



9/2/2025

FAILED INSPECTION NOTICE

James Drake
Irma Galvez
2501 Channing Way
Berkeley, CA 94704

Property:
1618 FLORIDA AVE
RICHMOND, CA 94804-2610-

PropID:
Client ID: 12364

Dear Owner/Agent,

This letter is to inform you that your property at **1618 FLORIDA AVE RICHMOND, CA 94804-2610** **failed** the Housing Quality Standards (HQS) inspection on 08/29/2025.

A re-inspection has been scheduled for 10/30/2025 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>
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground.



9/2/2025

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



9/2/2025

FAILED INSPECTION NOTICE

James Drake
Irma Galvez
2501 Channing Way
Berkeley, CA 94704

Property:
1622 FLORIDA AVE
RICHMOND, CA 94804-2610-

PropID:
Client ID: 12364

Dear Owner/Agent,

This letter is to inform you that your property at **1622 FLORIDA AVE RICHMOND, CA 94804-2610** **failed** the Housing Quality Standards (HQS) inspection on 08/29/2025.

A re-inspection has been scheduled for 10/30/2025 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/2/2025

FAILED INSPECTION NOTICE

Lei Wang & Wei Zhu
950 Taraval Street
San Francisco, CA 94116

Property:
2208 OHIO AVE
RICHMOND, CA 94804-2749-

PropID:
Client ID: 14002

Dear Owner/Agent,

This letter is to inform you that your property at **2208 OHIO AVE RICHMOND, CA 94804-2749** failed the Housing Quality Standards (HQS) inspection on 08/29/2025.

A re-inspection has been scheduled for 10/30/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.11	Kitchen/Refrigerator Secure door gasket
8.1	General Health and Safety/Access to Unit Rear door missing striker plate for deadbolt on door frame, install
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.



9/2/2025

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



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 1933
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 1933 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/29/2025.

A re-inspection has been scheduled for 10/31/2025 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>
7.2	Heating and Plumbing/Safety of Heating Equipment clear items from around water heater

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

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

Property:
2601 HILLTOP DR Apt 1934
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 1934 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/29/2025.

A re-inspection has been scheduled for 10/31/2025 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 onto countertop, repair as drain must go through garbage disposal.

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