



8/12/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
1317 ESMOND
RICHMOND, CA 94801-2352-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1317 ESMOND RICHMOND, CA 94801-2352** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 09/23/2026 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>
4.5	Other Rooms/Window Condition Clean/ remove discoloration on window and window seal
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



8/12/2026

FAILED INSPECTION NOTICE

Catalina R Tre Garcia
1129 Delaware St
Berkeley, CA 94805

Property:
1821 PENNSYLVANIA AVE Apt D
RICHMOND, CA 94801-2554-

PropID:
Client ID: 18244

Dear Owner/Agent,

This letter is to inform you that your property at **1821 PENNSYLVANIA AVE Apt D RICHMOND, CA 94801-2554** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 09/23/2026 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>
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,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Sergio & Ana Pineda
737 30Th St
Richmond, CA 94804-1455

Property:
2128 COALINGA
RICHMOND, CA 94801-2586-

PropID:
Client ID: 10804

Dear Owner/Agent,

This letter is to inform you that your property at **2128 COALINGA RICHMOND, CA 94801-2586** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 09/23/2026 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.

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



8/12/2026

FAILED INSPECTION NOTICE

622 8Th Street Llc
Jason Harris
1611 Telegraph Ave Suite 1200
Oakland, CA 94612

Property:
622 8TH ST Apt A
RICHMOND, CA 94801-2728-

PropID:
Client ID: 17740

Dear Owner/Agent,

This letter is to inform you that your property at **622 8TH ST Apt A RICHMOND, CA 94801-2728** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 09/23/2026 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.

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.

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Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
1935 NEVIN AVE Apt A
RICHMOND, CA 94801-3263-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1935 NEVIN AVE Apt A RICHMOND, CA 94801-3263** **failed** the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/05/2026 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 caulking behind sink damaged/worn - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.4	Bathroom/Security remove key lock from bathroom door
4.4	Other Rooms/Security remove key lock from bedroom door
6.3	Building Exterior/Condition of Roof and Gutters paint peeling badly underneath roof lip - repair/repaint
6.4	Building Exterior/Condition of Exterior Surfaces window & door frames paint peeling/damaged badly - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling damaged - repair/replace



8/12/2026

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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Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
456 20TH ST Apt A
RICHMOND, CA 94801-3295-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **456 20TH ST Apt A RICHMOND, CA 94801-3295** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/05/2026 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 front room heater inop

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



8/12/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
456 20TH ST Apt B
RICHMOND, CA 94801-3295-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **456 20TH ST Apt B RICHMOND, CA 94801-3295** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/05/2026 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 backyard has large amount of overgrowth - cut/remove
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
1.8	Living Room/Floor Condition carpet bunching badly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater next to kitchen inop - repair/replace



8/12/2026

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City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
456 20TH ST Apt C
RICHMOND, CA 94801-3295-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **456 20TH ST Apt C RICHMOND, CA 94801-3295** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/05/2026 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/Co detector missing
1.8	Living Room/Floor Condition carpeting worn/bunching - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector - missing
3.12	Bathroom/Tub or Shower caulking in tub - worn/damaged - recaulk/repair tub diverter inop - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace



8/12/2026

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
456 20TH ST Apt D
RICHMOND, CA 94801-3295-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **456 20TH ST Apt D RICHMOND, CA 94801-3295** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/05/2026 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 smoke/Co detector missing
2.3	Kitchen/Electrical Hazards outlet next to sink not secure - repair/replace
1.8	Living Room/Floor Condition carpet torn throughout unit - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector in bedroom inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle not working /stopping as designed - repair/replace
4.4	Other Rooms/Security bedroom door damaged - repair/replace



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8/12/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
456 20TH ST Apt F
RICHMOND, CA 94801-3295-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **456 20TH ST Apt F RICHMOND, CA 94801-3295** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/05/2026 between 01:00PM and 04:00PM.

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Donald H & Valerie Hasan
Po Box 183 Station A
Richmond, CA 94808-0183

Property:
2229 MACDONALD AVE Apt 1
RICHMOND, CA 94801-3312-

PropID:
Client ID: 7468

Dear Owner/Agent,

This letter is to inform you that your property at **2229 MACDONALD AVE Apt 1 RICHMOND, CA 94801-3312** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/08/2026 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>
1.5	Living Room/Window Condition Unit is a office and doesnt have a window in unit
8.10	General Health and Safety/Site and Neighborhood Conditions
	1. Install smoke detector in shared kitchen/laundry room
	2. install carbon monoxide detector in shared kitchen laundry room area
	3. Replace missing cabinet drawer front left of sink in shared kitchen
	4. Install key blanks in fuse panel located by unit #5
	5. Install range hood filter screen in shared kitchen



8/12/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Donald H & Valerie Hasan
Po Box 183 Station A
Richmond, CA 94808-0183

Property:
2229 MACDONALD AVE Apt 2
RICHMOND, CA 94801-3312-

PropID:
Client ID: 7468

Dear Owner/Agent,

This letter is to inform you that your property at **2229 MACDONALD AVE Apt 2 RICHMOND, CA 94801-3312** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/08/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions
	1. Install smoke detector in shared kitchen/laundry room
	2. install carbon monoxide detector in shared kitchen laundry room area
	3. Replace missing cabinet drawer front left of sink in shared kitchen
	4. Install key blanks in fuse panel located by unit #5
	5. Install range hood filter screen in shared kitchen



8/12/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Donald H & Valerie Hasan
Po Box 183 Station A
Richmond, CA 94808-0183

Property:
2229 MACDONALD AVE Apt 3
RICHMOND, CA 94801-3312-

PropID:
Client ID: 7468

Dear Owner/Agent,

This letter is to inform you that your property at **2229 MACDONALD AVE Apt 3 RICHMOND, CA 94801-3312** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/08/2026 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>
1.4	Living Room/Security Install striker plate on front entrance door frame
8.10	General Health and Safety/Site and Neighborhood Conditions
	1. Install smoke detector in shared kitchen/laundry room
	2. install carbon monoxide detector in shared kitchen laundry room area
	3. Replace missing cabinet drawer front left of sink in shared kitchen
	4. Install key blanks in fuse panel located by unit #5
	5. Install range hood filter screen in shared kitchen



8/12/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Donald H & Valerie Hasan
Po Box 183 Station A
Richmond, CA 94808-0183

Property:
2229 MACDONALD AVE Apt 4
RICHMOND, CA 94801-3312-

PropID:
Client ID: 7468

Dear Owner/Agent,

This letter is to inform you that your property at **2229 MACDONALD AVE Apt 4 RICHMOND, CA 94801-3312** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/08/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions 1. Install smoke detector in shared kitchen/laundry room 2. install carbon monoxide detector in shared kitchen laundry room area 3. Replace missing cabinet drawer front left of sink in shared kitchen 4. Install key blanks in fuse panel located by unit #5 5. Install range hood filter screen in shared kitchen
8.1	General Health and Safety/Access to Unit Install unit number "4" on front door
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.



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Donald H & Valerie Hasan
Po Box 183 Station A
Richmond, CA 94808-0183

Property:
2229 MACDONALD AVE Apt 6
RICHMOND, CA 94801-3312-

PropID:
Client ID: 7468

Dear Owner/Agent,

This letter is to inform you that your property at **2229 MACDONALD AVE Apt 6 RICHMOND, CA 94801-3312** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/08/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security Install turn style door knob on front door
8.10	General Health and Safety/Site and Neighborhood Conditions
	1. Install smoke detector in shared kitchen/laundry room
	2. install carbon monoxide detector in shared kitchen laundry room area
	3. Replace missing cabinet drawer front left of sink in shared kitchen
	4. Install key blanks in fuse panel located by unit #5
	5. Install range hood filter screen in shared kitchen



8/12/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Donald H & Valerie Hasan
Po Box 183 Station A
Richmond, CA 94808-0183

Property:
2229 MACDONALD AVE Apt 7
RICHMOND, CA 94801-3312-

PropID:
Client ID: 7468

Dear Owner/Agent,

This letter is to inform you that your property at **2229 MACDONALD AVE Apt 7 RICHMOND, CA 94801-3312** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/08/2026 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>
1.5	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.
8.10	General Health and Safety/Site and Neighborhood Conditions
	1. Install smoke detector in shared kitchen/laundry room
	2. install carbon monoxide detector in shared kitchen laundry room area
	3. Replace missing cabinet drawer front left of sink in shared kitchen
	4. Install key blanks in fuse panel located by unit #5
	5. Install range hood filter screen in shared kitchen



8/12/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Donald H & Valerie Hasan
Po Box 183 Station A
Richmond, CA 94808-0183

Property:
2229 MACDONALD AVE Apt 8
RICHMOND, CA 94801-3312-

PropID:
Client ID: 7468

Dear Owner/Agent,

This letter is to inform you that your property at **2229 MACDONALD AVE Apt 8 RICHMOND, CA 94801-3312** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/08/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions
	1. Install smoke detector in shared kitchen/laundry room
	2. install carbon monoxide detector in shared kitchen laundry room area
	3. Replace missing cabinet drawer front left of sink in shared kitchen
	4. Install key blanks in fuse panel located by unit #5
	5. Install range hood filter screen in shared kitchen



8/12/2026

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.

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



8/12/2026

FAILED INSPECTION NOTICE

Donald H & Valerie Hasan
Po Box 183 Station A
Richmond, CA 94808-0183

Property:
2229 MACDONALD AVE Apt 9
RICHMOND, CA 94801-3312-

PropID:
Client ID: 7468

Dear Owner/Agent,

This letter is to inform you that your property at **2229 MACDONALD AVE Apt 9 RICHMOND, CA 94801-3312 failed** the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/08/2026 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>
1.4	Living Room/Security Install striker plate on door frame
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source in unit adequate for size of room.
8.10	General Health and Safety/Site and Neighborhood Conditions
	1. Install smoke detector in shared kitchen/laundry room
	2. install carbon monoxide detector in shared kitchen laundry room area
	3. Replace missing cabinet drawer front left of sink in shared kitchen
	4. Install key blanks in fuse panel located by unit #5
	5. Install range hood filter screen in shared kitchen



8/12/2026

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.

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



8/12/2026

FAILED INSPECTION NOTICE

Donald H & Valerie Hasan
Po Box 183 Station A
Richmond, CA 94808-0183

Property:
2229 MACDONALD AVE Apt 10
RICHMOND, CA 94801-3312-

PropID:
Client ID: 7468

Dear Owner/Agent,

This letter is to inform you that your property at **2229 MACDONALD AVE Apt 10 RICHMOND, CA 94801-3312** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/08/2026 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>
1.5	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.
8.10	General Health and Safety/Site and Neighborhood Conditions
	1. Install smoke detector in shared kitchen/laundry room
	2. install carbon monoxide detector in shared kitchen laundry room area
	3. Replace missing cabinet drawer front left of sink in shared kitchen
	4. Install key blanks in fuse panel located by unit #5
	5. Install range hood filter screen in shared kitchen



8/12/2026

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.

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



8/12/2026

FAILED INSPECTION NOTICE

Donald H & Valerie Hasan
Po Box 183 Station A
Richmond, CA 94808-0183

Property:
2229 MACDONALD AVE Apt 12
RICHMOND, CA 94801-3312-

PropID:
Client ID: 7468

Dear Owner/Agent,

This letter is to inform you that your property at **2229 MACDONALD AVE Apt 12 RICHMOND, CA 94801-3312** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/08/2026 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>
1.4	Living Room/Security Install striker plate on front door frame
8.10	General Health and Safety/Site and Neighborhood Conditions
	1. Install smoke detector in shared kitchen/laundry room
	2. install carbon monoxide detector in shared kitchen laundry room area
	3. Replace missing cabinet drawer front left of sink in shared kitchen
	4. Install key blanks in fuse panel located by unit #5
	5. Install range hood filter screen in shared kitchen



8/12/2026

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.

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



8/12/2026

FAILED INSPECTION NOTICE

Donald H & Valerie Hasan
Po Box 183 Station A
Richmond, CA 94808-0183

Property:
2229 MACDONALD AVE Apt 13
RICHMOND, CA 94801-3312-

PropID:
Client ID: 7468

Dear Owner/Agent,

This letter is to inform you that your property at **2229 MACDONALD AVE Apt 13 RICHMOND, CA 94801-3312** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/08/2026 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>
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.
8.10	General Health and Safety/Site and Neighborhood Conditions 1. Install smoke detector in shared kitchen/laundry room 2. install carbon monoxide detector in shared kitchen laundry room area 3. Replace missing cabinet drawer front left of sink in shared kitchen 4. Install key blanks in fuse panel located by unit #5 5. Install range hood filter screen in shared kitchen
1.4	Living Room/Security 1. Install turn style door knob on front door 2. Install striker plate on door frame



8/12/2026

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.

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



8/12/2026

FAILED INSPECTION NOTICE

Donald H & Valerie Hasan
Po Box 183 Station A
Richmond, CA 94808-0183

Property:
2229 MACDONALD AVE Apt 14
RICHMOND, CA 94801-3312-

PropID:
Client ID: 7468

Dear Owner/Agent,

This letter is to inform you that your property at **2229 MACDONALD AVE Apt 14 RICHMOND, CA 94801-3312** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 10/08/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions 1. Install smoke detector in shared kitchen/laundry room 2. install carbon monoxide detector in shared kitchen laundry room area 3. Replace missing cabinet drawer front left of sink in shared kitchen 4. Install key blanks in fuse panel located by unit #5 5. Install range hood filter screen in shared kitchen
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mount heat source in unit
1.4	Living Room/Security Install turn style lock on front door



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
1224 CHANSLOR
RICHMOND, CA 94801-3548-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1224 CHANSLOR RICHMOND, CA 94801-3548** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

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>
3.12 Bathroom/Tub or Shower	tub constantly drips - repair/replace
4.4 Other Rooms/Security	remove key lock from bedroom door
8.10 General Health and Safety/Site and Neighborhood Conditions	backyard fence damaged /not stable - repair/replace

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

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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



8/12/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
1622 BISSELL AVE
RICHMOND, CA 94801-3632-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1622 BISSELL AVE RICHMOND, CA 94801-3632** **failed** the Housing Quality Standards (HQS) inspection on 08/06/2026.

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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch railing damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.4	Heating and Plumbing/Water Heater unable to access water heater door locked
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



8/12/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
1408 CHANSLOR AVE Apt A
RICHMOND, CA 94801-3638-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1408 CHANSLOR AVE Apt A RICHMOND, CA 94801-3638** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

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.

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



8/12/2026

FAILED INSPECTION NOTICE

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
1408 CHANSLOR AVE Apt B
RICHMOND, CA 94801-3638-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1408 CHANSLOR AVE Apt B RICHMOND, CA 94801-3638** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

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>
2.10	Kitchen/Stove or Range with Oven hood range fan/light inop - repair/replace
3.12	Bathroom/Tub or Shower tub handle not stopping as designed to - repair/replace tub constantly drips - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch covering very badly worn/damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment no access to water heater
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has hazardous exposed building materials - remove/clear



8/12/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5029 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5029 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

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>
2.10	Kitchen/Stove or Range with Oven Microwave light out

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



8/12/2026

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5031 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5031 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

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>
1.8	Living Room/Floor Condition Carpet loose, repair.
3.12	Bathroom/Tub or Shower Shower door loose in back bathroom.

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



8/12/2026

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5033 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5033 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

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>
2.12	Kitchen/Sink Low water pressures in sink faucet.
2.10	Kitchen/Stove or Range with Oven Microwave light not working.

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



8/12/2026

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5037 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5037 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

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>
2.10	Kitchen/Stove or Range with Oven Microwave not working, 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.

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



8/12/2026

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5047 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5047 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

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>
8.7	General Health and Safety/Other Interior Hazards Drywall damage in garage, repair.
2.13	Kitchen/Space for Storage, Prep and Serving Missing drawer in kitachen base cabinet.

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



8/12/2026

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5053 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5053 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

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>
3.12	Bathroom/Tub or Shower Front bath shower door handle loose, repair. Back shower door loose, 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



8/12/2026

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5057 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5057 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

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>
2.12	Kitchen/Sink Link at kitchen sink, repair.
7.4	Heating and Plumbing/Water Heater Gas leak at water heater, 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



8/12/2026

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5059 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5059 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

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>
3.12	Bathroom/Tub or Shower Shower diverter not working in back bathroom, 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



8/12/2026

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5061 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5061 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

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>
8.7	General Health and Safety/Other Interior Hazards Dark discoloration on reall wall of the garage, 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



8/12/2026

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5069 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5069 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

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>
3.12	Bathroom/Tub or Shower Shower diverter non operative, 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



8/12/2026

FAILED INSPECTION NOTICE

Si Properties Llc
DENOVA HOMES
1500 Willow Pass Court
Concord, CA 94520

Property:
5071 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5071 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/06/2026.

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>
3.12 Bathroom/Tub or Shower	Front bathroom shower door loose, repair.
2.12 Kitchen/Sink	Kitchen faucet not working properly, 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



8/12/2026

FAILED INSPECTION NOTICE

Tiffany Thomas
92 Rockport Ct
Richmond, CA 94804

Property:
512 S 16TH ST Apt 2
RICHMOND, CA 94804-3761-

PropID:
Client ID: 19233

Dear Owner/Agent,

This letter is to inform you that your property at **512 S 16TH ST Apt 2 RICHMOND, CA 94804-3761** **failed** the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 09/23/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.5	Other Rooms/Window Condition Repair damaged window screen
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Replace missing lock/handle on rear patio door screen



8/12/2026

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.

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



8/12/2026

FAILED INSPECTION NOTICE

Tiffany Thomas
92 Rockport Ct
Richmond, CA 94804

Property:
512 S 16TH ST Apt 3
RICHMOND, CA 94804-3761-

PropID:
Client ID: 19233

Dear Owner/Agent,

This letter is to inform you that your property at **512 S 16TH ST Apt 3 RICHMOND, CA 94804-3761** **failed** the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 09/23/2026 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>
4.4	Other Rooms/Security Tenant caused damaged to bedroom door, replace or remove door and hardware
4.5	Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
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.
8.4	General Health and Safety/Garbage and Debris Declutter unit, trash on floors throughout unit
2.1	Kitchen/Kitchen Area Present Burners not self lighting, repair



8/12/2026

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.

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



8/12/2026

FAILED INSPECTION NOTICE

Tiffany Thomas
92 Rockport Ct
Richmond, CA 94804

Property:
512 S 16TH ST Apt 4
RICHMOND, CA 94804-3761-

PropID:
Client ID: 19233

Dear Owner/Agent,

This letter is to inform you that your property at **512 S 16TH ST Apt 4 RICHMOND, CA 94804-3761** **failed** the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 09/23/2026 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 as it was cut off, repair for inspection

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

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

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



8/12/2026

FAILED INSPECTION NOTICE

Tiffany Thomas
92 Rockport Ct
Richmond, CA 94804

Property:
512 S 16TH ST Apt 6
RICHMOND, CA 94804-3761-

PropID:
Client ID: 19233

Dear Owner/Agent,

This letter is to inform you that your property at **512 S 16TH ST Apt 6 RICHMOND, CA 94804-3761** **failed** the Housing Quality Standards (HQS) inspection on 08/06/2026.

A re-inspection has been scheduled for 09/23/2026 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>
4.10 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.
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heater inoperable, repair for inspection

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

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

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