



8/20/2026

FAILED INSPECTION NOTICE

Marco A & Ruth Gutierrez
200 Loreto Ct
Martinez, CA 94553-3551

Property:
1711 HELLINGS AVE
RICHMOND, CA 94801-2445-

PropID:
Client ID: 2846

Dear Owner/Agent,

This letter is to inform you that your property at **1711 HELLINGS AVE RICHMOND, CA 94801-2445** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/13/2026 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>
3.12 Bathroom/Tub or Shower	Caulk inside of tub damaged and discolored , repair
4.5 Other Rooms/Window Condition	Right window lock damaged, repair
4.4 Other Rooms/Security	Remove keyed lock from interior door.
8.4 General Health and Safety/Garbage and Debris	Remove excessive recycling in yard



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

D&K Systems Llc
D & K SYSTEMS LLC
Po Box 3305
Berkeley, CA 94703

Property:
455 6TH ST
RICHMOND, CA 94801-3009-

PropID:
Client ID: 5886

Dear Owner/Agent,

This letter is to inform you that your property at **455 6TH ST RICHMOND, CA 94801-3009** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/13/2026 between 01:00PM and 04:00PM.

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



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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards Outlet left of sink has no power, repair
2.10	Kitchen/Stove or Range with Oven Front right burner inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Thermostat cover missing, replace
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.
1.5	Living Room/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door, leads directly to exterior of home
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12	Bathroom/Tub or Shower Secure knobs to wall, knobs are loose and coming off wall
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Common area smoke detector inoperable, replace 2. Install carbon monoxide detector in 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



8/20/2026

FAILED INSPECTION NOTICE

D&K Systems Llc
D & K SYSTEMS LLC
Po Box 3305
Berkeley, CA 94703

Property:
457 6TH ST
RICHMOND, CA 94801-3009-

PropID:
Client ID: 5886

Dear Owner/Agent,

This letter is to inform you that your property at **457 6TH ST RICHMOND, CA 94801-3009** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/13/2026 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.



8/20/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.12	Bathroom/Tub or Shower Tub spout missing, replace
3.8	Bathroom/Floor Condition Floor has large dip on it in front of tub, repair
3.7	Bathroom/Wall Condition Replace missing baseboard trim behind toilet
4.3	Other Rooms/Electrical Hazards Secure loose outlet on right wall
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Install common area smoke detector 2. Install carbon monoxide detector in unit
2.12	Kitchen/Sink Garbage disposal inoperable, repair
5.2	Secondary Rooms/Security Remove keyed entry lock on interior side of garage door, unable to access for inspection. Garage must be inspected.
8.4	General Health and Safety/Garbage and Debris Remove old appliances in yard
6.4	Building Exterior/Condition of Exterior Surfaces Exterior dryer vent by hot water heater missing, replace



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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Lawrence & Debra D Caldwell
1626 Swallow Way
Hercules, CA 94547-1648

Property:
1105 CHANSLOR AVE
RICHMOND, CA 94801-3580-

PropID:
Client ID: 2685

Dear Owner/Agent,

This letter is to inform you that your property at **1105 CHANSLOR AVE RICHMOND, CA 94801-3580** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/13/2026 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>
1.8	Living Room/Floor Condition Carpet torn at entry, repair or cover with transition strip
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom
2.11	Kitchen/Refrigerator Refrigerator rusted, repair or remove

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

Lawrence & Debra D Caldwell
1626 Swallow Way
Hercules, CA 94547-1648

Property:
1107 CHANSLOR AVE
RICHMOND, CA 94801-3580-

PropID:
Client ID: 2685

Dear Owner/Agent,

This letter is to inform you that your property at **1107 CHANSLOR AVE RICHMOND, CA 94801-3580** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/13/2026 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>
2.11	Kitchen/Refrigerator Refrigerator rusted, repair or replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.4	General Health and Safety/Garbage and Debris Declutter unit
1.4	Living Room/Security Install striker plate on door frame
8.7	General Health and Safety/Other Interior Hazards Clean windows and walls throughout unit, discoloration and cobwebs present



8/20/2026

FAILED INSPECTION NOTICE

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Lawrence & Debra D Caldwell
1626 Swallow Way
Hercules, CA 94547-1648

Property:
1109 CHANSLOR AVE
RICHMOND, CA 94801-3580-

PropID:
Client ID: 2685

Dear Owner/Agent,

This letter is to inform you that your property at **1109 CHANSLOR AVE RICHMOND, CA 94801-3580** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/13/2026 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>
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors
8.7	General Health and Safety/Other Interior Hazards Replace smoke detector, exceeds 10 year life span (2009)

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

Lawrence & Debra D Caldwell
1626 Swallow Way
Hercules, CA 94547-1648

Property:
1111 CHANSLOR AVE
RICHMOND, CA 94801-3580-

PropID:
Client ID: 2685

Dear Owner/Agent,

This letter is to inform you that your property at **1111 CHANSLOR AVE RICHMOND, CA 94801-3580** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/13/2026 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
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - outlet by window
2.11	Kitchen/Refrigerator Light inoperable, repair
2.10	Kitchen/Stove or Range with Oven Range hood inoperable. repair, remove or replace



8/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Marco A & Ruth Gutierrez
200 Loreto Ct
Martinez, CA 94553-3551

Property:
2374 RHEEM AVE
RICHMOND, CA 94804-1018-

PropID:
Client ID: 2846

Dear Owner/Agent,

This letter is to inform you that your property at **2374 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/13/2026 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. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Exterior laundry room exhaust vent cover missing, replace
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.



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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Marco A & Ruth Gutierrez
200 Loreto Ct
Martinez, CA 94553-3551

Property:
2376 RHEEM AVE
RICHMOND, CA 94804-1018-

PropID:
Client ID: 2846

Dear Owner/Agent,

This letter is to inform you that your property at **2376 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/13/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.4	Building Exterior/Condition of Exterior Surfaces Exterior laundry exhaust vent cover missing, replace
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.



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.

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Marco A & Ruth Gutierrez
200 Loreto Ct
Martinez, CA 94553-3551

Property:
2378 RHEEM AVE
RICHMOND, CA 94804-1018-

PropID:
Client ID: 2846

Dear Owner/Agent,

This letter is to inform you that your property at **2378 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/13/2026 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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
2.10	Kitchen/Stove or Range with Oven Replace missing range hood vent screen / filter
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.
2.3	Kitchen/Electrical Hazards Install GFCI above kitchen sink



8/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Marco A & Ruth Gutierrez
200 Loreto Ct
Martinez, CA 94553-3551

Property:
2380 RHEEM AVE
RICHMOND, CA 94804-1018-

PropID:
Client ID: 2846

Dear Owner/Agent,

This letter is to inform you that your property at **2380 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/13/2026 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.
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.4	Bathroom/Security Remove keyed entry lock
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.



8/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Zdravko T & Nera Rogosich
2659 Alice Way
Pinole, CA 94564-1353

Property:
3429 MARICOPA AVE
RICHMOND, CA 94804-1137-

PropID:
Client ID: 4105

Dear Owner/Agent,

This letter is to inform you that your property at **3429 MARICOPA AVE RICHMOND, CA 94804-1137** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

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>
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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Zdravko T & Nera Rogosich
2659 Alice Way
Pinole, CA 94564-1353

Property:
3503 MARICOPA AVE
RICHMOND, CA 94804-1193-

PropID:
Client ID: 4105

Dear Owner/Agent,

This letter is to inform you that your property at **3503 MARICOPA AVE RICHMOND, CA 94804-1193** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

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>
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower ceiling has discoloration - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.12	Kitchen/Sink dishwasher inop - repair/replace



8/20/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

D&K Systems Llc
D & K SYSTEMS LLC
Po Box 3305
Berkeley, CA 94703

Property:
2370 BROOKS AVE
RICHMOND, CA 94804-1404-

PropID:
Client ID: 5886

Dear Owner/Agent,

This letter is to inform you that your property at **2370 BROOKS AVE RICHMOND, CA 94804-1404** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/15/2026 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 Cut back brush on exterior of window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
5.3	Secondary Rooms/Electrical Hazards Replace missing cover plate on outlet in laundry room

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

Miguel A & Angelina A Cardona
734 Hampshire St
San Francisco, CA 94110-2130

Property:
2716 CLINTON AVE
RICHMOND, CA 94804-1422-

PropID:
Client ID: 6852

Dear Owner/Agent,

This letter is to inform you that your property at **2716 CLINTON AVE RICHMOND, CA 94804-1422** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/15/2026 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 Heaters both inoperable, repair
1.3	Living Room/Electrical Hazards 1. Three prong outlets not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2. A missing and/or cracked coverplate presents an electrical hazard. - Outlet on left wall at entry
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.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet on rear deck damaged, replace



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FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Zdravko T & Nera Rogosich
2659 Alice Way
Pinole, CA 94564-1353

Property:
625 33RD ST
RICHMOND, CA 94804-1537-

PropID:
Client ID: 4105

Dear Owner/Agent,

This letter is to inform you that your property at **625 33RD ST RICHMOND, CA 94804-1537** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom bathroom as well as hallway bathroom not draining as designed - 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

Leslie F & Sheila Claudio
LEONARD CLAUDIO
3875 Fairfax Rd
Prescott Valley, AZ 86314

Property:
654 30TH ST
RICHMOND, CA 94804-1569-

PropID:
Client ID: 3537

Dear Owner/Agent,

This letter is to inform you that your property at **654 30TH ST RICHMOND, CA 94804-1569** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

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>
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
3.3	Bathroom/Electrical Hazards gfcı outlet will not trip or reset and has an open ground

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

Lisa Lau Tre
8218 Locust Place South
Dublin, CA 94568

Property:
350 29TH ST Apt A
RICHMOND, CA 94804-1702-

PropID:
Client ID: 6770

Dear Owner/Agent,

This letter is to inform you that your property at **350 29TH ST Apt A RICHMOND, CA 94804-1702** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

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>
2.10	Kitchen/Stove or Range with Oven chipping and peeling paint replace or repaint

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

Lisa Lau Tre
8218 Locust Place South
Dublin, CA 94568

Property:
350 29TH ST Apt C
RICHMOND, CA 94804-1702-

PropID:
Client ID: 6770

Dear Owner/Agent,

This letter is to inform you that your property at **350 29TH ST Apt C RICHMOND, CA 94804-1702 failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit peeling chipping paint brown discoloration. 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

Lawrence & Debra D Caldwell
1626 Swallow Way
Hercules, CA 94547-1648

Property:
353 S 25TH ST
RICHMOND, CA 94804-2817-

PropID:
Client ID: 2685

Dear Owner/Agent,

This letter is to inform you that your property at **353 S 25TH ST RICHMOND, CA 94804-2817** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/13/2026 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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - Replace cracked receptacle by patio door
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.



8/20/2026

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

Lawrence & Debra D Caldwell
1626 Swallow Way
Hercules, CA 94547-1648

Property:
4818 CUTTING BLVD
RICHMOND, CA 94804-3497-

PropID:
Client ID: 2685

Dear Owner/Agent,

This letter is to inform you that your property at **4818 CUTTING BLVD RICHMOND, CA 94804-3497** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/13/2026 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.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - Outlet on right wall
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
3.13	Bathroom/Ventilation Repair vent fan, makes loud grinding noise while in use



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

Thomas Tak-Suen Shuen Tre
163 Essex Way
Pacifica, CA 94044-3915

Property:
24 LIGHTHOUSE LN
RICHMOND, CA 94804-7402-

PropID:
Client ID: 2692

Dear Owner/Agent,

This letter is to inform you that your property at **24 LIGHTHOUSE LN RICHMOND, CA 94804-7402** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

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>
7.4	Heating and Plumbing/Water Heater install proper earthquake

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

Thomas Tak-Suen Shuen Tre
163 Essex Way
Pacifica, CA 94044-3915

Property:
80 HARBOR VIEW DR
RICHMOND, CA 94804-7499-

PropID:
Client ID: 2692

Dear Owner/Agent,

This letter is to inform you that your property at **80 HARBOR VIEW DR RICHMOND, CA 94804-7499** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

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>
7.4	Heating and Plumbing/Water Heater install proper earthquake

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

Zdravko T & Nera Rogosich
2659 Alice Way
Pinole, CA 94564-1353

Property:
3627 NATALIE CT
RICHMOND, CA 94805-1301-

PropID:
Client ID: 4105

Dear Owner/Agent,

This letter is to inform you that your property at **3627 NATALIE CT RICHMOND, CA 94805-1301** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/07/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12 Bathroom/Tub or Shower	tub peeling - repair/resurface/replace
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.

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

Miguel A & Angelina A Cardona
734 Hampshire St
San Francisco, CA 94110-2130

Property:
821 HUMBOLDT ST
RICHMOND, CA 94805-1442-

PropID:
Client ID: 6852

Dear Owner/Agent,

This letter is to inform you that your property at **821 HUMBOLDT ST RICHMOND, CA 94805-1442** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/15/2026 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.



8/20/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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. - LIVING ROOM & DINING ROOM
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
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. - Hot/neutral reverse underneath window
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.
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - Receptacle by rear door
2.12	Kitchen/Sink Faucet damaged/leakage. - Leak at cold water knob, repair
2.10	Kitchen/Stove or Range with Oven Front right burner knob damaged, 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

Miguel A & Angelina A Cardona
734 Hampshire St
San Francisco, CA 94110-2130

Property:
819 HUMBOLDT ST
RICHMOND, CA 94805-1442-

PropID:
Client ID: 6852

Dear Owner/Agent,

This letter is to inform you that your property at **819 HUMBOLDT ST RICHMOND, CA 94805-1442** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/15/2026 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. - NO ACCESS TO ROOM DUE TO EXCESSIVE CLUTTER, ROOM MUST BE INSPECTED
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.
3.12	Bathroom/Tub or Shower Caulk interior of tub, caulking present is damaged and discolored
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.4	Living Room/Security Install deadbolt lock on front door



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.

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

James S Carter
Po Box 176
West Point, CA 95255

Property:
4121 BARRETT AVE
RICHMOND, CA 94805-1827-

PropID:
Client ID: 6849

Dear Owner/Agent,

This letter is to inform you that your property at **4121 BARRETT AVE RICHMOND, CA 94805-1827** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/07/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
5.2	Secondary Rooms/Security garage door oper not working as designed - repair/replace garage window broken/missing - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace Master bedroom toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub worn/damaged - repair/recaulk/replace
3.5	Bathroom/Window Condition frame damaged - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door



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

Merchant Properties Llc
1103 Seminary Ave
Oakland, CA 94621

Property:
3516 BARRETT AVE
RICHMOND, CA 94805-2100-

PropID:
Client ID: 18758

Dear Owner/Agent,

This letter is to inform you that your property at **3516 BARRETT AVE RICHMOND, CA 94805-2100** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/13/2026 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 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.

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

Miguel A & Angelina A Cardona
734 Hampshire St
San Francisco, CA 94110-2130

Property:
424 34TH ST
RICHMOND, CA 94805-2117-

PropID:
Client ID: 6852

Dear Owner/Agent,

This letter is to inform you that your property at **424 34TH ST RICHMOND, CA 94805-2117** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/15/2026 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 Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - Outlet underneath window
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacle by kitchen sink
2.4	Kitchen/Security Remove keyed entry lock on interior kitchen door
7.1	Heating and Plumbing/Adequacy of Heating Equipment Front heater inoperable, repair



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

Miguel A & Angelina A Cardona
734 Hampshire St
San Francisco, CA 94110-2130

Property:
428 34TH ST
RICHMOND, CA 94805-2117-

PropID:
Client ID: 6852

Dear Owner/Agent,

This letter is to inform you that your property at **428 34TH ST RICHMOND, CA 94805-2117** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/15/2026 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>
1.3	Living Room/Electrical Hazards Repair/Replace Wall Electrical Outlet. - Replace cracked outlet by heater
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters both inoperable, repair
3.4	Bathroom/Security Remove keyed entry lock from bathroom door
4.3	Other Rooms/Electrical Hazards 1. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - Outlet underneath window 2. Damaged outlet presents an electrical hazard. - Replace cracked outlet on left wall



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

Miguel A & Angelina A Cardona
734 Hampshire St
San Francisco, CA 94110-2130

Property:
544 34TH ST
RICHMOND, CA 94805-2119-

PropID:
Client ID: 6852

Dear Owner/Agent,

This letter is to inform you that your property at **544 34TH ST RICHMOND, CA 94805-2119** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/15/2026 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 Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.12	Kitchen/Sink Dishwasher inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.4	Heating and Plumbing/Water Heater Install discharge pipe, within 6" of floor.



8/20/2026

FAILED INSPECTION NOTICE

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

James S Carter
Po Box 176
West Point, CA 95255

Property:
3401 NEVIN AVE Apt 1
RICHMOND, CA 94805-2193-

PropID:
Client ID: 6849

Dear Owner/Agent,

This letter is to inform you that your property at **3401 NEVIN AVE Apt 1 RICHMOND, CA 94805-2193** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/07/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower top of shower caulking worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.7	Bathroom/Wall Condition peeling next to door - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - 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:
3401 NEVIN AVE Apt 4
RICHMOND, CA 94805-2193-

PropID:
Client ID: 6849

Dear Owner/Agent,

This letter is to inform you that your property at **3401 NEVIN AVE Apt 4 RICHMOND, CA 94805-2193** **failed** the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/07/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security 2nd fl bedroom patio door not locking as designed - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl toilet base loose - repair/replace
3.7	Bathroom/Wall Condition 2nd fl bathroom wall has discoloration - remove/repaint



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

Leslie F & Sheila Claudio
LEONARD CLAUDIO
3875 Fairfax Rd
Prescott Valley, AZ 86314

Property:
441 WILSON AVE
RICHMOND, CA 94805-2319-

PropID:
Client ID: 3537

Dear Owner/Agent,

This letter is to inform you that your property at **441 WILSON AVE RICHMOND, CA 94805-2319** failed the Housing Quality Standards (HQS) inspection on 08/14/2026.

A re-inspection has been scheduled for 10/07/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards open ground outlet repair or replace
4.3	Other Rooms/Electrical Hazards open ground out repair or replace
3.3	Bathroom/Electrical Hazards gfcı outlet will not trip and reset. 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