



8/20/2026

FAILED INSPECTION NOTICE

Ollie Pearl Sykes
1912 Marineview Dr
San Leandro, CA 94577-5314

Property:
629 9TH ST
RICHMOND, CA 94801-2717-

PropID:
Client ID: 3005

Dear Owner/Agent,

This letter is to inform you that your property at **629 9TH ST RICHMOND, CA 94801-2717** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
3.12	Bathroom/Tub or Shower Resurface tub

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



8/20/2026

FAILED INSPECTION NOTICE

Gershon & Irit Luria
17104 Via Media
San Lorenzo, CA 94580-2806

Property:
405 W RICHMOND AVE Apt 1
RICHMOND, CA 94801-3879-

PropID:
Client ID: 2806

Dear Owner/Agent,

This letter is to inform you that your property at **405 W RICHMOND AVE Apt 1 RICHMOND, CA 94801-3879** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/14/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.12	Kitchen/Sink Replace damaged subflooring
3.12	Bathroom/Tub or Shower Tub Drain Clogged/Slow.
4.5	Other Rooms/Window Condition Install quick release for safety bars or remove bars



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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Gershon & Irit Luria
17104 Via Media
San Lorenzo, CA 94580-2806

Property:
405 W RICHMOND AVE Apt 3
RICHMOND, CA 94801-3879-

PropID:
Client ID: 2806

Dear Owner/Agent,

This letter is to inform you that your property at **405 W RICHMOND AVE Apt 3 RICHMOND, CA 94801-3879** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/14/2026 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>
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3	Kitchen/Electrical Hazards Outlet right of sink has hot/neutral reverse, repair



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Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Gershon & Irit Luria
17104 Via Media
San Lorenzo, CA 94580-2806

Property:
405 W RICHMOND AVE Apt 4
RICHMOND, CA 94801-3879-

PropID:
Client ID: 2806

Dear Owner/Agent,

This letter is to inform you that your property at **405 W RICHMOND AVE Apt 4 RICHMOND, CA 94801-3879** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/14/2026 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 Install GFCI by kitchen sink
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
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.



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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.

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Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Gershon & Irit Luria
17104 Via Media
San Lorenzo, CA 94580-2806

Property:
405 W RICHMOND AVE Apt 5
RICHMOND, CA 94801-3879-

PropID:
Client ID: 2806

Dear Owner/Agent,

This letter is to inform you that your property at **405 W RICHMOND AVE Apt 5 RICHMOND, CA 94801-3879** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/14/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition 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.
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.
2.3	Kitchen/Electrical Hazards 1. Install GFCI above kitchen sink 2. Replace damaged receptacle by refrigerator
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



8/20/2026

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Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Gershon & Irit Luria
17104 Via Media
San Lorenzo, CA 94580-2806

Property:
405 W RICHMOND AVE Apt 6
RICHMOND, CA 94801-3879-

PropID:
Client ID: 2806

Dear Owner/Agent,

This letter is to inform you that your property at **405 W RICHMOND AVE Apt 6 RICHMOND, CA 94801-3879** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/14/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition 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. - Patio door serves as window in bedroom
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Recaulk rear of bathroom sink
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
1.5	Living Room/Window Condition Right window missing lock and window screen, install.



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Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Gershon & Irit Luria
17104 Via Media
San Lorenzo, CA 94580-2806

Property:
405 W RICHMOND AVE Apt 7
RICHMOND, CA 94801-3879-

PropID:
Client ID: 2806

Dear Owner/Agent,

This letter is to inform you that your property at **405 W RICHMOND AVE Apt 7 RICHMOND, CA 94801-3879** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/14/2026 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>
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.
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector in unit
2.3	Kitchen/Electrical Hazards Install GFCI above sink



8/20/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Gershon & Irit Luria
17104 Via Media
San Lorenzo, CA 94580-2806

Property:
405 W RICHMOND AVE Apt 8
RICHMOND, CA 94801-3879-

PropID:
Client ID: 2806

Dear Owner/Agent,

This letter is to inform you that your property at **405 W RICHMOND AVE Apt 8 RICHMOND, CA 94801-3879** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/14/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls
	1. Install common area smoke detector
	2. Install carbon monoxide detector in unit
2.3	Kitchen/Electrical Hazards
	Install GFCI above kitchen sink
4.4	Other Rooms/Security
	Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Living room wall heater inoperable, repair or replace



8/20/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Gershon & Irit Luria
17104 Via Media
San Lorenzo, CA 94580-2806

Property:
405 W RICHMOND AVE Apt 2
RICHMOND, CA 94801-3879-

PropID:
Client ID: 2806

Dear Owner/Agent,

This letter is to inform you that your property at **405 W RICHMOND AVE Apt 2 RICHMOND, CA 94801-3879** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/14/2026 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>
3.6 Bathroom/Ceiling Condition	Repair ceiling as it has evidence of water damage
3.5 Bathroom/Window Condition	Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5 Other Rooms/Window Condition	1. Window seal dry rotted, repair
	2. Left window will not stay open without prop, repair
	3. Window screen missing, install
1.6 Living Room/Ceiling Condition	Seal crack on ceiling above bedroom entrance
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heater inoperable, repair
7.5 Heating and Plumbing/Water Supply	Low hot water pressure in unit, repair
2.10 Kitchen/Stove or Range with Oven	Oven temperature knob missing letters/numbers. Replace



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Sincerely,

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Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Gershon & Irit Luria
17104 Via Media
San Lorenzo, CA 94580-2806

Property:
153 SANTA FE AVE
RICHMOND, CA 94801-3927-

PropID:
Client ID: 2806

Dear Owner/Agent,

This letter is to inform you that your property at **153 SANTA FE AVE RICHMOND, CA 94801-3927** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/14/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
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.
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.
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit



8/20/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Gershon & Irit Luria
17104 Via Media
San Lorenzo, CA 94580-2806

Property:
155 SANTA FE AVE
RICHMOND, CA 94801-3927-

PropID:
Client ID: 2806

Dear Owner/Agent,

This letter is to inform you that your property at **155 SANTA FE AVE RICHMOND, CA 94801-3927** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/14/2026 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>
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.4	Living Room/Security Front door lock inoperable, replace damaged door knob



8/20/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
437 32ND ST
RICHMOND, CA 94804-1705-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **437 32ND ST RICHMOND, CA 94804-1705** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
2.12 Kitchen/Sink	all burners must self ignite - repair/replace
8.7 General Health and Safety/Other Interior Hazards	hallway Co detector missing
3.13 Bathroom/Ventilation	2nd fl hallway vent cover missing - repair

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
300 30TH ST Apt 1
RICHMOND, CA 94804-1724-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **300 30TH ST Apt 1 RICHMOND, CA 94804-1724** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
2.12	Kitchen/Sink dishwasher not draining properly - 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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8/20/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
300 30TH ST Apt 2
RICHMOND, CA 94804-1724-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **300 30TH ST Apt 2 RICHMOND, CA 94804-1724** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
3.6 Bathroom/Ceiling Condition	master bedroom ceiling has discoloration - remove/repair/repaint
2.12 Kitchen/Sink	dishwasher not draining properly - repair/replace
3.12 Bathroom/Tub or Shower	hall bathroom shower peeling around top - repair/repaint
3.5 Bathroom/Window Condition	hall bathroom window pane/frame damaged - repair/replace



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Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
300 30TH ST Apt 3
RICHMOND, CA 94804-1724-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **300 30TH ST Apt 3 RICHMOND, CA 94804-1724** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace remove wall paper from heater - safety hazard

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

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8/20/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
300 30TH ST Apt 6
RICHMOND, CA 94804-1724-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **300 30TH ST Apt 6 RICHMOND, CA 94804-1724** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace

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

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

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Sincerely,

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8/20/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
300 30TH ST Apt 7
RICHMOND, CA 94804-1724-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **300 30TH ST Apt 7 RICHMOND, CA 94804-1724** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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 key lock from all bedroom doors

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



8/20/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
300 30TH ST Apt 8
RICHMOND, CA 94804-1724-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **300 30TH ST Apt 8 RICHMOND, CA 94804-1724** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
1.8	Living Room/Floor Condition carpet throughout unit worn/damaged/bunching - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke missing in 2x bedrooms
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet door damaged - repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Ollie Pearl Sykes
1912 Marineview Dr
San Leandro, CA 94577-5314

Property:
426 S 34TH ST
RICHMOND, CA 94804-3122-

PropID:
Client ID: 3005

Dear Owner/Agent,

This letter is to inform you that your property at **426 S 34TH ST RICHMOND, CA 94804-3122** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/13/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Rear heater inoperable, repair
2.3	Kitchen/Electrical Hazards Outlet above sink has open grounds, replace with GFCI

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



8/20/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
410 SOUTH ST
RICHMOND, CA 94804-3129-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **410 SOUTH ST RICHMOND, CA 94804-3129** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2nd fl hallway smoke/Co detector missing
4.4	Other Rooms/Security bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 2x bedrooms



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Ollie Pearl Sykes
1912 Marineview Dr
San Leandro, CA 94577-5314

Property:
4738 ARNO CT
RICHMOND, CA 94804-4463-

PropID:
Client ID: 3005

Dear Owner/Agent,

This letter is to inform you that your property at **4738 ARNO CT RICHMOND, CA 94804-4463** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/13/2026 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.
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom #2

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5653 CARLOS AVE Apt C
RICHMOND, CA 94804-4895-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5653 CARLOS AVE Apt C RICHMOND, CA 94804-4895** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/09/2026 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 cut Overgrown Grass/Weed

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5653 CARLOS AVE Apt D
RICHMOND, CA 94804-4895-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5653 CARLOS AVE Apt D RICHMOND, CA 94804-4895** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/09/2026 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 cut Overgrown Grass/Weeds.

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5653 CARLOS AVE Apt B
RICHMOND, CA 94804-4895-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5653 CARLOS AVE Apt B RICHMOND, CA 94804-4895** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/09/2026 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 cut Overgrown Grass/Weeds.

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



8/20/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
5301 TEHAMA AVE Apt 3
RICHMOND, CA 94804-5147-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **5301 TEHAMA AVE Apt 3 RICHMOND, CA 94804-5147** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
5301 TEHAMA AVE Apt 4
RICHMOND, CA 94804-5147-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **5301 TEHAMA AVE Apt 4 RICHMOND, CA 94804-5147** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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 not draining properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
5301 TEHAMA AVE Apt 5
RICHMOND, CA 94804-5147-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **5301 TEHAMA AVE Apt 5 RICHMOND, CA 94804-5147** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
1.8	Living Room/Floor Condition carpeting throughout unit bunching/worn - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom 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



8/20/2026

FAILED INSPECTION NOTICE

James S Carter
Po Box 176
West Point, CA 95255

Property:
6108 PLUMAS AVE
RICHMOND, CA 94804-5354-

PropID:
Client ID: 6849

Dear Owner/Agent,

This letter is to inform you that your property at **6108 PLUMAS AVE RICHMOND, CA 94804-5354** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
2.5	Kitchen/Window Condition window frame damaged/worn - repair/replace
1.4	Living Room/Security backdoor deadbolt not locking properly - repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit water pressure very low - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit worn/damaged - repair/replace



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

James S Carter
Po Box 176
West Point, CA 95255

Property:
6110 PLUMAS AVE
RICHMOND, CA 94804-5354-

PropID:
Client ID: 6849

Dear Owner/Agent,

This letter is to inform you that your property at **6110 PLUMAS AVE RICHMOND, CA 94804-5354** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
2.10	Kitchen/Stove or Range with Oven oven drawer full of plastic and paper goods - remove
2.4	Kitchen/Security backdoor dead bolt not locking properly - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

James S Carter
Po Box 176
West Point, CA 95255

Property:
6114 PLUMAS AVE
RICHMOND, CA 94804-5354-

PropID:
Client ID: 6849

Dear Owner/Agent,

This letter is to inform you that your property at **6114 PLUMAS AVE RICHMOND, CA 94804-5354** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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

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

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5215 FRESNO AVE Apt A
RICHMOND, CA 94804-5414-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5215 FRESNO AVE Apt A RICHMOND, CA 94804-5414** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
7.4	Heating and Plumbing/Water Heater install proper earthquake
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown trees and bushes
	leaning fences repair or replace
4.7	Other Rooms/Wall Condition broken closet clothes hanging rod.



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5215 FRESNO AVE Apt B
RICHMOND, CA 94804-5414-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5215 FRESNO AVE Apt B RICHMOND, CA 94804-5414** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps
4.4	Other Rooms/Security door frame damage repair or replace
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown tress grass leaning fence in back yard. repair or replace



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5215 FRESNO AVE Apt C
RICHMOND, CA 94804-5414-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5215 FRESNO AVE Apt C RICHMOND, CA 94804-5414** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
7.4	Heating and Plumbing/Water Heater install proper earthquake strap
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown tress grass and bushes leaning fence in back yard

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5215 FRESNO AVE Apt D
RICHMOND, CA 94804-5414-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5215 FRESNO AVE Apt D RICHMOND, CA 94804-5414** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
8.10	General Health and Safety/Site and Neighborhood Conditions cut Overgrown Grass/Weeds.
	leaning fence repair or replace
1.5	Living Room/Window Condition replace screens
3.3	Bathroom/Electrical Hazards non working gfci outlet
2.3	Kitchen/Electrical Hazards non working gfci outlet will not trip or reset
2.1	Kitchen/Kitchen Area Present broken pipe under sink repair or replace



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5215 FRESNO AVE Apt E
RICHMOND, CA 94804-5414-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5215 FRESNO AVE Apt E RICHMOND, CA 94804-5414** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
8.10	General Health and Safety/Site and Neighborhood Conditions cut Overgrown Grass/Weeds.

leaning fence 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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5215 FRESNO AVE Apt F
RICHMOND, CA 94804-5414-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5215 FRESNO AVE Apt F RICHMOND, CA 94804-5414** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/09/2026 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>
1.3	Living Room/Electrical Hazards no electricity in living room or patio
3.3	Bathroom/Electrical Hazards non working gfci will not trip or reset
2.12	Kitchen/Sink broken pipe underneath sink 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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5215 FRESNO AVE Apt G
RICHMOND, CA 94804-5414-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5215 FRESNO AVE Apt G RICHMOND, CA 94804-5414** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

A re-inspection has been scheduled for 10/09/2026 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>
2.13	Kitchen/Space for Storage, Prep and Serving broken cabinet door repair or replace
8.10	General Health and Safety/Site and Neighborhood Conditions cut Overgrown Grass/Weeds. leaning fence 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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5125 PANAMA AVE Apt A
RICHMOND, CA 94804-5419-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5125 PANAMA AVE Apt A RICHMOND, CA 94804-5419** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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 exposed cable/phone wires next to pg&e meter.
6.2	Building Exterior/Condition of Stairs, Rails, and Porches pass with comment; stair loading to backyard loose and unstable.
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.

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5125 PANAMA AVE Apt B
RICHMOND, CA 94804-5419-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5125 PANAMA AVE Apt B RICHMOND, CA 94804-5419** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown bushes grass and weed. exposed cable next to pg&e meters
6.2	Building Exterior/Condition of Stairs, Rails, and Porches pass with comment: stairs leading to backyard loose and unstable
7.4	Heating and Plumbing/Water Heater install proper earth quake straps.



8/20/2026

FAILED INSPECTION NOTICE

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5125 PANAMA AVE Apt C
RICHMOND, CA 94804-5419-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5125 PANAMA AVE Apt C RICHMOND, CA 94804-5419** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown trees bushes grass and trees exposed wires cable wires next to pg&e meters
6.2	Building Exterior/Condition of Stairs, Rails, and Porches pass with comment : stair leading to back yard is loose unstable

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5123 PANAMA AVE Apt C
RICHMOND, CA 94804-5419-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5123 PANAMA AVE Apt C RICHMOND, CA 94804-5419** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
4.8	Other Rooms/Floor Condition torn carpet exposed nails repair or replace.
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.

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5123 PANAMA AVE Apt B
RICHMOND, CA 94804-5419-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5123 PANAMA AVE Apt B RICHMOND, CA 94804-5419** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
7.4	Heating and Plumbing/Water Heater install earthquake straps

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5123 PANAMA AVE Apt A
RICHMOND, CA 94804-5419-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5123 PANAMA AVE Apt A RICHMOND, CA 94804-5419** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
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.

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5104 PANAMA AVE Apt C
RICHMOND, CA 94804-5458-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5104 PANAMA AVE Apt C RICHMOND, CA 94804-5458** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
7.4	Heating and Plumbing/Water Heater install proper earthquake strap. repair or replace. cover expose wires connected to water heater.

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5104 PANAMA AVE Apt B
RICHMOND, CA 94804-5458-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5104 PANAMA AVE Apt B RICHMOND, CA 94804-5458** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
7.4	Heating and Plumbing/Water Heater install proper earth quake straps. cover exposed wires connected to water heater.

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5104 PANAMA AVE Apt A
RICHMOND, CA 94804-5458-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5104 PANAMA AVE Apt A RICHMOND, CA 94804-5458** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps exposed wires connected to heater.
2.3	Kitchen/Electrical Hazards loose socket at wall repair or replace
1.5	Living Room/Window Condition sliding glass hard to open and close. repiar or replace.
7.1	Heating and Plumbing/Adequacy of Heating Equipment replace missing thermostat.



8/20/2026

FAILED INSPECTION NOTICE

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5104 PANAMA AVE Apt D
RICHMOND, CA 94804-5458-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5104 PANAMA AVE Apt D RICHMOND, CA 94804-5458** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
3.12	Bathroom/Tub or Shower remove black discoloration
4.8	Other Rooms/Floor Condition clear clutter from blocking egress

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5110 PANAMA AVE Apt D
RICHMOND, CA 94804-5459-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5110 PANAMA AVE Apt D RICHMOND, CA 94804-5459** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
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.

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5110 PANAMA AVE Apt C
RICHMOND, CA 94804-5459-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5110 PANAMA AVE Apt C RICHMOND, CA 94804-5459** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
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.

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5110 PANAMA AVE Apt B
RICHMOND, CA 94804-5459-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5110 PANAMA AVE Apt B RICHMOND, CA 94804-5459** failed the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps
1.5	Living Room/Window Condition broken lock and handle on sliding glass door. repair or replace
3.8	Bathroom/Floor Condition window will not stand up without prop.
4.5	Other Rooms/Window Condition replace missing screens



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

David M Spatz Richmond Prop
694 Windsong Trail
Westlake Hills, TX 78746

Property:
5110 PANAMA AVE Apt A
RICHMOND, CA 94804-5459-

PropID:
Client ID: 6298

Dear Owner/Agent,

This letter is to inform you that your property at **5110 PANAMA AVE Apt A RICHMOND, CA 94804-5459** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
1.8	Living Room/Floor Condition torn flooring at front door. 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



8/20/2026

FAILED INSPECTION NOTICE

Owais & Ryokoa Qureshi
2300 Monte Vista Dr
Pinole, CA 94564-1123

Property:
5418 FRESNO AVE
RICHMOND, CA 94804-5638-

PropID:
Client ID: 3578

Dear Owner/Agent,

This letter is to inform you that your property at **5418 FRESNO AVE RICHMOND, CA 94804-5638** **failed** the Housing Quality Standards (HQS) inspection on 08/13/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control inop unable to test heater - repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program