



8/12/2026

FAILED INSPECTION NOTICE

Patricia A Hendrix
Po Box 1693
Richmond, CA 94802-0693

Property:
1824 2ND ST
RICHMOND, CA 94801-1515-

PropID:
Client ID: 7457

Dear Owner/Agent,

This letter is to inform you that your property at **1824 2ND ST RICHMOND, CA 94801-1515** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

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>
8.1	General Health and Safety/Access to Unit vacant unit being remodeled/under construction

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

Anthony Chao
519 Tamarack Dr
Union City, CA 94587

Property:
340 CHESLEY AVE
RICHMOND, CA 94801-1529-

PropID:
Client ID: 17963

Dear Owner/Agent,

This letter is to inform you that your property at **340 CHESLEY AVE RICHMOND, CA 94801-1529** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven
	1. Right rear burner inoperable, repair
	2. range hood vent screen missing, replace
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
	- outlet right of stove
3.3	Bathroom/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
4.10	Other Rooms/Smoke Detectors
	Smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.3	Other Rooms/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
	- outlet under window
4.5	Other Rooms/Window Condition
	Window screen damaged, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
8.1	General Health and Safety/Access to Unit
	Patio light inoperable, repair
	refused at door 08/07/2026 - tenant could not speak English
8.6	General Health and Safety/Interior Stairs and Common Halls
	Common area smoke detector inoperable, repair



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Sincerely,

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Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Ram P & Ashu K Vohra
2372 18Th St
San Pablo, CA 94806

Property:
1561 4TH ST
RICHMOND, CA 94801-1602-

PropID:
Client ID: 8205

Dear Owner/Agent,

This letter is to inform you that your property at **1561 4TH ST RICHMOND, CA 94801-1602** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

A re-inspection has been scheduled for 10/08/2026 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.

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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Sincerely,

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Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Donald M & Elsie M Rosenthal
Mindi Farrel
775 Baywood Dr Suite 217
Petaluma, CA 94954

Property:
514 SANFORD AVE
RICHMOND, CA 94801-1918-

PropID:
Client ID: 10883

Dear Owner/Agent,

This letter is to inform you that your property at **514 SANFORD AVE RICHMOND, CA 94801-1918** **failed** the Housing Quality Standards (HQS) inspection on 08/07/2026.

A re-inspection has been scheduled for 10/08/2026 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.

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Delfin J Dagloria
DENICE M DAGLORIA-WURNITSCH
2288 Fulton St Ste 202B
Berkeley, CA 94804

Property:
324 PENNSYLVANIA AVE
RICHMOND, CA 94801-2634-

PropID:
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **324 PENNSYLVANIA AVE RICHMOND, CA 94801-2634** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Remove excessive amounts of plants on front porch causing hazard leading to unit
8.4	General Health and Safety/Garbage and Debris Declutter unit
2.4	Kitchen/Security Remove keyed entry lock on door leading to kitchen
4.4	Other Rooms/Security 1. Declutter room, no access to window or outlets for inspection 2. Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
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.
3.4	Bathroom/Security 1. Secure door knobs on door 2. Remove latch lock from door
3.12	Bathroom/Tub or Shower Caulk interior of tub
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detectors (x2)
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
2.6	Kitchen/Ceiling Condition Repair cracks on ceiling
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Delfin J Dagloria
DENICE M DAGLORIA-WURNITSCH
2288 Fulton St Ste 202B
Berkeley, CA 94804

Property:
400 PENNSYLVANIA AVE Apt 3
RICHMOND, CA 94801-2660-

PropID:
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **400 PENNSYLVANIA AVE Apt 3 RICHMOND, CA 94801-2660** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector inoperable, replace 8/7/2026 Unit has ben deactivated and will need to be replaced.

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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City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Delfin J Dagloria
DENICE M DAGLORIA-WURNITSCH
2288 Fulton St Ste 202B
Berkeley, CA 94804

Property:
400 PENNSYLVANIA AVE Apt 4
RICHMOND, CA 94801-2660-

PropID:
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **400 PENNSYLVANIA AVE Apt 4 RICHMOND, CA 94801-2660** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

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.

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

Rodolfo T & Erendiras Munoz
1054 N Garfield Ave
Pasadena, CA 91104

Property:
420 5TH ST
RICHMOND, CA 94801-3006-

PropID:
Client ID: 1833

Dear Owner/Agent,

This letter is to inform you that your property at **420 5TH ST RICHMOND, CA 94801-3006** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

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>
8.1	General Health and Safety/Access to Unit property is being remodeled/under construction. could not inspect units.

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

Rodolfo T & Erendiras Munoz
1054 N Garfield Ave
Pasadena, CA 91104

Property:
422 5TH ST
RICHMOND, CA 94801-3006-

PropID:
Client ID: 1833

Dear Owner/Agent,

This letter is to inform you that your property at **422 5TH ST RICHMOND, CA 94801-3006** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

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>
8.1	General Health and Safety/Access to Unit property is being remodeled/under construction. could not inspect units.

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

Rodolfo T & Erendiras Munoz
1054 N Garfield Ave
Pasadena, CA 91104

Property:
424 5TH ST
RICHMOND, CA 94801-3006-

PropID:
Client ID: 1833

Dear Owner/Agent,

This letter is to inform you that your property at **424 5TH ST RICHMOND, CA 94801-3006** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

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>
8.1	General Health and Safety/Access to Unit property is being remodeled/under construction. could not inspect units.

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

Ernesto & Leticia Delamora
5243 Carriage Dr
El Sobrante, CA 94803-3856

Property:
1334 CHANSLOR AVE
RICHMOND, CA 94801-3550-

PropID:
Client ID: 6101

Dear Owner/Agent,

This letter is to inform you that your property at **1334 CHANSLOR AVE RICHMOND, CA 94801-3550** **failed** the Housing Quality Standards (HQS) inspection on 08/07/2026.

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>
3.3	Bathroom/Electrical Hazards non tripping gfci and open ground out. repair or replace

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Ernesto & Leticia Delamora
5243 Carriage Dr
El Sobrante, CA 94803-3856

Property:
105 20TH ST
RICHMOND, CA 94801-3625-

PropID:
Client ID: 6101

Dear Owner/Agent,

This letter is to inform you that your property at **105 20TH ST RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

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>
8.3	General Health and Safety/Evidence of Infestation evidence of rat/mice infestation professional extermination is required
7.4	Heating and Plumbing/Water Heater install proper earthquake straps

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

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
4932 BUCKBOARD WAY
RICHMOND, CA 94803-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **4932 BUCKBOARD WAY RICHMOND, CA 94803** **failed** the Housing Quality Standards (HQS) inspection on 08/07/2026.

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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches large crack in backyard patio porch.
4.8	Other Rooms/Floor Condition torn/hole in carpet . repair or 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Carla M Dellazoppa
2522 Patra Dr
El Sobrante, CA 94803-3628

Property:
3407 CLEARFIELD AVE
RICHMOND, CA 94803-2514-

PropID:
Client ID: 3898

Dear Owner/Agent,

This letter is to inform you that your property at **3407 CLEARFIELD AVE RICHMOND, CA 94803-2514** **failed** the Housing Quality Standards (HQS) inspection on 08/07/2026.

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 keylocks
7.4	Heating and Plumbing/Water Heater closet door to water heater is blocked could not gain access to inspect.

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

Elias Duran Rodriguez
2646 Kavanagh Rd
San Pablo, CA 94806

Property:
2708 VIRGINIA AVE
RICHMOND, CA 94804-

PropID:
Client ID: 17642

Dear Owner/Agent,

This letter is to inform you that your property at **2708 VIRGINIA AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

A re-inspection has been scheduled for 10/06/2026 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 key lock from bedroom door
2.10	Kitchen/Stove or Range with Oven left front burner inop in garage

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

Jose Navarrete Ortega
206 Berk Pl
Richmond, CA 94804

Property:
605 S 24TH ST
RICHMOND, CA 94804-3932-

PropID:
Client ID: 18875

Dear Owner/Agent,

This letter is to inform you that your property at **605 S 24TH ST RICHMOND, CA 94804-3932** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

A re-inspection has been scheduled for 10/06/2026 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 Provide Heat Source.

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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City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Henry L & Carolyn S Moe
4549 Midway Rd
Vacaville, CA 95688

Property:
982 VENTURA ST
RICHMOND, CA 94805-1033-

PropID:
Client ID: 8631

Dear Owner/Agent,

This letter is to inform you that your property at **982 VENTURA ST RICHMOND, CA 94805-1033** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

A re-inspection has been scheduled for 10/08/2026 between 01:00PM and 04:00PM.

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

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Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Delfin J Dagloria
DENICE M DAGLORIA-WURNITSCH
2288 Fulton St Ste 202B
Berkeley, CA 94804

Property:
3816 NEVIN AVE
RICHMOND, CA 94805-2235-

PropID:
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **3816 NEVIN AVE RICHMOND, CA 94805-2235** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

A re-inspection has been scheduled for 10/08/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.7	Other Rooms/Wall Condition Address/remove discoloration from walls
8.10	General Health and Safety/Site and Neighborhood Conditions Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017)
8.4	General Health and Safety/Garbage and Debris Declutter unit



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,

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Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Delfin J Dagloria
DENICE M DAGLORIA-WURNITSCH
2288 Fulton St Ste 202B
Berkeley, CA 94804

Property:
3822 NEVIN AVE
RICHMOND, CA 94805-2235-

PropID:
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **3822 NEVIN AVE RICHMOND, CA 94805-2235** failed the Housing Quality Standards (HQS) inspection on 08/07/2026.

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.

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

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program