



8/12/2026

FAILED INSPECTION NOTICE

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

Property:
5085 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5085 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

A re-inspection has been scheduled for 10/09/2026 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 Window will not open as designed, there is something in window track preventing it from opening in full. 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:
5087 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5087 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

A re-inspection has been scheduled for 10/09/2026 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>
8.2	General Health and Safety/Exits Tenant to clear path in garage to allow access to door (fire exit). Excessive amount of items in garage preventing clear access.

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,

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Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

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

Property:
5089 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5089 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

A re-inspection has been scheduled for 10/09/2026 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>
4.3	Other Rooms/Electrical Hazards Excessive clutter in room preventing access to outlets for inspection.
3.13	Bathroom/Ventilation Clean excessive dust build up on bathroom vent fan (left bedroom level 3)
8.4	General Health and Safety/Garbage and Debris Declutter unit

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

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:
5091 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5091 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

A re-inspection has been scheduled for 10/09/2026 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>
4.10	Other Rooms/Smoke Detectors Replace, low audible alert
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan (both bathrooms in bedrooms level 3)
3.7	Bathroom/Wall Condition Clean and remove discoloration on bathroom walls (left bedroom level 3)

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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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:
5095 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5095 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

A re-inspection has been scheduled for 10/09/2026 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.



8/12/2026

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.6	General Health and Safety/Interior Stairs and Common Halls
	1. Outlet at front entry missing cover plate, replace
	2. Repair damaged wall at top of stairs, joist exposed.
	3. Tenant to address discoloration/dirt on walls throughout unit
	4. Tenant to clean heavily soiled flooring throughout unit
8.7	General Health and Safety/Other Interior Hazards
	Replace missing carbon monoxide detector level 3
4.3	Other Rooms/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard.
	- outlet by bathroom entry missing cover plate, replace
3.13	Bathroom/Ventilation
	Clean/remove excessive dust build up on bathroom vent fan (left bedroom level 3)
3.12	Bathroom/Tub or Shower
	Replace damaged tub pull knob (left bedroom level 3)
4.4	Other Rooms/Security
	Replace missing front door for bedroom, door has been replaced with closet door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Repair, sink has large crack inside of it (right bedroom level 3)
8.4	General Health and Safety/Garbage and Debris
	Remove excessive amount of boxes in hallway creating egress issues level 3

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

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

Property:
5101 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5101 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

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

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

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

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

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

Property:
5103 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5103 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

A re-inspection has been scheduled for 10/09/2026 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>
3.13 Bathroom/Ventilation	Clean excessive dust build up on bathroom vent fan (right bedroom level 3)
2.10 Kitchen/Stove or Range with Oven	Range hood light inoperable, repair

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



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FAILED INSPECTION NOTICE

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

Property:
5105 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5105 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

A re-inspection has been scheduled for 10/09/2026 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>
4.8	Other Rooms/Floor Condition Carpet torn at entry, repair
3.13	Bathroom/Ventilation Clean vent fan (right bedroom level 3)
3.3	Bathroom/Electrical Hazards Ceiling light inoperable, repair (left bedroom level 3)
2.5	Kitchen/Window Condition Window must be openable and remain open without props.
8.1	General Health and Safety/Access to Unit Patio light inoperable, 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.

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Sincerely,

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Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

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

Property:
5107 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5107 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

A re-inspection has been scheduled for 10/09/2026 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 Install carbon monoxide detector level 3

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

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

Property:
5109 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5109 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

A re-inspection has been scheduled for 10/09/2026 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>
3.7	Bathroom/Wall Condition Clean/remove discoloration on wall by bathroom window (right bedroom level 3)

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

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

Property:
5111 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5111 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

A re-inspection has been scheduled for 10/09/2026 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.
4.5	Other Rooms/Window Condition Repair window as it is hard to open

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

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

Property:
5113 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5113 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

A re-inspection has been scheduled for 10/09/2026 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>
4.10	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.
3.13	Bathroom/Ventilation Bathroom vent fan making loud grinding noise, repair. (left bedroom level 3)

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

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

Property:
5115 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5115 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

A re-inspection has been scheduled for 10/09/2026 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	
	1. Install safety guides (right bedroom level 3)
	2. Shower head leaking, repair (left bedroom level 3)
2.10 Kitchen/Stove or Range with Oven	
	Range hood light inoperable, repair

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

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

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8/12/2026

FAILED INSPECTION NOTICE

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

Property:
5117 MOZART DR
RICHMOND, CA 94803-

PropID:
Client ID: 4753

Dear Owner/Agent,

This letter is to inform you that your property at **5117 MOZART DR RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

A re-inspection has been scheduled for 10/09/2026 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>
2.12 Kitchen/Sink	Dishwasher drains through air gap, repair as drain must go through garbage disposal.

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Eugene N Zajerko
3135 Keith Dr
Richmond, CA 94803-1905

Property:
4812 MEADOWBROOK DR
RICHMOND, CA 94803-2032-

PropID:
Client ID: 11224

Dear Owner/Agent,

This letter is to inform you that your property at **4812 MEADOWBROOK DR RICHMOND, CA 94803-2032** failed the Housing Quality Standards (HQS) inspection on 08/11/2026.

A re-inspection has been scheduled for 10/09/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Bijan Kavian
Po Box 1868
El Cerrito, CA 94530-4868

Property:
3417 HUMPHREY AVE
RICHMOND, CA 94804-1121-

PropID:
Client ID: 7710

Dear Owner/Agent,

This letter is to inform you that your property at **3417 HUMPHREY AVE RICHMOND, CA 94804-1121** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2026.

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.

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

Yun Fay & Jiaxin S Yee
623 Lakeview Ave
San Francisco, CA 94112-2201

Property:
3314 MARICOPA AVE
RICHMOND, CA 94804-1136-

PropID:
Client ID: 11207

Dear Owner/Agent,

This letter is to inform you that your property at **3314 MARICOPA AVE RICHMOND, CA 94804-1136** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2026.

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>
8.1	General Health and Safety/Access to Unit living room smoke inop hallway smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms

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

Mia Baldwin
Mia Baldwin
2930 Domingo Ave #514
Berkeley, CA 94705

Property:
2510 HUMPHREY AVE
RICHMOND, CA 94804-1275-

PropID:
Client ID: 10931

Dear Owner/Agent,

This letter is to inform you that your property at **2510 HUMPHREY AVE RICHMOND, CA 94804-1275** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2026.

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 hallway smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - 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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City of Richmond
Residential Rental Inspections Program



8/12/2026

FAILED INSPECTION NOTICE

Vernon Mulder
348 S 6Th St
Richmond, CA 94804-2310

Property:
423 S HARBOUR WAY
RICHMOND, CA 94804-2431-

PropID:
Client ID: 4879

Dear Owner/Agent,

This letter is to inform you that your property at **423 S HARBOUR WAY RICHMOND, CA 94804-2431** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2026.

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>
1.7	Living Room/Wall Condition large cracks and hole in wall - repair/repaint
7.2	Heating and Plumbing/Safety of Heating Equipment large gaps in wall around heater as well as heater not being secured as designed - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heaters in unit inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2x toilet bases loose - repair/replace
8.1	General Health and Safety/Access to Unit side gate entry door not properly secure - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions gate on side of house leaning/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.

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

Chinjui Ho
Mingjean Fan
7706 Oak Meadow Ct
Cupertino, CA 95014-5201

Property:
1501 POTRERO AVE
RICHMOND, CA 94804-3765-

PropID:
Client ID: 12939

Dear Owner/Agent,

This letter is to inform you that your property at **1501 POTRERO AVE RICHMOND, CA 94804-3765** **failed** the Housing Quality Standards (HQS) inspection on 08/11/2026.

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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet base loose

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