



8/12/2026

FAILED INSPECTION NOTICE

Jose Navarrete Ortega
206 Berk Pl
Richmond, CA 94804

Property:
145 20TH ST
RICHMOND, CA 94801-3625-

PropID:
Client ID: 18875

Dear Owner/Agent,

This letter is to inform you that your property at **145 20TH ST RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 08/10/2026.

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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven remove foil from stove all burners must self ignite
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



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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

Jose Navarrete Ortega
206 Berk Pl
Richmond, CA 94804

Property:
149 20TH ST
RICHMOND, CA 94801-3625-

PropID:
Client ID: 18875

Dear Owner/Agent,

This letter is to inform you that your property at **149 20TH ST RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 08/10/2026.

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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace front right burner not fully working properly
4.4	Other Rooms/Security remove key lock from bedroom door & bathroom 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Llc Peymar
Fmi Inc
115 Robin Ct
Hercules, CA 94547

Property:
107 COTTAGE AVE Apt A
RICHMOND, CA 94801-3846-

PropID:
Client ID: 18934

Dear Owner/Agent,

This letter is to inform you that your property at **107 COTTAGE AVE Apt A RICHMOND, CA 94801-3846** **failed** the Housing Quality Standards (HQS) inspection on 08/10/2026.

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 caulking behind sink - worn/damaged - repair/recaulk
8.7	General Health and Safety/Other Interior Hazards hallway smoke not working as designed - alert low - replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



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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

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

Property:
2344 GRANT
RICHMOND, CA 94804-1444-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **2344 GRANT RICHMOND, CA 94804-1444** failed the Housing Quality Standards (HQS) inspection on 08/10/2026.

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.

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