



9/1/2026

FAILED INSPECTION NOTICE

Adolfo Ochoa
142 9Th St
Richmond, CA 94801

Property:
150 6TH ST
RICHMOND, CA 94801-

PropID:
Client ID: 2398

Dear Owner/Agent,

This letter is to inform you that your property at **150 6TH ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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 Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5	Other Rooms/Window Condition Remove discoloration on window and window seal
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
3.4	Bathroom/Security Remove keyed entry lock from bathroom door



9/1/2026

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



9/1/2026

FAILED INSPECTION NOTICE

Adolfo Ochoa
142 9Th St
Richmond, CA 94801

Property:
152 6TH ST
RICHMOND, CA 94801-

PropID:
Client ID: 2398

Dear Owner/Agent,

This letter is to inform you that your property at **152 6TH ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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>
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door
3.4	Bathroom/Security Remove keyed entry lock from bathroom door
1.5	Living Room/Window Condition Exterior window frame dry rotted, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Sergio Z & Rosa Marie Moreno
1550 Partridge Dr
Hercules, CA 94547-1642

Property:
1316 LINCOLN AVE
RICHMOND, CA 94801-2328-

PropID:
Client ID: 2560

Dear Owner/Agent,

This letter is to inform you that your property at **1316 LINCOLN AVE RICHMOND, CA 94801-2328** **failed** the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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)
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.7	General Health and Safety/Other Interior Hazards Replace common area smoke detectors on lower level and level 2
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



9/1/2026

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Sergio Z & Rosa Marie Moreno
1550 Partridge Dr
Hercules, CA 94547-1642

Property:
1320 LINCOLN AVE
RICHMOND, CA 94801-2328-

PropID:
Client ID: 2560

Dear Owner/Agent,

This letter is to inform you that your property at **1320 LINCOLN AVE RICHMOND, CA 94801-2328** **failed** the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls REPLACE common area smoke detectors on all 3 floors of unit, exceed 10 year life span
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.



9/1/2026

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,

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Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Sergio Z & Rosa Marie Moreno
1550 Partridge Dr
Hercules, CA 94547-1642

Property:
1322 LINCOLN AVE
RICHMOND, CA 94801-2328-

PropID:
Client ID: 2560

Dear Owner/Agent,

This letter is to inform you that your property at **1322 LINCOLN AVE RICHMOND, CA 94801-2328** **failed** the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace old/ install common area smoke detectors level 1 and lower level
8.1	General Health and Safety/Access to Unit Install deadbolt and turn style knob on rear door
2.11	Kitchen/Refrigerator Light inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Install common area smoke detector level 2
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.
3.3	Bathroom/Electrical Hazards Damaged outlet presents an electrical hazard. - Replace burnt GFCI receptacle
8.2	General Health and Safety/Exits Remove items being stored on interior stairs and hanging at bottom of stairwell.



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Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Sergio Z & Rosa Marie Moreno
1550 Partridge Dr
Hercules, CA 94547-1642

Property:
1326 LINCOLN AVE
RICHMOND, CA 94801-2328-

PropID:
Client ID: 2560

Dear Owner/Agent,

This letter is to inform you that your property at **1326 LINCOLN AVE RICHMOND, CA 94801-2328** **failed** the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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>
8.4	General Health and Safety/Garbage and Debris Declutter unit, excessive amount of personal items being stored inside of unit and preventing access to outlets in all rooms for inspection. Tenant to clear items to allow access to receptacles in living room and bedrooms
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common are smoke detector lower level, exceeds 10 year life span
8.1	General Health and Safety/Access to Unit Install deadbolt and turn style door knob on rear door



9/1/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Alfredo Gonzalez
229 A St
South San Francisco, CA 94080-4415

Property:
540 20TH ST
RICHMOND, CA 94801-2876-

PropID:
Client ID: 3549

Dear Owner/Agent,

This letter is to inform you that your property at **540 20TH ST RICHMOND, CA 94801-2876** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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 Common area smoke detector inoperable, replace
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet will not flush, repair (master bedroom)
8.4	General Health and Safety/Garbage and Debris Declutter unit, no access to outlets in living room or bedrooms due to excessive amount of items in rooms.



9/1/2026

FAILED INSPECTION NOTICE

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Alfredo Gonzalez
229 A St
South San Francisco, CA 94080-4415

Property:
542 20TH ST
RICHMOND, CA 94801-2876-

PropID:
Client ID: 3549

Dear Owner/Agent,

This letter is to inform you that your property at **542 20TH ST RICHMOND, CA 94801-2876** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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>
8.1	General Health and Safety/Access to Unit Install door knob on front security gate
8.7	General Health and Safety/Other Interior Hazards Install common are smoke detector and carbon monoxide detector in unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door. - NO ACCESS TO ROOM FOR INSPECTION, room must be inspected in full
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.
2.10	Kitchen/Stove or Range with Oven Replace rusted range hood
2.3	Kitchen/Electrical Hazards 1. Repair outlet left of stove, hot/neutral reverse 2. Replace damaged receptacle right of kitchen sink



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Alfredo Gonzalez
229 A St
South San Francisco, CA 94080-4415

Property:
544 20TH ST
RICHMOND, CA 94801-2876-

PropID:
Client ID: 3549

Dear Owner/Agent,

This letter is to inform you that your property at **544 20TH ST RICHMOND, CA 94801-2876** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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.



9/1/2026

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hall light inoperable, repair
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle underneath bedroom window
4.5	Other Rooms/Window Condition Clean/remove discoloration and cobweb build up on window and window seals
2.10	Kitchen/Stove or Range with Oven Replace range hood, peeling paint and rust present
1.3	Living Room/Electrical Hazards Replace cracked receptacle at entry to hallway
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

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



9/1/2026

FAILED INSPECTION NOTICE

Alfredo Gonzalez
229 A St
South San Francisco, CA 94080-4415

Property:
546 20TH ST
RICHMOND, CA 94801-2876-

PropID:
Client ID: 3549

Dear Owner/Agent,

This letter is to inform you that your property at **546 20TH ST RICHMOND, CA 94801-2876** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke dectector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacle right side of kitchen sink



9/1/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Adolfo Ochoa
142 9Th St
Richmond, CA 94801

Property:
144 6TH ST
RICHMOND, CA 94801-3510-

PropID:
Client ID: 2398

Dear Owner/Agent,

This letter is to inform you that your property at **144 6TH ST RICHMOND, CA 94801-3510** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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>
4.5	Other Rooms/Window Condition Clean/remove discoloration from bedroom windows and window seals
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
3.4	Bathroom/Security Remove keyed entry lock from door
5.3	Secondary Rooms/Electrical Hazards Replace cracked receptacle by water heater
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door
1.6	Living Room/Ceiling Condition Repair crack/hole on ceiling.



9/1/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Adolfo Ochoa
142 9Th St
Richmond, CA 94801

Property:
146 6TH ST
RICHMOND, CA 94801-3510-

PropID:
Client ID: 2398

Dear Owner/Agent,

This letter is to inform you that your property at **146 6TH ST RICHMOND, CA 94801-3510** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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>
4.5	Other Rooms/Window Condition Clean/remove discoloration on window and window seals
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.
8.7	General Health and Safety/Other Interior Hazards Install common area smoke detector level 2
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.2	General Health and Safety/Exits Remove excessive amount of items being stored on interior stairwell
2.10	Kitchen/Stove or Range with Oven Remove foil from stove, can retain oil and become fire hazard



9/1/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Ricardo C & Martha O Diniz
112 Coventry
Hercules, CA 94547-3644

Property:
116 19TH ST Apt 1
RICHMOND, CA 94801-3684-

PropID:
Client ID: 1298

Dear Owner/Agent,

This letter is to inform you that your property at **116 19TH ST Apt 1 RICHMOND, CA 94801-3684** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.12 Kitchen/Sink	Dishwasher 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Ricardo C & Martha O Diniz
112 Coventry
Hercules, CA 94547-3644

Property:
116 19TH ST Apt 2
RICHMOND, CA 94801-3684-

PropID:
Client ID: 1298

Dear Owner/Agent,

This letter is to inform you that your property at **116 19TH ST Apt 2 RICHMOND, CA 94801-3684** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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>
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - light switch cover plate missing, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat damaged. Repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Ricardo C & Martha O Diniz
112 Coventry
Hercules, CA 94547-3644

Property:
116 19TH ST Apt 3
RICHMOND, CA 94801-3684-

PropID:
Client ID: 1298

Dear Owner/Agent,

This letter is to inform you that your property at **116 19TH ST Apt 3 RICHMOND, CA 94801-3684** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 between 09:00AM and 12:00PM.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.3	Other Rooms/Electrical Hazards Outlet underneath window has open neutral, repair
4.7	Other Rooms/Wall Condition Glass closet door damaged (cut hazard) replace or remove doors from closet
3.13	Bathroom/Ventilation Vent fan making loud grinding noise, repair



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Ricardo C & Martha O Diniz
112 Coventry
Hercules, CA 94547-3644

Property:
116 19TH ST Apt 4
RICHMOND, CA 94801-3684-

PropID:
Client ID: 1298

Dear Owner/Agent,

This letter is to inform you that your property at **116 19TH ST Apt 4 RICHMOND, CA 94801-3684** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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 Remove keyed lock from interior door.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Flush Valve leaking / water running.
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.7	General Health and Safety/Other Interior Hazards Replace carbon monoxide detector, exceeds 10 year life span



9/1/2026

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



9/1/2026

FAILED INSPECTION NOTICE

Robert T Kastner
630 Civic Center Dr
Richmond, CA 94804-1512

Property:
417 29TH ST
RICHMOND, CA 94804-1736-

PropID:
Client ID: 6607

Dear Owner/Agent,

This letter is to inform you that your property at **417 29TH ST RICHMOND, CA 94804-1736** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Replace range hood, peeling paint and rust present

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Robert T Kastner
630 Civic Center Dr
Richmond, CA 94804-1512

Property:
419 29TH ST
RICHMOND, CA 94804-1736-

PropID:
Client ID: 6607

Dear Owner/Agent,

This letter is to inform you that your property at **419 29TH ST RICHMOND, CA 94804-1736** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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>
3.4	Bathroom/Security remove key lock from bathroom 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Charles Edward Stephenson
2217A California St
Berkeley, CA 94703-1661

Property:
437 S 21ST ST
RICHMOND, CA 94804-2751-

PropID:
Client ID: 3463

Dear Owner/Agent,

This letter is to inform you that your property at **437 S 21ST ST RICHMOND, CA 94804-2751** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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/Co detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace



9/1/2026

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



9/1/2026

FAILED INSPECTION NOTICE

Catherine Wade Shepard
Po Box 1925
Sonoma, CA 95476-1925

Property:
4442 WALL AVE
RICHMOND, CA 94804-3456-

PropID:
Client ID: 7474

Dear Owner/Agent,

This letter is to inform you that your property at **4442 WALL AVE RICHMOND, CA 94804-3456** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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 2x heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing
2.10	Kitchen/Stove or Range with Oven hood range light inop

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Catherine Wade Shepard
Po Box 1925
Sonoma, CA 95476-1925

Property:
4446 WALL AVE
RICHMOND, CA 94804-3456-

PropID:
Client ID: 7474

Dear Owner/Agent,

This letter is to inform you that your property at **4446 WALL AVE RICHMOND, CA 94804-3456** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

Chan T Yu
13 Muth Drive
Orinda, CA 94563

Property:
6010 WENK AVE Apt 2
RICHMOND, CA 94804-5059-

PropID:
Client ID: 6556

Dear Owner/Agent,

This letter is to inform you that your property at **6010 WENK AVE Apt 2 RICHMOND, CA 94804-5059** **failed** the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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 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



9/1/2026

FAILED INSPECTION NOTICE

Chan T Yu
13 Muth Drive
Orinda, CA 94563

Property:
6010 WENK AVE Apt 3
RICHMOND, CA 94804-5059-

PropID:
Client ID: 6556

Dear Owner/Agent,

This letter is to inform you that your property at **6010 WENK AVE Apt 3 RICHMOND, CA 94804-5059** **failed** the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 between 09:00AM and 12:00PM.

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

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

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/1/2026

FAILED INSPECTION NOTICE

John S & Pamela C Challinor
876 Bates Ave
El Cerrito, CA 94530-2700

Property:
1670 SAN BENITO ST Apt C
RICHMOND, CA 94804-5355-

PropID:
Client ID: 7180

Dear Owner/Agent,

This letter is to inform you that your property at **1670 SAN BENITO ST Apt C RICHMOND, CA 94804-5355** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 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 GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop exceeds 10yr - replace
3.6	Bathroom/Ceiling Condition bathroom ceiling has discoloration - remove/repair
3.5	Bathroom/Window Condition frame has large amount of discoloration - remove/repair/repaint



9/1/2026

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



9/1/2026

FAILED INSPECTION NOTICE

John S & Pamela C Challinor
876 Bates Ave
El Cerrito, CA 94530-2700

Property:
1670 SAN BENITO ST Apt B
RICHMOND, CA 94804-5355-

PropID:
Client ID: 7180

Dear Owner/Agent,

This letter is to inform you that your property at **1670 SAN BENITO ST Apt B RICHMOND, CA 94804-5355** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop exceeds 10yr - replace 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



9/1/2026

FAILED INSPECTION NOTICE

John S & Pamela C Challinor
876 Bates Ave
El Cerrito, CA 94530-2700

Property:
1670 SAN BENITO ST Apt A
RICHMOND, CA 94804-5355-

PropID:
Client ID: 7180

Dear Owner/Agent,

This letter is to inform you that your property at **1670 SAN BENITO ST Apt A RICHMOND, CA 94804-5355** failed the Housing Quality Standards (HQS) inspection on 08/31/2026.

A re-inspection has been scheduled for 10/26/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink garbage disposal inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace

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

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

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Sincerely,

City of Richmond
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