



8/24/2026

FAILED INSPECTION NOTICE

Lewis H & Elma Ruth White
Po Box 773
Lafayette, CA 94549-0773

Property:
751 7TH ST Apt A
RICHMOND, CA 94801-

PropID:
Client ID: 7767

Dear Owner/Agent,

This letter is to inform you that your property at **751 7TH ST Apt A RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/14/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.7	Living Room/Wall Condition Discoloaration in living room wall.
1.3	Living Room/Electrical Hazards Two way outlet not working, repair.
2.12	Kitchen/Sink Kitchen sink leaking, repair.
2.10	Kitchen/Stove or Range with Oven Oven not working, repair.
8.7	General Health and Safety/Other Interior Hazards Closet interior wall damaged.
3.7	Bathroom/Wall Condition Bathroom wall missing tiles. replace.
3.12	Bathroom/Tub or Shower Discoloration in bath tub, repaor.
4.5	Other Rooms/Window Condition Bedroom 3 - discoloaration on window, repair.
4.7	Other Rooms/Wall Condition Bedroom 3 - discoloration on wall, repair.
4.10	Other Rooms/Smoke Detectors Bedroom 3 -Missing smoke detector, replace.



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.

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

Lewis H & Elma Ruth White
Po Box 773
Lafayette, CA 94549-0773

Property:
751 7TH ST Apt C
RICHMOND, CA 94801-

PropID:
Client ID: 7767

Dear Owner/Agent,

This letter is to inform you that your property at **751 7TH ST Apt C RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Sink water pressure low, repair.
2.10	Kitchen/Stove or Range with Oven Oven not working, repair.
2.5	Kitchen/Window Condition Kitchen window broken, repair.
1.5	Living Room/Window Condition Living room window broken, repair.
1.3	Living Room/Electrical Hazards 1. Two wall outlets not working, repair. 2. Hall light not working, repair.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater thermostat not working, repair.
4.10	Other Rooms/Smoke Detectors Bedroom #2 -missing smoke detector, replace.
4.7	Other Rooms/Wall Condition Bedroom @ - wall plug on west wall not working, repair.
4.4	Other Rooms/Security Bedroom 2 - door damaged/broken, repair.
3.12	Bathroom/Tub or Shower Water in bathtub does not come on, repair.
3.2	Bathroom/Electricity Light in bathroom flickers, 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,

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Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Lewis H & Elma Ruth White
Po Box 773
Lafayette, CA 94549-0773

Property:
751 7TH ST Apt D
RICHMOND, CA 94801-

PropID:
Client ID: 7767

Dear Owner/Agent,

This letter is to inform you that your property at **751 7TH ST Apt D RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/14/2026 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 Sink linking.
6.1	Building Exterior/Condition of Foundation Structural issues, cracking at lower front wall of the property.
8.2	General Health and Safety/Exits Front screen door damaged, repair.
1.7	Living Room/Wall Condition Large crack in wall near wall heater, repair.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Wall heater not working, repair.
4.2	Other Rooms/Electricity/Illumination Ceiling light cover missing in second bedroom, replace.
4.10	Other Rooms/Smoke Detectors No smoke detector in 1st bedroom, replace.
8.7	General Health and Safety/Other Interior Hazards Missing carbon monoxide detector.



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8/24/2026

FAILED INSPECTION NOTICE

Lewis H & Elma Ruth White
Po Box 773
Lafayette, CA 94549-0773

Property:
759 7TH ST Apt A
RICHMOND, CA 94801-

PropID:
Client ID: 7767

Dear Owner/Agent,

This letter is to inform you that your property at **759 7TH ST Apt A RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/14/2026 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Kitchen sink leaking, repair.
2.7	Kitchen/Wall Condition Kitchen wall cracked at counter.
1.7	Living Room/Wall Condition Discoloration on walls, repair.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Wall heater not working, repair.
4.10	Other Rooms/Smoke Detectors Bedroom 3 - no smoke detector, replace.
4.5	Other Rooms/Window Condition Bedroom 3 - discoloration on window, repair.
4.7	Other Rooms/Wall Condition Bedroom 3 - discoloration on walls, repair.
4.3	Other Rooms/Electrical Hazards Bedroom 2 - wall plugs not working, repair.
4.4	Other Rooms/Security Bedroom 2 - bedroom door loose, repair.
3.7	Bathroom/Wall Condition Discoloration on shower wall, repair.
8.7	General Health and Safety/Other Interior Hazards 1. Bedroom 1 - closet door off track, repair. 2. Bedroom 3 - closet door broken, 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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FAILED INSPECTION NOTICE

Lewis H & Elma Ruth White
Po Box 773
Lafayette, CA 94549-0773

Property:
759 7TH ST Apt C
RICHMOND, CA 94801-

PropID:
Client ID: 7767

Dear Owner/Agent,

This letter is to inform you that your property at **759 7TH ST Apt C RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/14/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
1.8	Living Room/Floor Condition Hall floor buckled at closet , 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,

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Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Lewis H & Elma Ruth White
Po Box 773
Lafayette, CA 94549-0773

Property:
767 7TH ST
RICHMOND, CA 94801-2216-

PropID:
Client ID: 7767

Dear Owner/Agent,

This letter is to inform you that your property at **767 7TH ST RICHMOND, CA 94801-2216** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Oven not working, repair.
4.5	Other Rooms/Window Condition 1. Bedroom 2 - window loose, repair. 2. Bedroom 2 - Discoloration on window, repair. 3. Bedroom 2 - exterior window screen missing, replace.
3.5	Bathroom/Window Condition Discoloration on bathroom window, repair.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1. Toilet top broken, replace. 2. Flush handle broken, replace.



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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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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

Lewis H & Elma Ruth White
Po Box 773
Lafayette, CA 94549-0773

Property:
769 7TH ST
RICHMOND, CA 94801-2216-

PropID:
Client ID: 7767

Dear Owner/Agent,

This letter is to inform you that your property at **769 7TH ST RICHMOND, CA 94801-2216** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Kitchen sink leaking, repair.
2.8	Kitchen/Floor Condition Missing floor tiles, replace.
2.6	Kitchen/Ceiling Condition Ceiling paint cracking, repair.

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Lewis H & Elma Ruth White
Po Box 773
Lafayette, CA 94549-0773

Property:
771 7TH ST
RICHMOND, CA 94801-2216-

PropID:
Client ID: 7767

Dear Owner/Agent,

This letter is to inform you that your property at **771 7TH ST RICHMOND, CA 94801-2216** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Wall heater control loose, repair.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Bathroom sink faucet missing a knob, 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

Lewis H & Elma Ruth White
Po Box 773
Lafayette, CA 94549-0773

Property:
618 LUCAS AVE
RICHMOND, CA 94801-2252-

PropID:
Client ID: 7767

Dear Owner/Agent,

This letter is to inform you that your property at **618 LUCAS AVE RICHMOND, CA 94801-2252** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

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

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



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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Wall heater working repair.
2.10	Kitchen/Stove or Range with Oven 1. Oven not working, repair. 2. Right back burner not working, repair.
2.8	Kitchen/Floor Condition Hole in kitchen floor, repair.
2.13	Kitchen/Space for Storage, Prep and Serving Hole in wall cabinet base, repair.
4.6	Other Rooms/Celing Condition Bedroom 1 - hole in ceiling, repair Bedroom 1 - Cover for ceiling light missing, replace.
4.4	Other Rooms/Security Bedroom 1 - door off hinges, repair.
4.10	Other Rooms/Smoke Detectors Bedroom 2 - missing smoke detector, replace.
7.4	Heating and Plumbing/Water Heater Water heater missing earthquake straps, replace.
3.7	Bathroom/Wall Condition Repair wall under sink.
3.12	Bathroom/Tub or Shower Repair bath tub faucet.

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

Lewis H & Elma Ruth White
Po Box 773
Lafayette, CA 94549-0773

Property:
622 LUCAS AVE
RICHMOND, CA 94801-2252-

PropID:
Client ID: 7767

Dear Owner/Agent,

This letter is to inform you that your property at **622 LUCAS AVE RICHMOND, CA 94801-2252** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Missing smoke detector in hallway, replace.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Wall heater not working, 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

Connie C Calica
5306 Boyd Ave
Oakland, CA 94618-1112

Property:
4730 POTRERO AVE Apt 1
RICHMOND, CA 94804-4443-

PropID:
Client ID: 6130

Dear Owner/Agent,

This letter is to inform you that your property at **4730 POTRERO AVE Apt 1 RICHMOND, CA 94804-4443** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/15/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater replace current straps with earthquake straps.

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Connie C Calica
5306 Boyd Ave
Oakland, CA 94618-1112

Property:
4730 POTRERO AVE Apt 2
RICHMOND, CA 94804-4443-

PropID:
Client ID: 6130

Dear Owner/Agent,

This letter is to inform you that your property at **4730 POTRERO AVE Apt 2 RICHMOND, CA 94804-4443** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/15/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Bedroom 2 - smoke detector not working, 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 B201
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 B201 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

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 (2013)

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 B202
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 B202 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

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 (2014)

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

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

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8/24/2026

FAILED INSPECTION NOTICE

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

Property:
3535 EL PORTAL DR Apt B205
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 B205 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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 Garbage disposal inoperable, repair

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

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

Property:
3535 EL PORTAL DR Apt B206
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 B206 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
8.7	General Health and Safety/Other Interior Hazards 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.

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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 B301
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 B301 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 between 09:00AM and 12:00PM.

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<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.

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 B303
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 B303 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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 (2015)
3.12	Bathroom/Tub or Shower Install shower heads and spouts in both bathrooms, renovation in progress

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 B305
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 B305 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12 Bathroom/Tub or Shower	Tub diverter inoperable as tub runs at same time as shower, repair - Master bedroom
2.12 Kitchen/Sink	1. Garbage disposal inoperable, repair 2. Dishwasher 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.

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 C102
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 C102 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards Light switch damaged, 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

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

Property:
3535 EL PORTAL DR Apt C104
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 C104 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
2.12	Kitchen/Sink Fill hole/large opening under lower right sink
8.10	General Health and Safety/Site and Neighborhood Conditions Remove old furniture being stored on patio



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.

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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 C105
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 C105 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub
3.6	Bathroom/Ceiling Condition Complete repairs on ceiling



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

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

Property:
3535 EL PORTAL DR Apt C202
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 C202 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Secure cabinet doors to vanity base
3.7	Bathroom/Wall Condition 1. Secure sxhowewr rod, loose and hanging off wall on both ends 2. Replace missing towel hanging rack
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span



8/24/2026

FAILED INSPECTION NOTICE

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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 C203
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 C203 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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.
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair



8/24/2026

FAILED INSPECTION NOTICE

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Sincerely,

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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 C204
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 C204 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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 (2015)

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 C205
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 C205 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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 (2015)
4.5	Other Rooms/Window Condition Clear items on exterior of window on patio (fire exit)

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 C207
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 C207 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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 Replace damaged light switch
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2013)
2.12	Kitchen/Sink Garbage disposal 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 C208
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 C208 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Repair leak at top of faucet base onto countertop.

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 C301
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 C301 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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

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

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

Property:
3535 EL PORTAL DR Apt C302
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 C302 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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 (2014)

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

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

Property:
3535 EL PORTAL DR Apt G302
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 G302 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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>
2.4	Kitchen/Security vent cover large amount of dust - repair/replace

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

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

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Sincerely,

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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 G209
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 G209 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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

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

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

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Sincerely,

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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 G207
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 G207 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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

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

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Sincerely,

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Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

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

Property:
3535 EL PORTAL DR Apt G205
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 G205 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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

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

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

Property:
3535 EL PORTAL DR Apt G204
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 G204 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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

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

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

Property:
3535 EL PORTAL DR Apt G107
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 G107 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

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>
2.12	Kitchen/Sink dishwasher inop - repair/replace

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

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

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 G104
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 G104 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2x toilet bases loose - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly

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 G101
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 G101 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

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>
2.10	Kitchen/Stove or Range with Oven hood range light 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.

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 B203
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 B203 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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 rear common area smoke detector, exceeds 10 year life span
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2014)

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 B204
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 B204 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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)
4.5	Other Rooms/Window Condition Clean/remove discoloration on bedroom window
3.12	Bathroom/Tub or Shower Repair damaged caulking inside of tub

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

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

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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 B304
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 B304 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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)
8.6	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.

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 C103
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 C103 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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 (2015)

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 C201
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 C201 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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 (2015)

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 C206
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 C206 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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)
3.7	Bathroom/Wall Condition Repair damaged towel drying rack

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 G102
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 G102 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

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>
2.12	Kitchen/Sink dishwasher not draining properly

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 G202
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 G202 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

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>
2.12	Kitchen/Sink dishwasher handle 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.

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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 G301
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 G301 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12 Bathroom/Tub or Shower	h/c handle missing/damaged
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit	master bedroom toilet base loose
2.12 Kitchen/Sink	dishwasher not draining properly

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 F305
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 F305 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/20/2026.

A re-inspection has been scheduled for 10/20/2026 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 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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