



8/27/2026

**FAILED INSPECTION NOTICE**

Felipe De Jesus Ortega  
3005 Colette Dr  
San Pablo, CA 94806

Property:  
1615 RHEEM AVE  
RICHMOND, CA 94801-

PropID:  
Client ID: 17601

Dear Owner/Agent,

This letter is to inform you that your property at **1615 RHEEM AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/23/2026 between 09:00AM and 12:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>                                                                                                                                           |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Provide Heat Source. Install permanent mounted heat source in unit that is adequate for unit size like baseboard heaters or wall heaters. |

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



8/27/2026

**FAILED INSPECTION NOTICE**

Elizabeth Montoya  
1726 Esmond Ave  
Richmond, CA 94801-2444

Property:  
1723 ESMOND AVE  
RICHMOND, CA 94801-2443-

PropID:  
Client ID: 2833

Dear Owner/Agent,

This letter is to inform you that your property at **1723 ESMOND AVE RICHMOND, CA 94801-2443** **failed** the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/22/2026 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>                                |
|-------------|--------------------------------------------------------------------------------------|
| 3.10        | Bathroom/Flush Toilet in Enclosed Room in Unit<br>toilet base loose - repair/replace |
| 4.4         | Other Rooms/Security<br>remove key lock from garage bedroom door                     |
| 4.10        | Other Rooms/Smoke Detectors<br>bedroom smoke detector missing                        |

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/27/2026

**FAILED INSPECTION NOTICE**

Elizabeth Montoya  
1726 Esmond Ave  
Richmond, CA 94801-2444

Property:  
957 15TH ST  
RICHMOND, CA 94801-2456-

PropID:  
Client ID: 2833

Dear Owner/Agent,

This letter is to inform you that your property at **957 15TH ST RICHMOND, CA 94801-2456** failed the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/22/2026 between 09:00AM and 12:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                              |
|-------------|------------------------------------------------------------------------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>heater inop - repair/replace |
| 4.4         | Other Rooms/Security<br>remove key door & deadbolt lock from 2 bedroom doors       |

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



8/27/2026

**FAILED INSPECTION NOTICE**

Elizabeth Montoya  
1726 Esmond Ave  
Richmond, CA 94801-2444

Property:  
955 15TH ST  
RICHMOND, CA 94801-2456-

PropID:  
Client ID: 2833

Dear Owner/Agent,

This letter is to inform you that your property at **955 15TH ST RICHMOND, CA 94801-2456** failed the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/22/2026 between 09:00AM and 12:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>                                 |
|-------------|---------------------------------------------------------------------------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>heater inop - repair/replace    |
| 8.7         | General Health and Safety/Other Interior Hazards<br>hallway smoke/Co detector missing |

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/27/2026

**FAILED INSPECTION NOTICE**

Hin Chung & Wendy Tsang  
18802 Clement Dr  
Castro Valley, CA 94552

Property:  
623 19TH ST Apt #23  
RICHMOND, CA 94801-2800-

PropID:  
Client ID: 2970

Dear Owner/Agent,

This letter is to inform you that your property at **623 19TH ST Apt #23 RICHMOND, CA 94801-2800** **failed** the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/23/2026 between 09:00AM and 12:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                                                                                                 |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.4         | Other Rooms/Security<br>Remove keyed lock from interior door.                                                                                         |
| 3.12        | Bathroom/Tub or Shower<br>Resurface tub                                                                                                               |
| 2.3         | Kitchen/Electrical Hazards<br>Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. |



8/27/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/27/2026

**FAILED INSPECTION NOTICE**

Hin Chung & Wendy Tsang  
18802 Clement Dr  
Castro Valley, CA 94552

Property:  
623 19TH ST Apt 23A  
RICHMOND, CA 94801-2800-

PropID:  
Client ID: 2970

Dear Owner/Agent,

This letter is to inform you that your property at **623 19TH ST Apt 23A RICHMOND, CA 94801-2800** **failed** the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/23/2026 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>                                                                      |
|-------------|----------------------------------------------------------------------------------------------------------------------------|
| 2.3         | Kitchen/Electrical Hazards                                                                                                 |
|             | 1. Install GFCI protected receptacle by sink                                                                               |
|             | 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. |
|             | - lower receptacle on kitchen wall                                                                                         |
| 4.3         | Other Rooms/Electrical Hazards                                                                                             |
|             | A missing and/or cracked coverplate presents an electrical hazard.                                                         |
|             | - receptacle right of bed                                                                                                  |
| 3.3         | Bathroom/Electrical Hazards                                                                                                |
|             | Install GFCI protected receptacle above sink                                                                               |
| 3.10        | Bathroom/Flush Toilet in Enclosed Room in Unit                                                                             |
|             | Bath Toilet Handle Broken.                                                                                                 |



8/27/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/27/2026

**FAILED INSPECTION NOTICE**

Richard D Holt  
2516 N Ford St  
Clarksville, TN 37042

Property:  
608 16TH ST  
RICHMOND, CA 94801-2844-

PropID:  
Client ID: 2468

Dear Owner/Agent,

This letter is to inform you that your property at **608 16TH ST RICHMOND, CA 94801-2844** failed the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/23/2026 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>                                                                                       |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| 1.5         | Living Room/Window Condition<br>replace missing screens<br><br>chipping and peeling paint on window seal/frame                              |
| 6.2         | Building Exterior/Condition of Stairs, Rails, and Porches<br>peeling paint on back stairs and window seals around house. remove or repaint. |

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/27/2026

**FAILED INSPECTION NOTICE**

Richard D Holt  
2516 N Ford St  
Clarksville, TN 37042

Property:  
550 16TH ST  
RICHMOND, CA 94801-2897-

PropID:  
Client ID: 2468

Dear Owner/Agent,

This letter is to inform you that your property at **550 16TH ST RICHMOND, CA 94801-2897** failed the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/23/2026 between 09:00AM and 12:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>                                       |
|-------------|---------------------------------------------------------------------------------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>non working heater 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



8/27/2026

**FAILED INSPECTION NOTICE**

Richard D Holt  
2516 N Ford St  
Clarksville, TN 37042

Property:  
562 16TH ST  
RICHMOND, CA 94801-2897-

PropID:  
Client ID: 2468

Dear Owner/Agent,

This letter is to inform you that your property at **562 16TH ST RICHMOND, CA 94801-2897** failed the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/23/2026 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> |
|-------------|-------------------------------------------------------|
| 2.5         | Kitchen/Window Condition<br>replace missing screens   |

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



8/27/2026

**FAILED INSPECTION NOTICE**

Juan Ramos  
836 Meadow View Dr  
Richmond, CA 94806-6106

Property:  
2115 BISSELL AVE  
RICHMOND, CA 94801-3259-

PropID:  
Client ID: 7103

Dear Owner/Agent,

This letter is to inform you that your property at **2115 BISSELL AVE RICHMOND, CA 94801-3259** failed the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/23/2026 between 09:00AM and 12:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>                                   |
|-------------|-----------------------------------------------------------------------------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair         |
| 3.3         | Bathroom/Electrical Hazards<br>Install GFCI protected receptacle in bathroom above sink |

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



8/27/2026

**FAILED INSPECTION NOTICE**

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

Property:  
1935 NEVIN AVE Apt C  
RICHMOND, CA 94801-3263-

PropID:  
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **1935 NEVIN AVE Apt C RICHMOND, CA 94801-3263** **failed** the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/23/2026 between 01:00PM and 04:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                           |
|-------------|---------------------------------------------------------------------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>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



8/27/2026

**FAILED INSPECTION NOTICE**

Shelter Inc  
TOM GILBERT  
1333 Willow Pass Rd Ste 206  
Concord, CA 94520

Property:  
2223 BARRETT AVE Apt 1  
RICHMOND, CA 94801-3301-

PropID:  
Client ID: 2913

Dear Owner/Agent,

This letter is to inform you that your property at **2223 BARRETT AVE Apt 1 RICHMOND, CA 94801-3301** failed the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/23/2026 between 11:00AM and 02:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                                    |
|-------------|------------------------------------------------------------------------------------------|
| 1.8         | Living Room/Floor Condition<br>torn carpet exposed nails trip hazard. 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



8/27/2026

**FAILED INSPECTION NOTICE**

Shelter Inc  
TOM GILBERT  
1333 Willow Pass Rd Ste 206  
Concord, CA 94520

Property:  
2223 BARRETT AVE Apt 2  
RICHMOND, CA 94801-3301-

PropID:  
Client ID: 2913

Dear Owner/Agent,

This letter is to inform you that your property at **2223 BARRETT AVE Apt 2 RICHMOND, CA 94801-3301** failed the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/23/2026 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>                                                                                                                                                                                                                                                              |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.6         | Bathroom/Ceiling Condition<br>bubbling on ceiling over tub evidence of water damage. repair<br><br>8/24/2026 Ceiling has collapsed and large opening present, leakage visible during inspection 8/24/2026. Pictures submitted to City of Richmond as tenant states this unit has been in this condition for weeks. |

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



8/27/2026

**FAILED INSPECTION NOTICE**

Shelter Inc  
TOM GILBERT  
1333 Willow Pass Rd Ste 206  
Concord, CA 94520

Property:  
2223 BARRETT AVE Apt 4  
RICHMOND, CA 94801-3301-

PropID:  
Client ID: 2913

Dear Owner/Agent,

This letter is to inform you that your property at **2223 BARRETT AVE Apt 4 RICHMOND, CA 94801-3301** failed the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/23/2026 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.

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

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



8/27/2026

**FAILED INSPECTION NOTICE**

Shelter Inc  
TOM GILBERT  
1333 Willow Pass Rd Ste 206  
Concord, CA 94520

Property:  
2223 BARRETT AVE Apt 5  
RICHMOND, CA 94801-3301-

PropID:  
Client ID: 2913

Dear Owner/Agent,

This letter is to inform you that your property at **2223 BARRETT AVE Apt 5 RICHMOND, CA 94801-3301** failed the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/23/2026 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.

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

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



8/27/2026

**FAILED INSPECTION NOTICE**

Ram P & Ashu K Vohra  
2372 18Th St  
San Pablo, CA 94806

Property:  
135 8TH ST  
RICHMOND, CA 94804-

PropID:  
Client ID: 8205

Dear Owner/Agent,

This letter is to inform you that your property at **135 8TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/22/2026 between 09:00AM and 12:00PM.**

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



8/27/2026

**FAILED INSPECTION NOTICE**

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                                                                                                                      |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.10        | Kitchen/Stove or Range with Oven<br>Range hood inoperable, repair or replace                                                                                               |
| 2.13        | Kitchen/Space for Storage, Prep and Serving<br>Replace missing cabinet doors<br>- left of sink<br>- left of stove                                                          |
| 2.3         | Kitchen/Electrical Hazards<br>Install GFCi protected receptacles by kitchen sink                                                                                           |
| 3.12        | Bathroom/Tub or Shower<br>Replace missing tiles around tub spout                                                                                                           |
| 4.10        | Other Rooms/Smoke Detectors<br>Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.     |
| 4.3         | Other Rooms/Electrical Hazards<br>No access to outlets in room for inspection due to excessive personal items in room.                                                     |
| 4.4         | Other Rooms/Security<br>Remove deadbolt and keyed entry digital locks from door                                                                                            |
| 4.5         | Other Rooms/Window Condition<br>1. Install quick release for security bars (fire exit)<br><br>2. Repair damaged window screen                                              |
| 4.7         | Other Rooms/Wall Condition<br>Address/treat severe discoloration on bedroom walls                                                                                          |
| 5.4         | Secondary Rooms/Other Potential Hazardous Features<br>1. Install smoke detector in room in garage<br>2. Remove keyed entry lock on room in garage                          |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Rear heater inoperable, repair                                                                                       |
| 7.4         | Heating and Plumbing/Water Heater<br>1. Wtr. Htr. = Missing Discharge Pipe.<br>2. Wtr. Htr. = Missing Pilot Light Cover.<br>3. Earthquake straps needed on top and bottom. |
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>Install common area smoke detector in unit                                                                   |



8/27/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/27/2026

**FAILED INSPECTION NOTICE**

Elizabeth Montoya  
1726 Esmond Ave  
Richmond, CA 94801-2444

Property:  
5229 ESMOND Apt A  
RICHMOND, CA 94805-1473-

PropID:  
Client ID: 2833

Dear Owner/Agent,

This letter is to inform you that your property at **5229 ESMOND Apt A RICHMOND, CA 94805-1473** **failed** the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/22/2026 between 09:00AM and 12:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                                     |
|-------------|-------------------------------------------------------------------------------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>heater inop - repair/replace        |
| 2.10        | Kitchen/Stove or Range with Oven<br>rear burner not fully lighting - repair/replace       |
| 2.3         | Kitchen/Electrical Hazards<br>GFCI outlet missing                                         |
| 4.4         | Other Rooms/Security<br>remove key lock from 2x bedroom doors                             |
| 3.11        | Bathroom/Fixed Wash Basin or Lavatory in Unit<br>water pressure very low - repair/replace |
| 2.2         | Kitchen/Electricity<br>light has short                                                    |
| 1.5         | Living Room/Window Condition<br>not locking as designed - repair/replace                  |



8/27/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/27/2026

**FAILED INSPECTION NOTICE**

Elizabeth Montoya  
1726 Esmond Ave  
Richmond, CA 94801-2444

Property:  
5229 ESMOND Apt B  
RICHMOND, CA 94805-1473-

PropID:  
Client ID: 2833

Dear Owner/Agent,

This letter is to inform you that your property at **5229 ESMOND Apt B RICHMOND, CA 94805-1473** **failed** the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/22/2026 between 09:00AM and 12:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>                                                                       |
|-------------|-----------------------------------------------------------------------------------------------------------------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>heater inop - repair/replace                                          |
| 2.10        | Kitchen/Stove or Range with Oven<br>hood range light has short - repair/replace                                             |
| 4.4         | Other Rooms/Security<br>remove key locks from 2x bedroom doors                                                              |
| 3.10        | Bathroom/Flush Toilet in Enclosed Room in Unit<br>toilet base loose - repair/replace                                        |
| 3.3         | Bathroom/Electrical Hazards<br>light fixture cover missing                                                                  |
| 6.2         | Building Exterior/Condition of Stairs, Rails, and Porches<br>top of stairs has dip potential safety hazard - repair/replace |



8/27/2026

## **FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/27/2026

**FAILED INSPECTION NOTICE**

Hongxia Xu & Michael Sha  
7751 Coolidge Ct  
Castro Valley, CA 94552

Property:  
5109 CADDIE CT  
RICHMOND, CA 94806-

PropID:  
Client ID: 17718

Dear Owner/Agent,

This letter is to inform you that your property at **5109 CADDIE CT RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/24/2026.

**A re-inspection has been scheduled for 10/23/2026 between 01:00PM and 04:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>     |
|-------------|-----------------------------------------------------------|
| 4.4         | Other Rooms/Security<br>remove key lock from bedroom door |

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

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