



9/9/2025

FAILED INSPECTION NOTICE

8Th & Castro Llc
4096 Piedmont Ave #260
Oakland, CA 94611

Property:
243 RICHMOND AVE Apt 3
RICHMOND, CA 94801-

PropID:
Client ID: 14760

Dear Owner/Agent,

This letter is to inform you that your property at **243 RICHMOND AVE Apt 3 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 10/31/2025 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>
3.7 Bathroom/Wall Condition	wall around top of shower peeling very badly - repair/repaint
3.12 Bathroom/Tub or Shower	bottom of shower very badly worn - repair/resurface
8.7 General Health and Safety/Other Interior Hazards	Co detector missing



9/9/2025

FAILED INSPECTION NOTICE

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

Celestino A Delacampa
1020 Francisca Ct
Pinole, CA 94564-1700

Property:
855 10TH ST
RICHMOND, CA 94801-2281-

PropID:
Client ID: 8703

Dear Owner/Agent,

This letter is to inform you that your property at **855 10TH ST RICHMOND, CA 94801-2281** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/03/2025 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 living room/common area smoke detector missing - repair /replace
1.6	Living Room/Ceiling Condition very large crack in ceiling -repair
1.3	Living Room/Electrical Hazards light switch cover next to door missing - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in all bedrooms not working/missing - repair/replace



9/9/2025

FAILED INSPECTION NOTICE

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

Celestino A Delacampa
1020 Francisca Ct
Pinole, CA 94564-1700

Property:
612 4TH ST
RICHMOND, CA 94801-2614-

PropID:
Client ID: 8703

Dear Owner/Agent,

This letter is to inform you that your property at **612 4TH ST RICHMOND, CA 94801-2614** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/03/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.6	Living Room/Ceiling Condition large crack in ceiling - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.5	Living Room/Window Condition window screen damaged - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.5	Other Rooms/Window Condition bedroom window lock broken as well as screen missing/damaged - repair/replace



9/9/2025

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

Celestino A Delacampa
1020 Francisca Ct
Pinole, CA 94564-1700

Property:
855 BISSELL AVE
RICHMOND, CA 94801-3153-

PropID:
Client ID: 8703

Dear Owner/Agent,

This letter is to inform you that your property at **855 BISSELL AVE RICHMOND, CA 94801-3153** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/03/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Install carbon monoxide detector level 2 Install common area smoke detector level 1
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

Celestino A Delacampa
1020 Francisca Ct
Pinole, CA 94564-1700

Property:
127 6TH ST Apt FRONT
RICHMOND, CA 94801-3588-

PropID:
Client ID: 8703

Dear Owner/Agent,

This letter is to inform you that your property at **127 6TH ST Apt FRONT RICHMOND, CA 94801-3588** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/03/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.5	Living Room/Window Condition bottom of window from damaged badly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door underneath sink damaged - repair/replace
2.7	Kitchen/Wall Condition wall behind table damaged - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing - repair/replace
4.3	Other Rooms/Electrical Hazards front bedroom outlet not working properly - repair/replace



9/9/2025

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

Celestino A Delacampa
1020 Francisca Ct
Pinole, CA 94564-1700

Property:
127 6TH ST Apt BACK
RICHMOND, CA 94801-3588-

PropID:
Client ID: 8703

Dear Owner/Agent,

This letter is to inform you that your property at **127 6TH ST Apt BACK RICHMOND, CA 94801-3588** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/03/2025 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 Installl smoke detector in all 3 bedrooms
4.4	Other Rooms/Security Remove keyed entry lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment OWNER TO INSTALL PERMANENT MOUNTED HEAT SOURCE INSIDE OF UNIT THAT WILL MAINTAIN HEAT THROUGHOUT UNIT. NO CURRENT HEATER INSODE OF UNIT



9/9/2025

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

Xinwei Luo
1244 Peralta Ave
Albany, CA 94706-2406

Property:
4500 FIELDCREST DR
RICHMOND, CA 94803-2010-

PropID:
Client ID: 12062

Dear Owner/Agent,

This letter is to inform you that your property at **4500 FIELDCREST DR RICHMOND, CA 94803-2010** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 10/30/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing - repair/replace

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
2300 Henry Ave
Pinole, CA 94564

Property:
3523 HUMPHREY AVE
RICHMOND, CA 94804-1189-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **3523 HUMPHREY AVE RICHMOND, CA 94804-1189** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/03/2025 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 Non working smoke and co detector. replace. 9/2/2025 Co2 detector missing, smoke detector has been replaced

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

Gabriel Tejeda
Rosa Gonzalez
1528 Carleton St
Berkeley, CA 94703-1813

Property:
135 S 11TH ST
RICHMOND, CA 94804-2409-

PropID:
Client ID: 11039

Dear Owner/Agent,

This letter is to inform you that your property at **135 S 11TH ST RICHMOND, CA 94804-2409** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/03/2025 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>
8.2	General Health and Safety/Exits Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage t allow access to side door leading to exterior

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

Bnb Legacy Llc
MONU SINGH
Po Box 21
Lafayette, CA 94549-0021

Property:
2927 CUTTING BLVD
RICHMOND, CA 94804-2925-

PropID:
Client ID: 6106

Dear Owner/Agent,

This letter is to inform you that your property at **2927 CUTTING BLVD RICHMOND, CA 94804-2925** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/03/2025 between 11:00AM and 02:00PM.

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9/9/2025

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
1.3	Living Room/Electrical Hazards Repair/Replace Wall Electrical Outlet. Replace cracked receptacle left of window Replace cracked receptacle underneath right window Replace cracked receptacle left of 1/2 bath level 1
2.13	Kitchen/Space for Storage, Prep and Serving Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. Large hole on countertop left of sink.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle on right wall
4.4	Other Rooms/Security Remove keyed lock from interior door.
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window screen torn, repair Smoke detector in laundry room inoperable, replace
8.1	General Health and Safety/Access to Unit Exterior light above rear door level 2 inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Replace cracked receptacles in hall level 2
8.7	General Health and Safety/Other Interior Hazards Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan) Install CO2 detectors levels 1 & 2 Remove keyed entry lock on hall closet level 2



9/9/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

Erick Ramirez Arce
5001 Fray Ave
Richmond, CA 94804-4374

Property:
359 S 29TH ST
RICHMOND, CA 94804-2943-

PropID:
Client ID: 9829

Dear Owner/Agent,

This letter is to inform you that your property at **359 S 29TH ST RICHMOND, CA 94804-2943** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/03/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair as it has been cut off inside of unit

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

Erick Ramirez Arce
5001 Fray Ave
Richmond, CA 94804-4374

Property:
227 S 47TH ST
RICHMOND, CA 94804-3421-

PropID:
Client ID: 9829

Dear Owner/Agent,

This letter is to inform you that your property at **227 S 47TH ST RICHMOND, CA 94804-3421** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/03/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair Thermostat cover missing, replace

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

Arnulfo Ramirez
11461 San Pablo Ave 407
El Cerrito, CA 94530

Property:
919 S 45TH ST Apt E
RICHMOND, CA 94804-4455-

PropID:
Client ID: 19509

Dear Owner/Agent,

This letter is to inform you that your property at **919 S 45TH ST Apt E RICHMOND, CA 94804-4455** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/03/2025 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>
2.11	Kitchen/Refrigerator Light inoperable, repair.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair as unit was cut off
8.6	General Health and Safety/Interior Stairs and Common Halls Hall light inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Clean discoloration on window



9/9/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

Michael S & Janet L Ng
130 Rosti
Hercules, CA 94547-3735

Property:
1356 CARLSON BLVD
RICHMOND, CA 94804-4928-

PropID:
Client ID: 1350

Dear Owner/Agent,

This letter is to inform you that your property at **1356 CARLSON BLVD RICHMOND, CA 94804-4928** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/03/2025 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 Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, EXCEEDS 10 YEAR LIFE SPAN (2010)

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

Michael S & Janet L Ng
130 Rosti
Hercules, CA 94547-3735

Property:
1354 CARLSON BLVD
RICHMOND, CA 94804-4928-

PropID:
Client ID: 1350

Dear Owner/Agent,

This letter is to inform you that your property at **1354 CARLSON BLVD RICHMOND, CA 94804-4928** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/03/2025 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>
4.3	Other Rooms/Electrical Hazards Outlet on left wall has hot/neutral reverse, repair
8.6	General Health and Safety/Interior Stairs and Common Halls common area smoke detector inoperable, repair or replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

El Salvador De Pais Inc
MAURICIO HERCULES
145 Bosworth St
San Francisco, CA 94112-1003

Property:
3640 CHANSLOR AVE Apt 1
RICHMOND, CA 94805-2179-

PropID:
Client ID: 5593

Dear Owner/Agent,

This letter is to inform you that your property at **3640 CHANSLOR AVE Apt 1 RICHMOND, CA 94805-2179** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/04/2025 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
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.
8.1	General Health and Safety/Access to Unit Patio door screen missing, replace
2.10	Kitchen/Stove or Range with Oven Rear right and front left burners not self lighting, repair - Tenant to clean grease splatter on stove, range hood and backsplash
2.12	Kitchen/Sink Secure kitchen faucet to sink base



9/9/2025

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

El Salvador De Pais Inc
MAURICIO HERCULES
145 Bosworth St
San Francisco, CA 94112-1003

Property:
3640 CHANSLOR AVE Apt 2
RICHMOND, CA 94805-2179-

PropID:
Client ID: 5593

Dear Owner/Agent,

This letter is to inform you that your property at **3640 CHANSLOR AVE Apt 2 RICHMOND, CA 94805-2179** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/04/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition 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.
1.5	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.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
2.11	Kitchen/Refrigerator Light inoperable, repair



9/9/2025

FAILED INSPECTION NOTICE

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

El Salvador De Pais Inc
MAURICIO HERCULES
145 Bosworth St
San Francisco, CA 94112-1003

Property:
3640 CHANSLOR AVE Apt 3
RICHMOND, CA 94805-2179-

PropID:
Client ID: 5593

Dear Owner/Agent,

This letter is to inform you that your property at **3640 CHANSLOR AVE Apt 3 RICHMOND, CA 94805-2179** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/04/2025 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.



9/9/2025

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.
1.3	Living Room/Electrical Hazards Repair/Replace Wall Electrical Outlet. -replace cracked receptacle by kitchen entrance
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.
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle on left wall
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
2.10	Kitchen/Stove or Range with Oven Right burners not self lighting, repair



9/9/2025

FAILED INSPECTION NOTICE

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

El Salvador De Pais Inc
MAURICIO HERCULES
145 Bosworth St
San Francisco, CA 94112-1003

Property:
3640 CHANSLOR AVE Apt 4
RICHMOND, CA 94805-2179-

PropID:
Client ID: 5593

Dear Owner/Agent,

This letter is to inform you that your property at **3640 CHANSLOR AVE Apt 4 RICHMOND, CA 94805-2179** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/04/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3	Other Rooms/Electrical Hazards No access to outlets
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.1	General Health and Safety/Access to Unit Patio door screen missing, replace
2.12	Kitchen/Sink Repair damaged caulking around sink



9/9/2025

FAILED INSPECTION NOTICE

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

El Salvador De Pais Inc
MAURICIO HERCULES
145 Bosworth St
San Francisco, CA 94112-1003

Property:
3640 CHANSLOR AVE Apt 5
RICHMOND, CA 94805-2179-

PropID:
Client ID: 5593

Dear Owner/Agent,

This letter is to inform you that your property at **3640 CHANSLOR AVE Apt 5 RICHMOND, CA 94805-2179** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/04/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition 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.
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.



9/9/2025

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



9/9/2025

FAILED INSPECTION NOTICE

El Salvador De Pais Inc
MAURICIO HERCULES
145 Bosworth St
San Francisco, CA 94112-1003

Property:
3640 CHANSLOR AVE Apt 7
RICHMOND, CA 94805-2179-

PropID:
Client ID: 5593

Dear Owner/Agent,

This letter is to inform you that your property at **3640 CHANSLOR AVE Apt 7 RICHMOND, CA 94805-2179** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/04/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Repair leak behind control knob, spraying water out when shower is in use
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. - Replace missing lock mechanism
4.4	Other Rooms/Security Replace missing door knob
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on backsplash behind stove



9/9/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

El Salvador De Pais Inc
MAURICIO HERCULES
145 Bosworth St
San Francisco, CA 94112-1003

Property:
3640 CHANSLOR AVE Apt 6
RICHMOND, CA 94805-2179-

PropID:
Client ID: 5593

Dear Owner/Agent,

This letter is to inform you that your property at **3640 CHANSLOR AVE Apt 6 RICHMOND, CA 94805-2179** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/04/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.3	Other Rooms/Electrical Hazards Light inoperable, repair
4.5	Other Rooms/Window Condition Window lock missing, replace
1.5	Living Room/Window Condition Window lock mechanism damaged, replace



9/9/2025

FAILED INSPECTION NOTICE

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

El Salvador De Pais Inc
MAURICIO HERCULES
145 Bosworth St
San Francisco, CA 94112-1003

Property:
3640 CHANSLOR AVE Apt 9
RICHMOND, CA 94805-2179-

PropID:
Client ID: 5593

Dear Owner/Agent,

This letter is to inform you that your property at **3640 CHANSLOR AVE Apt 9 RICHMOND, CA 94805-2179** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/04/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Patio door and screen off track, repair. Only fire exit in room
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.4	General Health and Safety/Garbage and Debris Clean clutter on patio
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.
3.1	Bathroom/Bathroom Present NO ACCESS, OCCUPIED DURING INSPECTION



9/9/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2025

FAILED INSPECTION NOTICE

El Salvador De Pais Inc
MAURICIO HERCULES
145 Bosworth St
San Francisco, CA 94112-1003

Property:
3640 CHANSLOR AVE Apt 8
RICHMOND, CA 94805-2179-

PropID:
Client ID: 5593

Dear Owner/Agent,

This letter is to inform you that your property at **3640 CHANSLOR AVE Apt 8 RICHMOND, CA 94805-2179** failed the Housing Quality Standards (HQS) inspection on 09/02/2025.

A re-inspection has been scheduled for 11/04/2025 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
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 Glas shower door off track, repair
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. Window lock missing, replace
1.3	Living Room/Electrical Hazards Outlet right of patio door has hot/neutral reverse, repair



9/9/2025

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