



9/22/2025

FAILED INSPECTION NOTICE

Mohamed A Shariff
ACCESS PROPERTY MANAGEMENT
6279 Hammonton Smartsville Rd
Marysville, CA 95901

Property:
878 S 46TH ST
RICHMOND, CA 94804-4417-

PropID:
Client ID: 2870

Dear Owner/Agent,

This letter is to inform you that your property at **878 S 46TH ST RICHMOND, CA 94804-4417** failed the Housing Quality Standards (HQS) inspection on 09/12/2025.

A re-inspection has been scheduled for 11/10/2025 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit replace stopper, sink slowing draining. repair or replace
3.12	Bathroom/Tub or Shower leaking faucet rust. repair or replace rust in tub repair or replace
4.10	Other Rooms/Smoke Detectors no smoke or co detector. 1st and 2nd floor replace



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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Christopher & Ming Keller
905 Pomona Ave
El Cerrito, CA 94530-2965

Property:
6111 HUNTINGTON AVE
RICHMOND, CA 94804-5719-

PropID:
Client ID: 9304

Dear Owner/Agent,

This letter is to inform you that your property at **6111 HUNTINGTON AVE RICHMOND, CA 94804-5719** failed the Housing Quality Standards (HQS) inspection on 09/12/2025.

A re-inspection has been scheduled for 11/10/2025 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>
2.11	Kitchen/Refrigerator Exterior of refrigerator rusted, repair. Unit can be painted to prevent future rust
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Rust in sink, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Christopher & Ming Keller
905 Pomona Ave
El Cerrito, CA 94530-2965

Property:
967 LASSEN ST
RICHMOND, CA 94805-1030-

PropID:
Client ID: 9304

Dear Owner/Agent,

This letter is to inform you that your property at **967 LASSEN ST RICHMOND, CA 94805-1030** failed the Housing Quality Standards (HQS) inspection on 09/12/2025.

A re-inspection has been scheduled for 11/10/2025 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>
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window missing screen, install
8.10	General Health and Safety/Site and Neighborhood Conditions 1- Install separate mail box for front unit and occupied in law unit in rear with separate tenant. 2- Remove old fencing and trash from shared yard * There is a occupied in law unit in rear which is a separate dwelling. Unit needs separate number (967 Lassen St. B). Spoke with owner over the phone and explained that unit is separate and needs its own inspection.
8.6	General Health and Safety/Interior Stairs and Common Halls Remove old smoke detector bases in unit, common areas and bedrooms



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Sincerely,

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