



8/24/2026

**FAILED INSPECTION NOTICE**

311 VISTA HEIGHTS RD  
RICHMOND, CA 94530-6507-

PropID:  
Client ID: 18813

Dear Current Resident,

This letter is to inform you that your property at **311 VISTA HEIGHTS RD RICHMOND, CA 94530-6507** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/07/2026 between 01:00PM and 04:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                         |
|-------------|-------------------------------------------------------------------------------|
| 1.4         | Living Room/Security<br>patio door lock not working 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**

639 18TH ST Apt E  
RICHMOND, CA 94801-2856-

PropID:  
Client ID: 6264

Dear Current Resident,

This letter is to inform you that your property at **639 18TH ST Apt E RICHMOND, CA 94801-2856** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/16/2026 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.



8/24/2026

**FAILED INSPECTION NOTICE**

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                                                                                                                                                |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>Replace common area smoke detector, exceeds 10 year life span (2013)                                                                   |
| 2.13        | Kitchen/Space for Storage, Prep and Serving<br>Kit. = Missing Cabinet Door.<br>Kit. = Missing Cabinet drawers.                                                                                       |
| 4.4         | Other Rooms/Security<br>Remove keyed lock from interior door.                                                                                                                                        |
| 4.10        | Other Rooms/Smoke Detectors<br>Replace, exceeds 10 year life span (2009)                                                                                                                             |
| 4.5         | Other Rooms/Window Condition<br>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. |
| 4.3         | Other Rooms/Electrical Hazards<br>Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.                                                                              |
| 2.10        | Kitchen/Stove or Range with Oven<br>Replace missing range hood vent screen                                                                                                                           |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair                                                                                                                      |
| 3.11        | Bathroom/Fixed Wash Basin or Lavatory in Unit<br>Reseal rear of sink to wall, loose unit on wall                                                                                                     |
| 3.8         | Bathroom/Floor Condition<br>Secure loose tile on floor in front of shower                                                                                                                            |
| 3.12        | Bathroom/Tub or Shower<br>Repair leak behind center control knob                                                                                                                                     |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

639 18TH ST Apt D  
RICHMOND, CA 94801-2856-

PropID:  
Client ID: 6264

Dear Current Resident,

This letter is to inform you that your property at **639 18TH ST Apt D RICHMOND, CA 94801-2856** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/16/2026 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<br>Replace, exceeds 10 year life span                                                                                                                                    |
| 4.6         | Other Rooms/Celing Condition<br>Repair peeling paint on ceiling                                                                                                                                      |
| 4.5         | Other Rooms/Window Condition<br>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. |
| 3.3         | Bathroom/Electrical Hazards<br>Install GFCI in bathroom                                                                                                                                              |
| 2.5         | Kitchen/Window Condition<br>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.     |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

639 18TH ST Apt C  
RICHMOND, CA 94801-2856-

PropID:  
Client ID: 6264

Dear Current Resident,

This letter is to inform you that your property at **639 18TH ST Apt C RICHMOND, CA 94801-2856** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/16/2026 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<br>Remove keyed lock from interior door.                                                                                                                                     |
| 4.10        | Other Rooms/Smoke Detectors<br>Replace, exceeds 10 year life span                                                                                                                                 |
| 3.3         | Bathroom/Electrical Hazards<br>Install GFCI protected receptacle in bathroom                                                                                                                      |
| 3.7         | Bathroom/Wall Condition<br>Repair/seal opening above bathroom outlet                                                                                                                              |
| 3.5         | Bathroom/Window Condition<br>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. |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair                                                                                                                   |
| 2.11        | Kitchen/Refrigerator<br>Refrigerator is rusted inside/outside. Repair or replace                                                                                                                  |
| 2.3         | Kitchen/Electrical Hazards<br>Install GFCI protected receptacle by kitchen sink                                                                                                                   |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

639 18TH ST Apt B  
RICHMOND, CA 94801-2856-

PropID:  
Client ID: 6264

Dear Current Resident,

This letter is to inform you that your property at **639 18TH ST Apt B RICHMOND, CA 94801-2856** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/16/2026 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<br>Replace, exceeds 10 year life span                                |
| 4.3         | Other Rooms/Electrical Hazards<br>Secure wall outlet on right wall                               |
| 3.12        | Bathroom/Tub or Shower<br>Shower head leaking, repair                                            |
| 1.5         | Living Room/Window Condition<br>Repair damaged window screen                                     |
| 2.13        | Kitchen/Space for Storage, Prep and Serving<br>Kit. = Missing Cabinet Drawer.<br>- Left of stove |
| 2.10        | Kitchen/Stove or Range with Oven<br>Replace missing range hood filter screen                     |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

639 18TH ST Apt A  
RICHMOND, CA 94801-2856-

PropID:  
Client ID: 6264

Dear Current Resident,

This letter is to inform you that your property at **639 18TH ST Apt A RICHMOND, CA 94801-2856** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/16/2026 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<br>Replace missing range hood vent screen                                                                                                                                                                                        |
| 2.3         | Kitchen/Electrical Hazards<br>Outlet left of sink has hot/neutral reverse, repair and replace with GFCI                                                                                                                                                           |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair                                                                                                                                                                                   |
| 4.10        | Other Rooms/Smoke Detectors<br>Replace, exceeds 10 year life span (2010)                                                                                                                                                                                          |
| 4.5         | Other Rooms/Window Condition<br>1. 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.<br>2. Move furniture blocking window (fire exit) - TENANT |
| 3.3         | Bathroom/Electrical Hazards<br>Install GFCI protected receptacle                                                                                                                                                                                                  |
| 3.12        | Bathroom/Tub or Shower<br>Repair leak behind control knob                                                                                                                                                                                                         |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

1557 NEVIN  
RICHMOND, CA 94801-3242-

PropID:  
Client ID: 19500

Dear Current Resident,

This letter is to inform you that your property at **1557 NEVIN RICHMOND, CA 94801-3242** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/16/2026 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<br>Carbon monoxide detector level 2 missing batteries, replace |
| 4.4         | Other Rooms/Security<br>NO ACCESS to room, door locked. Room must be inspected                                            |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair                                           |
| 2.12        | Kitchen/Sink<br>Dishwasher inoperable, repair                                                                             |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

415 W RICHMOND AVE  
RICHMOND, CA 94801-3864-

PropID:  
Client ID: 19560

Dear Current Resident,

This letter is to inform you that your property at **415 W RICHMOND AVE RICHMOND, CA 94801-3864** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/16/2026 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>                                                                                                     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.3         | Living Room/Electrical Hazards<br>Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. |
| 4.3         | Other Rooms/Electrical Hazards<br>Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. |
| 8.7         | General Health and Safety/Other Interior Hazards<br>Carbon monoxide detector inoperable, repair or replace                                                |
| 2.3         | Kitchen/Electrical Hazards<br>Install GFCI protected receptacle by sink                                                                                   |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair                                                                           |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

417 W RICHMOND AVE  
RICHMOND, CA 94801-3864-

PropID:  
Client ID: 19560

Dear Current Resident,

This letter is to inform you that your property at **417 W RICHMOND AVE RICHMOND, CA 94801-3864** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/16/2026 between 11:00AM and 02:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                                                                                                                                                                |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair                                                                                                                                      |
| 4.3         | Other Rooms/Electrical Hazards<br>Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.                                                            |
| 4.10        | Other Rooms/Smoke Detectors<br>Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

419 W RICHMOND AVE  
RICHMOND, CA 94801-3864-

PropID:  
Client ID: 19560

Dear Current Resident,

This letter is to inform you that your property at **419 W RICHMOND AVE RICHMOND, CA 94801-3864** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/16/2026 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>                                                                                                     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.3         | Living Room/Electrical Hazards<br>Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. |
| 4.3         | Other Rooms/Electrical Hazards<br>Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. |

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**

5559 CABRILLO NORTE  
RICHMOND, CA 94803-3877-

PropID:  
Client ID: 6264

Dear Current Resident,

This letter is to inform you that your property at **5559 CABRILLO NORTE RICHMOND, CA 94803-3877** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/09/2026 between 11:00AM and 02:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>                                                    |
|-------------|----------------------------------------------------------------------------------------------------------|
| 3.3         | Bathroom/Electrical Hazards<br>Install GFCI protected receptacles in all 3 bathrooms                     |
| 6.1         | Building Exterior/Condition of Foundation<br>Repair large crack/lifting in rear of home. Tripping hazard |
| 2.3         | Kitchen/Electrical Hazards<br>Replace cracked receptacle left of refrigerator                            |

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**

2320 LOWELL AVE  
RICHMOND, CA 94804-1033-

PropID:  
Client ID: 6873

Dear Current Resident,

This letter is to inform you that your property at **2320 LOWELL AVE RICHMOND, CA 94804-1033** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/09/2026 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>temp control cover missing unable to test heater - 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**

2364 WENDELL AVE  
RICHMOND, CA 94804-1307-

PropID:  
Client ID: 2339

Dear Current Resident,

This letter is to inform you that your property at **2364 WENDELL AVE RICHMOND, CA 94804-1307** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/09/2026 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<br>smoke detector exceeds 10yr - replace                    |
| 8.7         | General Health and Safety/Other Interior Hazards<br>hallway smoke detector missing/inop |

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

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

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**

2365 ESMOND AVE  
RICHMOND, CA 94804-1307-

PropID:  
Client ID: 2339

Dear Current Resident,

This letter is to inform you that your property at **2365 ESMOND AVE RICHMOND, CA 94804-1307** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/09/2026 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<br>smoke detector missing in 2x bedrooms              |
| 4.4         | Other Rooms/Security<br>remove key lock from 2x bedroom doors                     |
| 3.3         | Bathroom/Electrical Hazards<br>GFCI outlet missing                                |
| 2.10        | Kitchen/Stove or Range with Oven<br>all burners must self ignite - 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.

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**

2367 ESMOND AVE  
RICHMOND, CA 94804-1307-

PropID:  
Client ID: 2339

Dear Current Resident,

This letter is to inform you that your property at **2367 ESMOND AVE RICHMOND, CA 94804-1307** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/09/2026 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<br>bedroom smoke detector exceeds 10yr - replace              |
| 8.7         | General Health and Safety/Other Interior Hazards<br>hallway smoke detector - missing/inop |

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

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

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**

2369 ESMOND AVE  
RICHMOND, CA 94804-1307-

PropID:  
Client ID: 2339

Dear Current Resident,

This letter is to inform you that your property at **2369 ESMOND AVE RICHMOND, CA 94804-1307** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/09/2026 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<br>bedroom locked unable to inspect |
| 4.10        | Other Rooms/Smoke Detectors<br>bedroom smoke exceeds 10yr - replace                           |

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

2366 WENDELL AVE  
RICHMOND, CA 94804-1307-

PropID:  
Client ID: 2339

Dear Current Resident,

This letter is to inform you that your property at **2366 WENDELL AVE RICHMOND, CA 94804-1307** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/09/2026 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                    |
| 4.10        | Other Rooms/Smoke Detectors<br>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**

1719 CUTTING BLVD  
RICHMOND, CA 94804-2658-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **1719 CUTTING BLVD RICHMOND, CA 94804-2658** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**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>                                                                      |
|-------------|----------------------------------------------------------------------------------------------------------------------------|
| 1.3         | Living Room/Electrical Hazards                                                                                             |
|             | 1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. |
|             | 2. Vacant unit, install outlet cover plates on receptacles and light switches                                              |
| 4.3         | Other Rooms/Electrical Hazards                                                                                             |
|             | A missing and/or cracked coverplate presents an electrical hazard.                                                         |
| 4.4         | Other Rooms/Security                                                                                                       |
|             | Remove keyed lock from interior door.                                                                                      |
| 3.10        | Bathroom/Flush Toilet in Enclosed Room in Unit                                                                             |
|             | VACANT unit, toilets in bathrooms 1 & 2 not installed due to current renovation                                            |
| 3.3         | Bathroom/Electrical Hazards                                                                                                |
|             | Install GFCI protected receptacles in bathrooms                                                                            |
| 2.11        | Kitchen/Refrigerator                                                                                                       |
|             | VACANT unit, install appliances in unit                                                                                    |
| 2.10        | Kitchen/Stove or Range with Oven                                                                                           |
|             | Vacant unit, install stove in unit                                                                                         |
| 8.1         | General Health and Safety/Access to Unit                                                                                   |
|             | Install deadbolt lock on garage door that leads to exterior of home                                                        |
| 7.4         | Heating and Plumbing/Water Heater                                                                                          |
|             | Earthquake straps needed on top and bottom.                                                                                |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

321 S 27TH ST  
RICHMOND, CA 94804-2951-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **321 S 27TH ST RICHMOND, CA 94804-2951** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**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>                                        |
|-------------|----------------------------------------------------------------------------------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair              |
| 3.12        | Bathroom/Tub or Shower<br>Tub diverter inoperable as tub runs at same time as shower, 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**

325 S 27TH ST  
RICHMOND, CA 94804-2951-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **325 S 27TH ST RICHMOND, CA 94804-2951** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**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>     |
|-------------|-----------------------------------------------------------|
| 3.5         | Bathroom/Window Condition<br>Window lock missing, 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**

327 S 27TH ST  
RICHMOND, CA 94804-2951-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **327 S 27TH ST RICHMOND, CA 94804-2951** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**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>                               |
|-------------|-------------------------------------------------------------------------------------|
| 3.5         | Bathroom/Window Condition<br>Window lock and window screen missing, replace/install |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Heater inoperable, repair     |
| 2.10        | Kitchen/Stove or Range with Oven<br>VACANT unit, install stove in unit              |
| 2.11        | Kitchen/Refrigerator<br>VACANT unit, install refrigerator in unit                   |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

329 S 27TH ST  
RICHMOND, CA 94804-2955-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **329 S 27TH ST RICHMOND, CA 94804-2955** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**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>                                                                                                                                                                |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.10        | Other Rooms/Smoke Detectors<br>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. |

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**

331 S 27TH ST  
RICHMOND, CA 94804-2955-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **331 S 27TH ST RICHMOND, CA 94804-2955** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**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>                                                                       |
|-------------|-----------------------------------------------------------------------------------------------------------------------------|
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>Replace common area smoke detector, exceeds 10 year life span |
| 4.10        | Other Rooms/Smoke Detectors<br>Replace, exceeds 10 year life span (2008)                                                    |

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**

333 S 27TH ST  
RICHMOND, CA 94804-2955-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **333 S 27TH ST RICHMOND, CA 94804-2955** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**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>                                           |
|-------------|-------------------------------------------------------------------------------------------------|
| 4.10        | Other Rooms/Smoke Detectors<br>Replace, exceeds 10 year life span                               |
| 4.8         | Other Rooms/Floor Condition<br>Carpet torn at entry, repair or cover tear with transition strip |

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**

335 S 27TH ST  
RICHMOND, CA 94804-2955-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **335 S 27TH ST RICHMOND, CA 94804-2955** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**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>                        |
|-------------|------------------------------------------------------------------------------|
| 2.5         | Kitchen/Window Condition<br>Window lock mechanism damaged, repair or replace |
| 3.12        | Bathroom/Tub or Shower<br>Resurface tub, rust and peeling paint 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



8/24/2026

**FAILED INSPECTION NOTICE**

1521 POTRERO AVE  
RICHMOND, CA 94804-3759-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **1521 POTRERO AVE RICHMOND, CA 94804-3759** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/15/2026 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>                                                                            |
|-------------|----------------------------------------------------------------------------------------------------------------------------------|
| 3.12        | Bathroom/Tub or Shower<br>Resurface tub                                                                                          |
| 3.3         | Bathroom/Electrical Hazards<br>A missing and/or cracked cover plate presents an electrical hazard.<br>- light switch cover plate |

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**

1523 POTRERO AVE  
RICHMOND, CA 94804-3759-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **1523 POTRERO AVE RICHMOND, CA 94804-3759** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/15/2026 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>                                                                                                |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.8         | Kitchen/Floor Condition<br>The floor has a defect which exposes the tenant to a structural hazard.<br>- Repair dip in floor in front of kitchen sink |
| 2.10        | Kitchen/Stove or Range with Oven<br>Replace rusted drip pans                                                                                         |
| 3.12        | Bathroom/Tub or Shower<br>Resurface tub, rust/ peeling paint present                                                                                 |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

1525 POTRERO AVE  
RICHMOND, CA 94804-3759-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **1525 POTRERO AVE RICHMOND, CA 94804-3759** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/15/2026 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>                                                                                                                |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.11 Kitchen/Refrigerator             | VACANT, install appliance in unit                                                                                                                                    |
| 2.10 Kitchen/Stove or Range with Oven | VACANT, install appliance in unit                                                                                                                                    |
| 3.5 Bathroom/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. |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

1527 POTRERO AVE  
RICHMOND, CA 94804-3759-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **1527 POTRERO AVE RICHMOND, CA 94804-3759** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/15/2026 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>                                                                                                                  |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.5         | Other Rooms/Window Condition<br>Install window locks                                                                                                                   |
| 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. |

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**

536 MARINA BAY PKWY  
RICHMOND, CA 94804-3900-

PropID:  
Client ID: 10201

Dear Current Resident,

This letter is to inform you that your property at **536 MARINA BAY PKWY RICHMOND, CA 94804-3900** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/09/2026 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<br>garage bedroom smoke detector missing |
| 2.3         | Kitchen/Electrical Hazards<br>GFCI outlet missing                    |

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

31 CUTTING CT  
RICHMOND, CA 94804-4217-

PropID:  
Client ID: 12941

Dear Current Resident,

This letter is to inform you that your property at **31 CUTTING CT RICHMOND, CA 94804-4217** failed the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/09/2026 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<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>Outlet underneath right window has hot/neutral reverse, repair                                                                       |
| 4.4         | Other Rooms/Security<br>Remove keyed lock from interior door.                                                                                                          |
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>Carbon monoxide detector needed level 1                                                                  |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

4723 CASTILLA AVE  
RICHMOND, CA 94804-4335-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **4723 CASTILLA AVE RICHMOND, CA 94804-4335** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/15/2026 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 keyed lock from interior door.                                                                                                        |
| 4.10        | Other Rooms/Smoke Detectors<br>Replace, exceeds 10 year life span                                                                                                    |
| 4.5         | Other Rooms/Window Condition<br>Tenant to declutter room and clear items to allow access to window (fire exit).<br>Window not inspected.                             |
| 3.6         | Bathroom/Ceiling Condition<br>Clean yellow discoloration/condensation on ceiling                                                                                     |
| 3.12        | Bathroom/Tub or Shower<br>1. Tub diverter inoperable as tub runs at same time as shower, repair<br>2. Repair leak behind tub spout                                   |
| 8.10        | General Health and Safety/Site and Neighborhood Conditions<br>Declutter rear and side of home. Excessive amount of clutter/personal belongings being stored outside. |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

4810 CASTILLA AVE  
RICHMOND, CA 94804-4336-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **4810 CASTILLA AVE RICHMOND, CA 94804-4336** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/15/2026 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 keyed lock from interior door.                                                                                                                 |
| 4.3         | Other Rooms/Electrical Hazards<br>Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.                                                       |
| 8.2         | General Health and Safety/Exits<br>Clear items blocking interior garage door from opening, door is blocked and will not open due to belongings being stored on exterior side. |
| 8.7         | General Health and Safety/Other Interior Hazards<br>Install common area smoke detector level 2                                                                                |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



8/24/2026

**FAILED INSPECTION NOTICE**

5205 FLEMING AVE  
RICHMOND, CA 94804-4720-

PropID:  
Client ID: 5836

Dear Current Resident,

This letter is to inform you that your property at **5205 FLEMING AVE RICHMOND, CA 94804-4720** **failed** the Housing Quality Standards (HQS) inspection on 08/18/2026.

**A re-inspection has been scheduled for 10/15/2026 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>                                                           |
|-------------|-----------------------------------------------------------------------------------------------------------------|
| 8.1         | General Health and Safety/Access to Unit<br>Install deadbolt lock on garage door that leads to exterior of home |
| 2.10        | Kitchen/Stove or Range with Oven<br>Replace missing control knob for front left burner                          |
| 8.4         | General Health and Safety/Garbage and Debris<br>Remove excessive amount of appliances being stored in rear yard |
| 3.3         | Bathroom/Electrical Hazards<br>Install GFCI protected receptacle 1/2 bath level 1                               |
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>Install common area smoke detector level 2        |



8/24/2026

**FAILED INSPECTION NOTICE**

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program