



8/24/2026

FAILED INSPECTION NOTICE

Sandra Abigail Muniz
1346 Watkins
Albany, CA 94706

Property:
311 VISTA HEIGHTS RD
RICHMOND, CA 94530-6507-

PropID:
Client ID: 18813

Dear Owner/Agent,

This letter is to inform you that your property at **311 VISTA HEIGHTS RD RICHMOND, CA 94530-6507** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

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>
1.4	Living Room/Security patio door lock not working 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



8/24/2026

FAILED INSPECTION NOTICE

Efren & Elvia Palabrica
710 Masonic Ave
Albany, CA 94706

Property:
639 18TH ST Apt E
RICHMOND, CA 94801-2856-

PropID:
Client ID: 6264

Dear Owner/Agent,

This letter is to inform you that your property at **639 18TH ST Apt E RICHMOND, CA 94801-2856** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/16/2026 between 11:00AM and 02:00PM.

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



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span (2013)
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Door. Kit. = Missing Cabinet drawers.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2009)
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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10	Kitchen/Stove or Range with Oven Replace missing range hood vent screen
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Reseal rear of sink to wall, loose unit on wall
3.8	Bathroom/Floor Condition Secure loose tile on floor in front of shower
3.12	Bathroom/Tub or Shower Repair leak behind center control knob



8/24/2026

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,

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Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Efren & Elvia Palabrica
710 Masonic Ave
Albany, CA 94706

Property:
639 18TH ST Apt D
RICHMOND, CA 94801-2856-

PropID:
Client ID: 6264

Dear Owner/Agent,

This letter is to inform you that your property at **639 18TH ST Apt D RICHMOND, CA 94801-2856** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/16/2026 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, exceeds 10 year life span
4.6	Other Rooms/Celing Condition Repair peeling paint on ceiling
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.
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom
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.



8/24/2026

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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Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Efren & Elvia Palabrica
710 Masonic Ave
Albany, CA 94706

Property:
639 18TH ST Apt C
RICHMOND, CA 94801-2856-

PropID:
Client ID: 6264

Dear Owner/Agent,

This letter is to inform you that your property at **639 18TH ST Apt C RICHMOND, CA 94801-2856** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/16/2026 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 Replace, exceeds 10 year life span
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
3.7	Bathroom/Wall Condition Repair/seal opening above bathroom outlet
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.11	Kitchen/Refrigerator Refrigerator is rusted inside/outside. Repair or replace
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacle by kitchen sink



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8/24/2026

FAILED INSPECTION NOTICE

Efren & Elvia Palabrica
710 Masonic Ave
Albany, CA 94706

Property:
639 18TH ST Apt B
RICHMOND, CA 94801-2856-

PropID:
Client ID: 6264

Dear Owner/Agent,

This letter is to inform you that your property at **639 18TH ST Apt B RICHMOND, CA 94801-2856** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/16/2026 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, exceeds 10 year life span
4.3	Other Rooms/Electrical Hazards Secure wall outlet on right wall
3.12	Bathroom/Tub or Shower Shower head leaking, repair
1.5	Living Room/Window Condition Repair damaged window screen
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Drawer. - Left of stove
2.10	Kitchen/Stove or Range with Oven Replace missing range hood filter screen



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Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Efren & Elvia Palabrica
710 Masonic Ave
Albany, CA 94706

Property:
639 18TH ST Apt A
RICHMOND, CA 94801-2856-

PropID:
Client ID: 6264

Dear Owner/Agent,

This letter is to inform you that your property at **639 18TH ST Apt A RICHMOND, CA 94801-2856** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/16/2026 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 Replace missing range hood vent screen
2.3	Kitchen/Electrical Hazards Outlet left of sink has hot/neutral reverse, repair and replace with GFCI
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2010)
4.5	Other Rooms/Window Condition 1. 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. Move furniture blocking window (fire exit) - TENANT
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle
3.12	Bathroom/Tub or Shower Repair leak behind control knob



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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

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

Property:
1557 NEVIN
RICHMOND, CA 94801-3242-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1557 NEVIN RICHMOND, CA 94801-3242** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/16/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Carbon monoxide detector level 2 missing batteries, replace
4.4	Other Rooms/Security NO ACCESS to room, door locked. Room must be inspected
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair



8/24/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Ken Kam Hong Wong
2941 Muirfield Circle
San Bruno, CA 94066

Property:
415 W RICHMOND AVE
RICHMOND, CA 94801-3864-

PropID:
Client ID: 19560

Dear Owner/Agent,

This letter is to inform you that your property at **415 W RICHMOND AVE RICHMOND, CA 94801-3864** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/16/2026 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>
1.3	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.
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, repair or replace
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacle by sink
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



8/24/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Ken Kam Hong Wong
2941 Muirfield Circle
San Bruno, CA 94066

Property:
417 W RICHMOND AVE
RICHMOND, CA 94801-3864-

PropID:
Client ID: 19560

Dear Owner/Agent,

This letter is to inform you that your property at **417 W RICHMOND AVE RICHMOND, CA 94801-3864** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/16/2026 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 inoperable, repair
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 Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Ken Kam Hong Wong
2941 Muirfield Circle
San Bruno, CA 94066

Property:
419 W RICHMOND AVE
RICHMOND, CA 94801-3864-

PropID:
Client ID: 19560

Dear Owner/Agent,

This letter is to inform you that your property at **419 W RICHMOND AVE RICHMOND, CA 94801-3864** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/16/2026 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>
1.3	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.

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Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Efren & Elvia Palabrica
710 Masonic Ave
Albany, CA 94706

Property:
5559 CABRILLO NORTE
RICHMOND, CA 94803-3877-

PropID:
Client ID: 6264

Dear Owner/Agent,

This letter is to inform you that your property at **5559 CABRILLO NORTE RICHMOND, CA 94803-3877** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacles in all 3 bathrooms
6.1	Building Exterior/Condition of Foundation Repair large crack/lifting in rear of home. Tripping hazard
2.3	Kitchen/Electrical Hazards Replace cracked receptacle left of refrigerator

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



8/24/2026

FAILED INSPECTION NOTICE

Jose Lorenzo
IRENE LORENZO AQUINO
2324 Lowell Ave
Richmond, CA 94804

Property:
2320 LOWELL AVE
RICHMOND, CA 94804-1033-

PropID:
Client ID: 6873

Dear Owner/Agent,

This letter is to inform you that your property at **2320 LOWELL AVE RICHMOND, CA 94804-1033** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment temp control cover missing 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Emmanuel & Paraskevi Delentas
145 Clay Ave
S San Francisco, CA 94080-1015

Property:
2364 WENDELL AVE
RICHMOND, CA 94804-1307-

PropID:
Client ID: 2339

Dear Owner/Agent,

This letter is to inform you that your property at **2364 WENDELL AVE RICHMOND, CA 94804-1307** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

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>
4.10	Other Rooms/Smoke Detectors smoke detector exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing/inop

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



8/24/2026

FAILED INSPECTION NOTICE

Emmanuel & Paraskevi Delentas
145 Clay Ave
S San Francisco, CA 94080-1015

Property:
2365 ESMOND AVE
RICHMOND, CA 94804-1307-

PropID:
Client ID: 2339

Dear Owner/Agent,

This letter is to inform you that your property at **2365 ESMOND AVE RICHMOND, CA 94804-1307** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

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>
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace



8/24/2026

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



8/24/2026

FAILED INSPECTION NOTICE

Emmanuel & Paraskevi Delentas
145 Clay Ave
S San Francisco, CA 94080-1015

Property:
2367 ESMOND AVE
RICHMOND, CA 94804-1307-

PropID:
Client ID: 2339

Dear Owner/Agent,

This letter is to inform you that your property at **2367 ESMOND AVE RICHMOND, CA 94804-1307** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector - missing/inop

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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8/24/2026

FAILED INSPECTION NOTICE

Emmanuel & Paraskevi Delentas
145 Clay Ave
S San Francisco, CA 94080-1015

Property:
2369 ESMOND AVE
RICHMOND, CA 94804-1307-

PropID:
Client ID: 2339

Dear Owner/Agent,

This letter is to inform you that your property at **2369 ESMOND AVE RICHMOND, CA 94804-1307** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/09/2026 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from bedroom door bedroom locked unable to inspect
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - 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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8/24/2026

FAILED INSPECTION NOTICE

Emmanuel & Paraskevi Delentas
145 Clay Ave
S San Francisco, CA 94080-1015

Property:
2366 WENDELL AVE
RICHMOND, CA 94804-1307-

PropID:
Client ID: 2339

Dear Owner/Agent,

This letter is to inform you that your property at **2366 WENDELL AVE RICHMOND, CA 94804-1307** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

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>
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - 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



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
1719 CUTTING BLVD
RICHMOND, CA 94804-2658-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **1719 CUTTING BLVD RICHMOND, CA 94804-2658** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/15/2026 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>
1.3	Living Room/Electrical Hazards 1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2. Vacant unit, install outlet cover plates on receptacles and light switches
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit VACANT unit, toilets in bathrooms 1 & 2 not installed due to current renovation
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacles in bathrooms
2.11	Kitchen/Refrigerator VACANT unit, install appliances in unit
2.10	Kitchen/Stove or Range with Oven Vacant unit, install stove in unit
8.1	General Health and Safety/Access to Unit Install deadbolt lock on garage door that leads to exterior of home
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.



8/24/2026

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



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
321 S 27TH ST
RICHMOND, CA 94804-2951-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **321 S 27TH ST RICHMOND, CA 94804-2951** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/15/2026 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 inoperable, repair
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
325 S 27TH ST
RICHMOND, CA 94804-2951-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **325 S 27TH ST RICHMOND, CA 94804-2951** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/15/2026 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 Window lock missing, 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



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
327 S 27TH ST
RICHMOND, CA 94804-2951-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **327 S 27TH ST RICHMOND, CA 94804-2951** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/15/2026 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 Window lock and window screen missing, replace/install
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven VACANT unit, install stove in unit
2.11	Kitchen/Refrigerator VACANT unit, install refrigerator in unit



8/24/2026

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



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
329 S 27TH ST
RICHMOND, CA 94804-2955-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **329 S 27TH ST RICHMOND, CA 94804-2955** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/15/2026 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 inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.

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



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
331 S 27TH ST
RICHMOND, CA 94804-2955-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **331 S 27TH ST RICHMOND, CA 94804-2955** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/15/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2008)

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



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
333 S 27TH ST
RICHMOND, CA 94804-2955-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **333 S 27TH ST RICHMOND, CA 94804-2955** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/15/2026 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, exceeds 10 year life span
4.8	Other Rooms/Floor Condition Carpet torn at entry, repair or cover tear with transition strip

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



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
335 S 27TH ST
RICHMOND, CA 94804-2955-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **335 S 27TH ST RICHMOND, CA 94804-2955** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/15/2026 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 lock mechanism damaged, repair or replace
3.12	Bathroom/Tub or Shower Resurface tub, rust and peeling paint present

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



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
1521 POTRERO AVE
RICHMOND, CA 94804-3759-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **1521 POTRERO AVE RICHMOND, CA 94804-3759** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/15/2026 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 Resurface tub
3.3	Bathroom/Electrical Hazards A missing and/or cracked cover plate presents an electrical hazard. - light switch cover plate

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



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
1523 POTRERO AVE
RICHMOND, CA 94804-3759-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **1523 POTRERO AVE RICHMOND, CA 94804-3759** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/15/2026 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>
2.8	Kitchen/Floor Condition The floor has a defect which exposes the tenant to a structural hazard. - Repair dip in floor in front of kitchen sink
2.10	Kitchen/Stove or Range with Oven Replace rusted drip pans
3.12	Bathroom/Tub or Shower Resurface tub, rust/ peeling paint present



8/24/2026

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



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
1525 POTRERO AVE
RICHMOND, CA 94804-3759-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **1525 POTRERO AVE RICHMOND, CA 94804-3759** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/15/2026 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	VACANT, install appliance in unit
2.10 Kitchen/Stove or Range with Oven	VACANT, install appliance in unit
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.



8/24/2026

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



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
1527 POTRERO AVE
RICHMOND, CA 94804-3759-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **1527 POTRERO AVE RICHMOND, CA 94804-3759** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

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

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



8/24/2026

FAILED INSPECTION NOTICE

Alejandro & Maria E Galvez
561 21St St
Richmond, CA 94804-2907

Property:
536 MARINA BAY PKWY
RICHMOND, CA 94804-3900-

PropID:
Client ID: 10201

Dear Owner/Agent,

This letter is to inform you that your property at **536 MARINA BAY PKWY RICHMOND, CA 94804-3900** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

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>
4.10	Other Rooms/Smoke Detectors garage bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet 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



8/24/2026

FAILED INSPECTION NOTICE

Daniel Navon
1160 Keith Ave
Berkeley, CA 94708-1607

Property:
31 CUTTING CT
RICHMOND, CA 94804-4217-

PropID:
Client ID: 12941

Dear Owner/Agent,

This letter is to inform you that your property at **31 CUTTING CT RICHMOND, CA 94804-4217** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

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>
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.
4.3	Other Rooms/Electrical Hazards Outlet underneath right window has hot/neutral reverse, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.6	General Health and Safety/Interior Stairs and Common Halls Carbon monoxide detector needed level 1



8/24/2026

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



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
4723 CASTILLA AVE
RICHMOND, CA 94804-4335-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **4723 CASTILLA AVE RICHMOND, CA 94804-4335** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/15/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.5	Other Rooms/Window Condition Tenant to declutter room and clear items to allow access to window (fire exit). Window not inspected.
3.6	Bathroom/Ceiling Condition Clean yellow discoloration/condensation on ceiling
3.12	Bathroom/Tub or Shower 1. Tub diverter inoperable as tub runs at same time as shower, repair 2. Repair leak behind tub spout
8.10	General Health and Safety/Site and Neighborhood Conditions Declutter rear and side of home. Excessive amount of clutter/personal belongings being stored outside.



8/24/2026

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



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
4810 CASTILLA AVE
RICHMOND, CA 94804-4336-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **4810 CASTILLA AVE RICHMOND, CA 94804-4336** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/15/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4 Other Rooms/Security	Remove keyed lock from interior door.
4.3 Other Rooms/Electrical Hazards	Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.2 General Health and Safety/Exits	Clear items blocking interior garage door from opening, door is blocked and will not open due to belongings being stored on exterior side.
8.7 General Health and Safety/Other Interior Hazards	Install common area smoke detector level 2



8/24/2026

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



8/24/2026

FAILED INSPECTION NOTICE

Henry & Anna Robinson
4808 Castilla Ave
Richmond, CA 94804-4336

Property:
5205 FLEMING AVE
RICHMOND, CA 94804-4720-

PropID:
Client ID: 5836

Dear Owner/Agent,

This letter is to inform you that your property at **5205 FLEMING AVE RICHMOND, CA 94804-4720** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

A re-inspection has been scheduled for 10/15/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Install deadbolt lock on garage door that leads to exterior of home
2.10	Kitchen/Stove or Range with Oven Replace missing control knob for front left burner
8.4	General Health and Safety/Garbage and Debris Remove excessive amount of appliances being stored in rear yard
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle 1/2 bath level 1
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector level 2



8/24/2026

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