



8/24/2026

FAILED INSPECTION NOTICE

Lloyd D & Judy L Jung
1421 Arlington Blvd
El Cerrito, CA 94530-2001

Property:
2867 GAYNOR AVE
RICHMOND, CA 94804-1359-

PropID:
Client ID: 2277

Dear Owner/Agent,

This letter is to inform you that your property at **2867 GAYNOR AVE RICHMOND, CA 94804-1359** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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>
8.10	General Health and Safety/Site and Neighborhood Conditions leaning fence in backyard. repair or replace
2.3	Kitchen/Electrical Hazards gfcı outlet not working like designed will not trip and reset. repair or replace.

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

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

Property:
1201 VIRGINIA AVE
RICHMOND, CA 94804-2446-

PropID:
Client ID: 7767

Dear Owner/Agent,

This letter is to inform you that your property at **1201 VIRGINIA AVE RICHMOND, CA 94804-2446** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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.



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Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

- 8.10 General Health and Safety/Site and Neighborhood Conditions
4plex apartments is dilapidated and do not look structurally sound. garbage and debris on around property. only inspected 1201 and 1207.
- cut overgrown overgrown remove garbage and debris from property.
- 2.6 Kitchen/Ceiling Condition
chipping and peeling brown discoloration on ceiling evidence of water leak repair or replace
- 2.13 Kitchen/Space for Storage, Prep and Serving
broken missing cabinet door repair or replace.
- 2.10 Kitchen/Stove or Range with Oven
right front and rear burner not working. repair or replace
- 4.10 Other Rooms/Smoke Detectors
replace missing smoke detector
- 4.7 Other Rooms/Wall Condition
peeling and chipping paint on and around window and seal. repair or replace
replace missing screens
- 4.5 Other Rooms/Window Condition
replace missing screens. repair or replace
- 3.3 Bathroom/Electrical Hazards
non working outlet gfci will not trip or reset
- 3.12 Bathroom/Tub or Shower
Tub or shower drain is stopped up. repair or replace Tub/Shower Faucet Knob(s)
Damaged / Missing.

hot water faucet is broken and cant be turn on or off tenant is using main valve outside of unit to turn water on and off.



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

Lloyd D & Judy L Jung
1421 Arlington Blvd
El Cerrito, CA 94530-2001

Property:
5811 MADISON AVE
RICHMOND, CA 94804-4884-

PropID:
Client ID: 2277

Dear Owner/Agent,

This letter is to inform you that your property at **5811 MADISON AVE RICHMOND, CA 94804-4884** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards gfcı outlet not working like designed will not trip and reset. repair or replace.
7.4	Heating and Plumbing/Water Heater install proper earthquake straps
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Condition of stairs shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.



8/24/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Lloyd D & Judy L Jung
1421 Arlington Blvd
El Cerrito, CA 94530-2001

Property:
5809 MADISON AVE
RICHMOND, CA 94804-4884-

PropID:
Client ID: 2277

Dear Owner/Agent,

This letter is to inform you that your property at **5809 MADISON AVE RICHMOND, CA 94804-4884** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards gfcı outlet not working like designed will not trip and reset. hot/neu reversed repair or replace.

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

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

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Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Lloyd D & Judy L Jung
1421 Arlington Blvd
El Cerrito, CA 94530-2001

Property:
5807 MADISON AVE
RICHMOND, CA 94804-4884-

PropID:
Client ID: 2277

Dear Owner/Agent,

This letter is to inform you that your property at **5807 MADISON AVE RICHMOND, CA 94804-4884** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps
2.3	Kitchen/Electrical Hazards gfcı outlet not working like designed will not trip and reset. repair or replace.

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

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

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Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

Lloyd D & Judy L Jung
1421 Arlington Blvd
El Cerrito, CA 94530-2001

Property:
5805 MADISON AVE
RICHMOND, CA 94804-4884-

PropID:
Client ID: 2277

Dear Owner/Agent,

This letter is to inform you that your property at **5805 MADISON AVE RICHMOND, CA 94804-4884** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven non working front burner. repair or replace

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

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

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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 C303
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 C303 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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 (2013)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
3.12	Bathroom/Tub or Shower Shower head leaking, repair (master bedroom)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater inoperable, repair
2.12	Kitchen/Sink Garbage disposal and dishwasher inoperable, repair



8/24/2026

FAILED INSPECTION NOTICE

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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 C305
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 C305 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Low water pressure, 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 C306
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 C306 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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 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 C307
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 C307 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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 (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.

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 D101
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 D101 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

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>
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 (2015)
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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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 D102
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 D102 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

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>
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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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 D104
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 D104 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches. Infestation inside of dishwasher present.

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

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

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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 D105
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 D105 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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)
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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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 D201
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 D201 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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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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 D202
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 D202 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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 (2013)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
8.1	General Health and Safety/Access to Unit Patio 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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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 D203
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 D203 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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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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 D205
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 D205 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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
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.

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 D206
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 D206 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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)
4.5	Other Rooms/Window Condition Move furniture blocking window (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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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 D207
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 D207 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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>
3.13 Bathroom/Ventilation	Clean/remove excessive amount of dust build up on vent fan
8.1 General Health and Safety/Access to Unit	Patio 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.

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 D209
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 D209 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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)

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 D301
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 D301 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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 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.

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 D302
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 D302 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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 D303
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 D303 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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)
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.

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 D304
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 D304 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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)
2.12	Kitchen/Sink Repair dishwasher as it drains through air gap. Drain must go through garbage disposal.

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 D305
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 D305 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Tenant caused door damage, repair or replace
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 D306
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 D306 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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 (2013)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace rear common area smoke detector, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater 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 F304
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 F304 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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>
2.10	Kitchen/Stove or Range with Oven hood range light inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector 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 F208
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 F208 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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>
2.13	Kitchen/Space for Storage, Prep and Serving pantry door off track
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors exceeds 10yr - replace
3.12	Bathroom/Tub or Shower hallway bathroom tub faucet back plate not properly secure to wall - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose - repair/replace



8/24/2026

FAILED INSPECTION NOTICE

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

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 F206
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 F206 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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>
8.7	General Health and Safety/Other Interior Hazards power off in unit unable to test electrical

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 F201
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 F201 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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 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 F107
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 F107 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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 bedroom smoke detector exceeds 10yr - replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/24/2026

FAILED INSPECTION NOTICE

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

Property:
3535 EL PORTAL DR Apt F106
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 F106 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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 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 F104
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 F104 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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 bedroom smoke detector 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 F101
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 F101 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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	garbage disposal inop - repair/replace
4.10 Other Rooms/Smoke Detectors	bedroom smoke detector exceeds 10yr - replace
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit	hallway 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 E307
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 E307 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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>
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 E303
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 E303 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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>
2.12	Kitchen/Sink spout water flow switch broken - 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 E206
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 E206 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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>
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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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 E202
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 E202 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.12	Bathroom/Tub or Shower hallway tub faucet back plate not properly secure to wall - 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 D103
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 D103 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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 (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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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 D108
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 D108 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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 life span
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.

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 D204
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 D204 RICHMOND, CA 94806 failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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 is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.

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

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

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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 D307
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 D307 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/21/2026.

A re-inspection has been scheduled for 10/21/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit

Flush mechanism is not functioning like designed

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 F202
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 F202 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector 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 E204
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 E204 RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 08/21/2026.

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 bedroom smoke detector 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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City of Richmond
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