



8/24/2026

FAILED INSPECTION NOTICE

Robert L & Harriet A Newell
3060 El Cerrito Plaza #277
El Cerrito, CA 94530

Property:
4501 TAFT AVE
RICHMOND, CA 94804-3449-

PropID:
Client ID: 6641

Dear Owner/Agent,

This letter is to inform you that your property at **4501 TAFT AVE RICHMOND, CA 94804-3449** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/08/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown tress bushes and grass
2.5	Kitchen/Window Condition replace missing screens
3.5	Bathroom/Window Condition replace missing screens



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

Robert L & Harriet A Newell
3060 El Cerrito Plaza #277
El Cerrito, CA 94530

Property:
4505 TAFT AVE
RICHMOND, CA 94804-3449-

PropID:
Client ID: 6641

Dear Owner/Agent,

This letter is to inform you that your property at **4505 TAFT AVE RICHMOND, CA 94804-3449** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/08/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown trees bushes and grass
1.5	Living Room/Window Condition replace missing screens
4.10	Other Rooms/Smoke Detectors replace non working smoke detector

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

Robert L & Harriet A Newell
3060 El Cerrito Plaza #277
El Cerrito, CA 94530

Property:
4236 WALL AVE
RICHMOND, CA 94804-3452-

PropID:
Client ID: 6641

Dear Owner/Agent,

This letter is to inform you that your property at **4236 WALL AVE RICHMOND, CA 94804-3452** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/08/2026 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 exposed nails at the edge of carpet. repair or replace carpet.
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
4.5	Other Rooms/Window Condition replace broken window

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

Robert L & Harriet A Newell
3060 El Cerrito Plaza #277
El Cerrito, CA 94530

Property:
4244 WALL AVE
RICHMOND, CA 94804-3452-

PropID:
Client ID: 6641

Dear Owner/Agent,

This letter is to inform you that your property at **4244 WALL AVE RICHMOND, CA 94804-3452** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/08/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.5	Living Room/Window Condition chipping peeling paint on window seals. repair or replace. replace window on sliding glass door.
2.5	Kitchen/Window Condition chipping and peeling on window seal.
3.12	Bathroom/Tub or Shower deteriorated caulking in tub. repair or replace



8/24/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Chan H & Hae Y Song
5151 Heavenly Ridge Ln
Richmond, CA 94803-2543

Property:
5134 MC BRYDE AVE
RICHMOND, CA 94805-1039-

PropID:
Client ID: 6031

Dear Owner/Agent,

This letter is to inform you that your property at **5134 MC BRYDE AVE RICHMOND, CA 94805-1039** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/06/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions remove old appliances garbage and debris. form front yard.
4.4	Other Rooms/Security remove key lock
4.5	Other Rooms/Window Condition replace missing screens
3.5	Bathroom/Window Condition replace window screen



8/24/2026

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt A102
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt A102 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)
8.7	General Health and Safety/Other Interior Hazards Remove old common area smoke detector

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

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt A107
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt A107 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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 Replace common area smoke detector, exceeds 10 year lifespan

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

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt A203
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt A203 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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

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

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt A205
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt A205 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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

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

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt A304
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt A304 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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 (2014)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span

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

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt A305
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt A305 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - Replace burnt receptacle underneath window

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

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt B101
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt B101 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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 Replace, exceeds 10 year life span (2015)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H310
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H310 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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 2x 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.

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

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H309
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H309 RICHMOND, CA 94806 failed** the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace

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

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

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H308
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H308 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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 exceeds 10yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2x toilet bases loose - 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

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H307
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H307 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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 2x bedroom smoke exceeds 10yr - replace
3.2	Bathroom/Electricity master bedroom bathroom light switch damaged - redpair/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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H306
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H306 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches porch light inop - repair/replace

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H303
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H303 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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 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.

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

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City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H301
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H301 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards garbage disposal outlet underneath sink inop - repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H210
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H210 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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 bedroom smoke exceeds 10yr - 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



8/24/2026

FAILED INSPECTION NOTICE

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H205
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H205 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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 bedroom smoke detector missing

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H204
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H204 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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 exceeds 10yr in 2x bedrooms - replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
3.12	Bathroom/Tub or Shower master bedroom shower wall bubbling - 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

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H203
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H203 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke exceeds 10yr - replace
1.5	Living Room/Window Condition patio blinds no working/sliding 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



8/24/2026

FAILED INSPECTION NOTICE

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H201
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H201 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 between 09:00AM and 12:00PM.

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

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

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

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H110
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H110 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards smoke detector not properly secure
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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H108
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H108 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose - repair/replace

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

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

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H107
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H107 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors 2x 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.

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

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H106
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H106 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt H104
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt H104 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose in 2x bathrooms
4.10	Other Rooms/Smoke Detectors bedroom 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.

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

Creekview Associates L P
NANCY VERETTE
3535 El Portal Dr
El Sobrante, CA 94803

Property:
3535 EL PORTAL DR Apt A308
RICHMOND, CA 94806-

PropID:
Client ID: 6817

Dear Owner/Agent,

This letter is to inform you that your property at **3535 EL PORTAL DR Apt A308 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/19/2026.

A re-inspection has been scheduled for 10/19/2026 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 Replace, exceeds 10 year life span
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Replace front common area smoke detector, exceeds 10 year life span.

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