



8/10/2026

FAILED INSPECTION NOTICE

Mark Skolnick
Po Box 179
Petaluma, CA 94953

Property:
144 13TH ST Apt 3
RICHMOND, CA 94801-3572-

PropID:
Client ID: 4277

Dear Owner/Agent,

This letter is to inform you that your property at **144 13TH ST Apt 3 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/05/2026 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 all burners must self ignite - 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



8/10/2026

FAILED INSPECTION NOTICE

Randy Allen & Paula B Sanchez
2672 Simas Ave
Pinole, CA 94564-1240

Property:
5900 JEFFERSON AVE
RICHMOND, CA 94804-4801-

PropID:
Client ID: 4117

Dear Owner/Agent,

This letter is to inform you that your property at **5900 JEFFERSON AVE RICHMOND, CA 94804-4801** **failed** the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 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, tenant just moved in to unit a few weeks ago and has clutter throughout unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment No access to heater for inspection due to clutter in living room
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 Install carbon monoxide detector in unit



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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.

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Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Randy Allen & Paula B Sanchez
2672 Simas Ave
Pinole, CA 94564-1240

Property:
5848 JEFFERSON AVE
RICHMOND, CA 94804-4801-

PropID:
Client ID: 4117

Dear Owner/Agent,

This letter is to inform you that your property at **5848 JEFFERSON AVE RICHMOND, CA 94804-4801** **failed** the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, 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



8/10/2026

FAILED INSPECTION NOTICE

Randy Allen & Paula B Sanchez
2672 Simas Ave
Pinole, CA 94564-1240

Property:
5846 JEFFERSON AVE
RICHMOND, CA 94804-4801-

PropID:
Client ID: 4117

Dear Owner/Agent,

This letter is to inform you that your property at **5846 JEFFERSON AVE RICHMOND, CA 94804-4801** **failed** the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 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>
4.5	Other Rooms/Window Condition Move headboard blocking access to window (fire exit)

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



8/10/2026

FAILED INSPECTION NOTICE

Randy Allen & Paula B Sanchez
2672 Simas Ave
Pinole, CA 94564-1240

Property:
5842 JEFFERSON AVE
RICHMOND, CA 94804-4801-

PropID:
Client ID: 4117

Dear Owner/Agent,

This letter is to inform you that your property at **5842 JEFFERSON AVE RICHMOND, CA 94804-4801** **failed** the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 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 Repair leaning fence right side of unit

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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Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Randy Allen & Paula B Sanchez
2672 Simas Ave
Pinole, CA 94564-1240

Property:
5844 JEFFERSON AVE
RICHMOND, CA 94804-4801-

PropID:
Client ID: 4117

Dear Owner/Agent,

This letter is to inform you that your property at **5844 JEFFERSON AVE RICHMOND, CA 94804-4801** **failed** the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 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/carbon monoxide detector inoperable, replace
4.5	Other Rooms/Window Condition Remove discoloration on window and window seal
2.12	Kitchen/Sink 1. Garbage disposal inoperable, repair 2. Dishwasher drains through air gap, repair as it must drain through garbage disposal.
2.3	Kitchen/Electrical Hazards Ceiling light inoperable, repair



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Sincerely,

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Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Felipe J A Padilla
121 Laura St
San Francisco, CA 94112-4011

Property:
5843 ALAMEDA AVE
RICHMOND, CA 94804-4822-

PropID:
Client ID: 1683

Dear Owner/Agent,

This letter is to inform you that your property at **5843 ALAMEDA AVE RICHMOND, CA 94804-4822** **failed** the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 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 1. Replace damaged C02 detector and remove from ceiling as it must be placed lower on wall according to manufacturer
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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. - Replace with GFCI
4.3	Other Rooms/Electrical Hazards No access to outlets for inspection
1.3	Living Room/Electrical Hazards No access to outlets for inspection



8/10/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Felipe J A Padilla
121 Laura St
San Francisco, CA 94112-4011

Property:
5841 ALAMEDA AVE
RICHMOND, CA 94804-4822-

PropID:
Client ID: 1683

Dear Owner/Agent,

This letter is to inform you that your property at **5841 ALAMEDA AVE RICHMOND, CA 94804-4822** **failed** the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 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.



8/10/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.7	Other Rooms/Wall Condition Address heavy yellow discoloration on walls and ceiling
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. - GFCI outlet has hot/neutral reverse, repair
3.7	Bathroom/Wall Condition Address heavy yellow discoloration on walls and ceiling
8.7	General Health and Safety/Other Interior Hazards Carpet heavily worn out in unit, replace
2.3	Kitchen/Electrical Hazards Ceiling light inoperable, repair
2.7	Kitchen/Wall Condition Address heavy yellow discoloration on walls and ceiling
8.6	General Health and Safety/Interior Stairs and Common Halls Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer
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.
2.8	Kitchen/Floor Condition Address damaged flooring in kitchen as vinyl is lifting in multiple places

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Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Felipe J A Padilla
121 Laura St
San Francisco, CA 94112-4011

Property:
5837 ALAMEDA AVE
RICHMOND, CA 94804-4822-

PropID:
Client ID: 1683

Dear Owner/Agent,

This letter is to inform you that your property at **5837 ALAMEDA AVE RICHMOND, CA 94804-4822** **failed** the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 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.



8/10/2026

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
1.8	Living Room/Floor Condition Carpet torn at entry and heavily worn out, repair or replace
8.7	General Health and Safety/Other Interior Hazards Remove C02 detector from ceiling as it must be placed lower on wall according to manufacturer
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle and cover plate underneath window
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom
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.
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4	General Health and Safety/Garbage and Debris Declutter unit

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Abdo A & Fowzia Mana
2388 Shawn Dr
San Pablo, CA 94806

Property:
5523 BAYVIEW AVE Apt 5
RICHMOND, CA 94804-4825-

PropID:
Client ID: 6944

Dear Owner/Agent,

This letter is to inform you that your property at **5523 BAYVIEW AVE Apt 5 RICHMOND, CA 94804-4825** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Range hood inoperable, replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower Tub diverter is inoperable as tub runs at same time as shower, repair
3.6	Bathroom/Ceiling Condition Clean/remove yellow discoloration on ceiling and walls
4.3	Other Rooms/Electrical Hazards Replace burnt receptacle underneath window



8/10/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Abdo A & Fowzia Mana
2388 Shawn Dr
San Pablo, CA 94806

Property:
5523 BAYVIEW AVE Apt 4
RICHMOND, CA 94804-4825-

PropID:
Client ID: 6944

Dear Owner/Agent,

This letter is to inform you that your property at **5523 BAYVIEW AVE Apt 4 RICHMOND, CA 94804-4825** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 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 Repair right side of interior window frame, evidence of water damage
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, 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



8/10/2026

FAILED INSPECTION NOTICE

Abdo A & Fowzia Mana
2388 Shawn Dr
San Pablo, CA 94806

Property:
5523 BAYVIEW AVE Apt 3
RICHMOND, CA 94804-4825-

PropID:
Client ID: 6944

Dear Owner/Agent,

This letter is to inform you that your property at **5523 BAYVIEW AVE Apt 3 RICHMOND, CA 94804-4825** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - CENTER WALL
3.12	Bathroom/Tub or Shower Repair leak behind cold water control knob
2.10	Kitchen/Stove or Range with Oven Replace missing range hood filter screen



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8/10/2026

FAILED INSPECTION NOTICE

Abdo A & Fowzia Mana
2388 Shawn Dr
San Pablo, CA 94806

Property:
5523 BAYVIEW AVE Apt 2
RICHMOND, CA 94804-4825-

PropID:
Client ID: 6944

Dear Owner/Agent,

This letter is to inform you that your property at **5523 BAYVIEW AVE Apt 2 RICHMOND, CA 94804-4825** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 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.
2.10	Kitchen/Stove or Range with Oven Range hood operating switch damaged, repair or replace
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - Replace cracked receptacle underneath window
8.7	General Health and Safety/Other Interior Hazards Remove old smoke detector bases in hallway



8/10/2026

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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8/10/2026

FAILED INSPECTION NOTICE

Abdo A & Fowzia Mana
2388 Shawn Dr
San Pablo, CA 94806

Property:
5523 BAYVIEW AVE Apt 1
RICHMOND, CA 94804-4825-

PropID:
Client ID: 6944

Dear Owner/Agent,

This letter is to inform you that your property at **5523 BAYVIEW AVE Apt 1 RICHMOND, CA 94804-4825** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.

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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Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Allen E & Linda Z Chen Tre
123 Magnolia Ave
Piedmont, CA 94610-1031

Property:
5830 JEFFERSON AVE Apt D
RICHMOND, CA 94804-4847-

PropID:
Client ID: 1731

Dear Owner/Agent,

This letter is to inform you that your property at **5830 JEFFERSON AVE Apt D RICHMOND, CA 94804-4847** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, 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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Sincerely,

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Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Allen E & Linda Z Chen Tre
123 Magnolia Ave
Piedmont, CA 94610-1031

Property:
5830 JEFFERSON AVE Apt B
RICHMOND, CA 94804-4847-

PropID:
Client ID: 1731

Dear Owner/Agent,

This letter is to inform you that your property at **5830 JEFFERSON AVE Apt B RICHMOND, CA 94804-4847** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 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.
2.12	Kitchen/Sink Secure faucet to sink base
2.10	Kitchen/Stove or Range with Oven Clean excessive grease splatter/ build up on range hood vent screen

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



8/10/2026

FAILED INSPECTION NOTICE

Allen E & Linda Z Chen Tre
123 Magnolia Ave
Piedmont, CA 94610-1031

Property:
5830 JEFFERSON AVE Apt A
RICHMOND, CA 94804-4847-

PropID:
Client ID: 1731

Dear Owner/Agent,

This letter is to inform you that your property at **5830 JEFFERSON AVE Apt A RICHMOND, CA 94804-4847** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/07/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.5	Bathroom/Window Condition Repair damaged window screen.
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, 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.

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



8/10/2026

FAILED INSPECTION NOTICE

Francisco Didomenico
1047 Creston Rd
Berkeley, CA 94710-1813

Property:
5220 HUNTINGTON AVE
RICHMOND, CA 94804-5416-

PropID:
Client ID: 2682

Dear Owner/Agent,

This letter is to inform you that your property at **5220 HUNTINGTON AVE RICHMOND, CA 94804-5416** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/01/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke - inop/missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing



8/10/2026

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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Lorraine Wan-Ling Louie
40 Alamo Ave
Berkeley, CA 94708-1328

Property:
2825 SAN MATEO ST
RICHMOND, CA 94804-5939-

PropID:
Client ID: 5353

Dear Owner/Agent,

This letter is to inform you that your property at **2825 SAN MATEO ST RICHMOND, CA 94804-5939** **failed** the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/01/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink draining slow - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.2	Bathroom/Electricity light fixture cover missing - replace
2.3	Kitchen/Electrical Hazards light fixture cover missing - repair
8.10	General Health and Safety/Site and Neighborhood Conditions yard has a large amount of over growth - cut/remove



8/10/2026

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



8/10/2026

FAILED INSPECTION NOTICE

Lisa Carlund Williamson
6231 E Redfield Rd
Scottsdale, AZ 85254

Property:
506 39TH ST
RICHMOND, CA 94805-1819-

PropID:
Client ID: 6683

Dear Owner/Agent,

This letter is to inform you that your property at **506 39TH ST RICHMOND, CA 94805-1819** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/05/2026 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 1st & 2nd fl smoke / Co detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl handrail 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Lisa Carlund Williamson
6231 E Redfield Rd
Scottsdale, AZ 85254

Property:
3901 BARRETT AVE
RICHMOND, CA 94805-1819-

PropID:
Client ID: 6683

Dear Owner/Agent,

This letter is to inform you that your property at **3901 BARRETT AVE RICHMOND, CA 94805-1819** **failed** the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/05/2026 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 key locks from 2x bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - 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



8/10/2026

FAILED INSPECTION NOTICE

Olidean Harvey
439 34Th St
Richmond, CA 94805

Property:
435 34TH ST
RICHMOND, CA 94805-2174-

PropID:
Client ID: 3993

Dear Owner/Agent,

This letter is to inform you that your property at **435 34TH ST RICHMOND, CA 94805-2174** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/05/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing

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



8/10/2026

FAILED INSPECTION NOTICE

Olidean Harvey
439 34Th St
Richmond, CA 94805

Property:
437 34TH ST
RICHMOND, CA 94805-2174-

PropID:
Client ID: 3993

Dear Owner/Agent,

This letter is to inform you that your property at **437 34TH ST RICHMOND, CA 94805-2174** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/05/2026 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>
8.7	General Health and Safety/Other Interior Hazards under renovation

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



8/10/2026

FAILED INSPECTION NOTICE

Sukhraj K Hira
1544 Partridge Dr
Hercules, CA 94547-1642

Property:
4212 NEVIN AVE
RICHMOND, CA 94805-2342-

PropID:
Client ID: 2549

Dear Owner/Agent,

This letter is to inform you that your property at **4212 NEVIN AVE RICHMOND, CA 94805-2342** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/05/2026 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>
2.4	Kitchen/Security GFCI outlet missing

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



8/10/2026

FAILED INSPECTION NOTICE

Sukhraj K Hira
1544 Partridge Dr
Hercules, CA 94547-1642

Property:
4216 NEVIN AVE
RICHMOND, CA 94805-2342-

PropID:
Client ID: 2549

Dear Owner/Agent,

This letter is to inform you that your property at **4216 NEVIN AVE RICHMOND, CA 94805-2342** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/05/2026 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 GFCI outlet missing

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



8/10/2026

FAILED INSPECTION NOTICE

Sukhraj K Hira
1544 Partridge Dr
Hercules, CA 94547-1642

Property:
4218 NEVIN AVE
RICHMOND, CA 94805-2342-

PropID:
Client ID: 2549

Dear Owner/Agent,

This letter is to inform you that your property at **4218 NEVIN AVE RICHMOND, CA 94805-2342** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/05/2026 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>
1.6	Living Room/Ceiling Condition ceiling has very large crack - 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Sukhraj K Hira
1544 Partridge Dr
Hercules, CA 94547-1642

Property:
4210 NEVIN AVE
RICHMOND, CA 94805-2342-

PropID:
Client ID: 2549

Dear Owner/Agent,

This letter is to inform you that your property at **4210 NEVIN AVE RICHMOND, CA 94805-2342** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/05/2026 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 key lock from bedroom door
3.12	Bathroom/Tub or Shower caulking in tub worn/damaged - repair/recaulk tub has a drip - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop - repair/replace



8/10/2026

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,

City of Richmond
Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Sukhraj K Hira
1544 Partridge Dr
Hercules, CA 94547-1642

Property:
4208 NEVIN AVE
RICHMOND, CA 94805-2342-

PropID:
Client ID: 2549

Dear Owner/Agent,

This letter is to inform you that your property at **4208 NEVIN AVE RICHMOND, CA 94805-2342** failed the Housing Quality Standards (HQS) inspection on 08/04/2026.

A re-inspection has been scheduled for 10/05/2026 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 GFCI outlet missing

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