP DR Apt 624
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 624 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/25/2025.

A re-inspection has been scheduled for 10/31/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris Remove appliances from patio

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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9/2/2025

FAILED INSPECTION NOTICE

Richmond Essex Lp
TRENNILLE A BRASS
2601 Hilltop Drive, Leasing Office
Richmond, CA 94806

Property:
2601 HILLTOP DR Apt 712
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 712 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/25/2025.

A re-inspection has been scheduled for 10/31/2025 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 Dishwasher inoperable, repair 8/25/2025 Dishwasher drains through air gap which is missing cover shooting water all over countertop. 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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9/2/2025

FAILED INSPECTION NOTICE

Richmond Essex Lp
TRENNILLE A BRASS
2601 Hilltop Drive, Leasing Office
Richmond, CA 94806

Property:
2601 HILLTOP DR Apt 716
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 716 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/25/2025.

A re-inspection has been scheduled for 10/31/2025 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>
2.11 Kitchen/Refrigerator	Refrigerator/Freezer does not maintain temperature.
	Refrigerator has evidence of it leaking in front of unit, repair
4.5 Other Rooms/Window Condition	Clean discoloration in window
8.4 General Health and Safety/Garbage and Debris	Declutter unit, excessive trash in unit



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9/2/2025

FAILED INSPECTION NOTICE

Richmond Essex Lp
TRENNILLE A BRASS
2601 Hilltop Drive, Leasing Office
Richmond, CA 94806

Property:
2601 HILLTOP DR Apt 731
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 731 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/25/2025.

A re-inspection has been scheduled for 10/31/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

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