



9/22/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
1413 VISALIA AVE
RICHMOND, CA 94801-2377-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **1413 VISALIA AVE RICHMOND, CA 94801-2377** failed the Housing Quality Standards (HQS) inspection on 09/15/2025.

A re-inspection has been scheduled for 11/12/2025 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

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

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
977 15TH ST
RICHMOND, CA 94801-2457-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **977 15TH ST RICHMOND, CA 94801-2457** failed the Housing Quality Standards (HQS) inspection on 09/15/2025.

A re-inspection has been scheduled for 11/12/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Install CO2 detector in unit, gas appliances present

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

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

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9/22/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
637 19TH ST Apt 2
RICHMOND, CA 94801-2859-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **637 19TH ST Apt 2 RICHMOND, CA 94801-2859** failed the Housing Quality Standards (HQS) inspection on 09/15/2025.

A re-inspection has been scheduled for 11/12/2025 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 Tenant to move items to allow clear access to window
8.4	General Health and Safety/Garbage and Debris Tenant to clean and declutter unit. Housekeeping can lead to infestation issues inside of unit. Tenant to remove all dead bugs from windows and appliances
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, install
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present



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Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
138 MARINA WAY
RICHMOND, CA 94801-3582-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **138 MARINA WAY RICHMOND, CA 94801-3582** failed the Housing Quality Standards (HQS) inspection on 09/15/2025.

A re-inspection has been scheduled for 11/12/2025 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
2.10	Kitchen/Stove or Range with Oven Replace missing range hood vent screen

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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9/22/2025

FAILED INSPECTION NOTICE

Acpcjc Llc
Schlatter Associates Inc
6559 Copperwood Circle
San Jose, CA 95120

Property:
4165 FRAN WAY
RICHMOND, CA 94803-1935-

PropID:
Client ID: 19519

Dear Owner/Agent,

This letter is to inform you that your property at **4165 FRAN WAY RICHMOND, CA 94803-1935** failed the Housing Quality Standards (HQS) inspection on 09/15/2025.

A re-inspection has been scheduled for 11/12/2025 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>
4.4	Other Rooms/Security Repair damaged door frame

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9/22/2025

FAILED INSPECTION NOTICE

Cherisse Payne
27 Lighthouse Ln
Richmond, CA 94804-7403

Property:
454 34TH ST
RICHMOND, CA 94805-2117-

PropID:
Client ID: 3422

Dear Owner/Agent,

This letter is to inform you that your property at **454 34TH ST RICHMOND, CA 94805-2117** failed the Housing Quality Standards (HQS) inspection on 09/15/2025.

A re-inspection has been scheduled for 11/07/2025 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector not working properly - repair/replace washing machine not working properly -repair/repalce
2.12	Kitchen/Sink faucet missing - sink not working properly - repair/replace
8.2	General Health and Safety/Exits garage door not working properly - repair/replace



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Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Jian & Xiaomei Gao
Marc Guzman
3223 Blume Dr
Richmond, CA 94806

Property:
4037 COLEMAN CIR
RICHMOND, CA 94806-

PropID:
Client ID: 13340

Dear Owner/Agent,

This letter is to inform you that your property at **4037 COLEMAN CIR RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 09/15/2025.

A re-inspection has been scheduled for 11/07/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 1st floor toilet base loose repair/replace tub diverter not working properly -repair/replace
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards 1st and 2nd floor Co2 detector not working properly -repair/replace 2nd floor smoke detector damaged - repair/replace



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Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Rha Properties DbA Westridge At Hilltop
THE JOHN STEWART COMPANY
2490 Lancaster Drive
Richmond, CA 94806

Property:
3160 SOUTHAMPTON CT Apt Unit 9
RICHMOND, CA 94806-

PropID:
Client ID: 7803

Dear Owner/Agent,

This letter is to inform you that your property at **3160 SOUTHAMPTON CT Apt Unit 9 RICHMOND, CA 94806 failed** the Housing Quality Standards (HQS) inspection on 09/15/2025.

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Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Wei Sheng & Yu Ching Huang
308 Haight Ave
Alameda, CA 94501

Property:
2921 GILMA DR
RICHMOND, CA 94806-2606-

PropID:
Client ID: 9088

Dear Owner/Agent,

This letter is to inform you that your property at **2921 GILMA DR RICHMOND, CA 94806-2606** failed the Housing Quality Standards (HQS) inspection on 09/15/2025.

A re-inspection has been scheduled for 11/07/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors No smoke detector in 3rd bedroom, install.

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9/22/2025

FAILED INSPECTION NOTICE

Xuanda Chen
15407 Se Ivy Creek St
Happy Valley, OR 97086

Property:
608 S 49TH ST
RICHMOND, CA 94806-4330-

PropID:
Client ID: 15783

Dear Owner/Agent,

This letter is to inform you that your property at **608 S 49TH ST RICHMOND, CA 94806-4330** failed the Housing Quality Standards (HQS) inspection on 09/15/2025.

A re-inspection has been scheduled for 11/07/2025 between 09:00AM and 12:00PM.

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