



8/31/2026

FAILED INSPECTION NOTICE

501 ENTERPRISE AVE Apt C
RICHMOND, CA 94801-2276-

PropID:
Client ID: 8036

Dear Current Resident,

This letter is to inform you that your property at **501 ENTERPRISE AVE Apt C RICHMOND, CA 94801-2276** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 10/22/2026 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 install missing smoke detector

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



8/31/2026

FAILED INSPECTION NOTICE

125 S 22ND ST
RICHMOND, CA 94804-2720-

PropID:
Client ID: 5299

Dear Current Resident,

This letter is to inform you that your property at **125 S 22ND ST RICHMOND, CA 94804-2720** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches remove double dead bolt from front gate.
5.4	Secondary Rooms/Other Potential Hazardous Features install smoke and co detector in basement, water heater location.
8.6	General Health and Safety/Interior Stairs and Common Halls install smoke and co detector in common area inside home

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



8/31/2026

FAILED INSPECTION NOTICE

6001 WENK AVE
RICHMOND, CA 94804-5026-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **6001 WENK AVE RICHMOND, CA 94804-5026** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions right side overgrown grass/weeds. Cut and remove
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4	Other Rooms/Security Remove keyed lock from interior door.



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

6003 WENK AVE
RICHMOND, CA 94804-5026-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **6003 WENK AVE RICHMOND, CA 94804-5026** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4	Building Exterior/Condition of Exterior Surfaces hole in wall on backside of house
8.10	General Health and Safety/Site and Neighborhood Conditions chipping and peeling paint on fence remove chipping or repaint.
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower chipping and peeling inside of tub. repair or replace.



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

6007 WENK AVE
RICHMOND, CA 94804-5026-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **6007 WENK AVE RICHMOND, CA 94804-5026** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions leaning broken fence in backyard repair or replace remove garbage and debris from back yard.
8.4	General Health and Safety/Garbage and Debris Ext. Yard = remove Garbage & Debris in Yard. remove
6.4	Building Exterior/Condition of Exterior Surfaces hole on vent screen on back wall.



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

6126 PLUMAS AVE
RICHMOND, CA 94804-5323-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **6126 PLUMAS AVE RICHMOND, CA 94804-5323** **failed** the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded 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



8/31/2026

FAILED INSPECTION NOTICE

6128 PLUMAS AVE
RICHMOND, CA 94804-5323-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **6128 PLUMAS AVE RICHMOND, CA 94804-5323** **failed** the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit rust stains inside of sink. repair or replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

773 HUMBOLDT ST
RICHMOND, CA 94805-1440-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **773 HUMBOLDT ST RICHMOND, CA 94805-1440** **failed** the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris Ext. Yard = remove Garbage & Debris in Yard.
7.4	Heating and Plumbing/Water Heater install proper earthquake straps
2.5	Kitchen/Window Condition replace missing screen
2.10	Kitchen/Stove or Range with Oven chipping and peeling on range hood repaint or replace.
8.6	General Health and Safety/Interior Stairs and Common Halls replace smoke detector
5.4	Secondary Rooms/Other Potential Hazardous Features install smoke and smoke detector in bonus area next to garage.



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

773 HUMBOLDT ST Apt A
RICHMOND, CA 94805-1440-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **773 HUMBOLDT ST Apt A RICHMOND, CA 94805-1440** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.5	Kitchen/Window Condition replace missing screens
2.10	Kitchen/Stove or Range with Oven chipping and peeling paint on range hood. replace or repaint.
4.7	Other Rooms/Wall Condition broken closet door repair or replace.

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

775 HUMBOLDT ST
RICHMOND, CA 94805-1440-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **775 HUMBOLDT ST RICHMOND, CA 94805-1440** **failed** the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.5	Kitchen/Window Condition replace missing screens on sliding
3.3	Bathroom/Electrical Hazards 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 Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.



8/31/2026

FAILED INSPECTION NOTICE

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

775 HUMBOLDT ST Apt A
RICHMOND, CA 94805-1440-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **775 HUMBOLDT ST Apt A RICHMOND, CA 94805-1440** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit low water pressure repair or replace.
7.4	Heating and Plumbing/Water Heater install proper earthquake straps

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

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

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



8/31/2026

FAILED INSPECTION NOTICE

5210 CLINTON AVE
RICHMOND, CA 94805-1458-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **5210 CLINTON AVE RICHMOND, CA 94805-1458** **failed** the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps.
3.3	Bathroom/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12	Bathroom/Tub or Shower chipping and peeling paint remove or repaint.



8/31/2026

FAILED INSPECTION NOTICE

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

5212 CLINTON AVE
RICHMOND, CA 94805-1458-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **5212 CLINTON AVE RICHMOND, CA 94805-1458** **failed** the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps.
8.10	General Health and Safety/Site and Neighborhood Conditions cut over grown tress and grass in back yard.
2.5	Kitchen/Window Condition replace missing screen
2.3	Kitchen/Electrical Hazards hot and neutral rev. outlet repair or replace
4.3	Other Rooms/Electrtical Hazards hot and negative rev. outlet repair or replace



8/31/2026

FAILED INSPECTION NOTICE

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

5214 CLINTON AVE
RICHMOND, CA 94805-1458-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **5214 CLINTON AVE RICHMOND, CA 94805-1458** **failed** the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps.
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown trees and grass

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

5216 CLINTON AVE
RICHMOND, CA 94805-1458-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **5216 CLINTON AVE RICHMOND, CA 94805-1458** **failed** the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards open ground outlet repair or replace.
2.5	Kitchen/Window Condition replace missing screens

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1101
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1101 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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 patio door screen, patio door is equivalent to living room window as there is no window in living room

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1102
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1102 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 between 09:00AM and 12:00PM.

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



8/31/2026

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 Replace missing common area smoke detector
8.7	General Health and Safety/Other Interior Hazards 1. Replace carbon monoxide detector (2011) 2. Repair damaged carpet in hallway
4.4	Other Rooms/Security Tenant caused door damage, repair or replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.5	Other Rooms/Window Condition Repair peeling paint in window seal
4.8	Other Rooms/Floor Condition Tenant caused carpet damage at entry, repair
8.4	General Health and Safety/Garbage and Debris Declutter unit, excessive trash and debris in unit
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1. Replace missing sub flooring in bathroom wash basin 2. Replace missing drawer fronts
3.12	Bathroom/Tub or Shower Secure bathroom tub controls to wall
1.8	Living Room/Floor Condition Tenant caused carpet damage, repair, replace or remove



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1103
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1103 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards Replace damaged light switch
1.5	Living Room/Window Condition Remove black discoloration around patio door on glass and frame

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1104
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1104 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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 Secure common area smoke detector to ceiling
8.6	General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock on hall closet door
4.5	Other Rooms/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.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Range hood has peeling paint/rust, repair or replace



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1105
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1105 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
2.12	Kitchen/Sink Dishwasher inoperable, repair or replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1106
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1106 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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 Install carbon monoxide detector in unit
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Living room heater missing thermostat, 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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1107
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1107 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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>
8.3	General Health and Safety/Evidence of Infestation 1. Bath. = Evidence of Insect Infestation.
2.12	Kitchen/Sink Dishwasher severely rusted inside, replace
2.11	Kitchen/Refrigerator Replace missing door handle
8.7	General Health and Safety/Other Interior Hazards Replace carbon monoxide detector, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Clean/remove black discoloration on window & window seal
7.4	Heating and Plumbing/Water Heater Discharge pipe detached, repair
3.6	Bathroom/Ceiling Condition Repair hole on bathroom ceiling above shower head
1.5	Living Room/Window Condition Clean/remove black discoloration on patio door & seal



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1108
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1108 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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.

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1109
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1109 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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.
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling from patio

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1110
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1110 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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 Carbon monoxide detector inoperable, replace
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle by patio door



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1112
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1112 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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>
8.7	General Health and Safety/Other Interior Hazards Replace carbon monoxide detector, exceeds 10 year life span
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1202
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1202 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Door damaged, repair or replace
4.5	Other Rooms/Window Condition Repair peeling paint on window seal

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1203
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1203 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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>
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, 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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1206
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1206 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Discharge Pipe. - disconnected, repair
1.5	Living Room/Window Condition Secure patio door screen



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1207
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1207 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1208
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1208 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
4.5	Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.7	Bathroom/Wall Condition Complete repairs to wall above toilet
2.12	Kitchen/Sink Dishwasher inoperable, repair



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1210
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1210 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, 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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1211
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1211 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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>
1.5	Living Room/Window Condition Window screen damaged, repair
8.7	General Health and Safety/Other Interior Hazards Replace carbon monoxide detector, exceeds 10 year life span (2011)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Replace missing cabinet drawer front
3.3	Bathroom/Electrical Hazards Replace damaged light switch
2.12	Kitchen/Sink Garbage disposal inoperable, repair or replace
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.
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Drawer.



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1212
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1212 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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>
4.5	Other Rooms/Window Condition Clean/remove black discoloration on window & window seal
2.10	Kitchen/Stove or Range with Oven Clean/remove excessive grease splatter on range hood
2.5	Kitchen/Window Condition Clean/remove black discoloration on window & window seal

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1303
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1303 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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 Replace, exceeds 10 year life span

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1304
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1304 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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>
8.1	General Health and Safety/Access to Unit Install patio door screen
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, bulb removed

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1305
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1305 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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 Replace, exceeds 10 year life span
8.7	General Health and Safety/Other Interior Hazards Replace carbon monoxide detector, exceeds 10 year life span (2011)

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1306
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1306 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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>
3.12 Bathroom/Tub or Shower	Resurface tub
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit	Resurface sink, rust present
2.12 Kitchen/Sink	Garbage disposal inoperable, repair or replace
6.2 Building Exterior/Condition of Stairs, Rails, and Porches	Replace damaged dry rotted section of patio siding



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1308
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1308 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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>
2.3	Kitchen/Electrical Hazards Damaged outlet presents an electrical hazard. - GFCI has no power and will not reset, replace
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, 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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 1201
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 1201 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/09/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle located underneath thermostat
4.5	Other Rooms/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.
1.3	Living Room/Electrical Hazards Replace cracked receptacle by patio door



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 4107
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 4107 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 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 key lock from bedroom door
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repair/repaint

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 4108
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 4108 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink garbage disposal inop
4.4	Other Rooms/Security remove key lock from bedroom door unable to inspect room

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 4201
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 4201 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven hood range vent fan very loud - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
3.12	Bathroom/Tub or Shower 2x bathrooms tub faucet back plate not properly secure - repair/replace
4.4	Other Rooms/Security remove key pad lock from bedroom door unable to inspect locked
6.2	Building Exterior/Condition of Stairs, Rails, and Porches top stair outside of unit not stable - repair/replace



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 4203
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 4203 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 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>
1.7	Living Room/Wall Condition wall left of front door has bubbling - remove/repair/repaint
7.2	Heating and Plumbing/Safety of Heating Equipment water heater earthquake straps missing/not secured - 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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 4204
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 4204 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 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 remove deadbolt lock from master bedroom closet

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 4205
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 4205 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 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 tub peeling - repair/resurface/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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 4206
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 4206 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit countertop peeling - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 4207
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 4207 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway co detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 4304
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 4304 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 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 unable to inspect bedroom due to dog being loose
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 5101
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 5101 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 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	tub faucet & h/c handle back plate not properly secure - repair-replace
1.4 Living Room/Security	patio door not locking

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 5102
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 5102 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 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>
3.13 Bathroom/Ventilation	vent fan very loud rubbing - repair/replace
3.12 Bathroom/Tub or Shower	faucet back plate not properly secure - repair/replace

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 5103
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 5103 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 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>
2.13	Kitchen/Space for Storage, Prep and Serving drawer cover missing cabinet door off hinge
2.12	Kitchen/Sink dishwasher 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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 5104
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 5104 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink garbage disposal inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security bedroom door handle not secure - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink chipping - repair/resurface/replace
3.12	Bathroom/Tub or Shower faucet back plate not secure - repair



8/31/2026

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 5105
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 5105 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 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
2.10	Kitchen/Stove or Range with Oven hood range light inop

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 5106
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 5106 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 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/missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink clogged - 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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 5108
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 5108 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 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
2.10	Kitchen/Stove or Range with Oven unable to test stove large amounts of items covering stove
1.2	Living Room/Electricity hallway light inop
2.11	Kitchen/Refrigerator interior light inop



8/31/2026

FAILED INSPECTION NOTICE

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 5109
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 5109 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors bedroom smoke 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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 5112
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 5112 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 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>
7.2	Heating and Plumbing/Safety of Heating Equipment earthquake strap 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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 5202
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 5202 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 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 not secure
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.

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



8/31/2026

FAILED INSPECTION NOTICE

3600 SIERRA RIDGE RD Apt 5203
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Current Resident,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 5203 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 11/12/2026 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>
4.6	Other Rooms/Celing Condition bedroom ceiling damaged - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower H/C handle not secure

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

512 HARRISON DR
RICHMOND, CA 94806-1726-

PropID:
Client ID: 12349

Dear Current Resident,

This letter is to inform you that your property at **512 HARRISON DR RICHMOND, CA 94806-1726** **failed** the Housing Quality Standards (HQS) inspection on 08/26/2026.

A re-inspection has been scheduled for 10/22/2026 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.



8/31/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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.
3.12	Bathroom/Tub or Shower Low water pressure, repair
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.
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. -replace cracked receptacle by door
4.4	Other Rooms/Security Door damaged, replace
4.5	Other Rooms/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.
4.6	Other Rooms/Ceiling Condition Treat discoloration on wood panel ceiling
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1. Heater inoperable, repair 2. Secure thermostat to wall 3. Electrical wall heater in front left bedroom inoperable, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Cut tall grass in yard
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace



8/31/2026

FAILED INSPECTION NOTICE

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/31/2026

FAILED INSPECTION NOTICE

2680 LANCASTER DR
RICHMOND, CA 94806-2508-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **2680 LANCASTER DR RICHMOND, CA 94806-2508** **failed** the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	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.
4.4	Other Rooms/Security Remove keyed lock from interior 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



8/31/2026

FAILED INSPECTION NOTICE

2682 LANCASTER DR
RICHMOND, CA 94806-2508-

PropID:
Client ID: 7764

Dear Current Resident,

This letter is to inform you that your property at **2682 LANCASTER DR RICHMOND, CA 94806-2508** **failed** the Housing Quality Standards (HQS) inspection on 08/26/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.4	Heating and Plumbing/Water Heater instal proper earthquake straps

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

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

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