



9/22/2025

FAILED INSPECTION NOTICE

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 4
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 4 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

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>
1.4	Living Room/Security Unit number missing from door - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation throughout property - remove

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

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 5
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 5 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

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>
3.5	Bathroom/Window Condition All bathrooms/shower areas window screens - missing/damaged - repair/replace
3.4	Bathroom/Security 1st floor shower door knob not properly secured - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls all hallway window screens missing/damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st and 2nd floor Co detectors missing - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove



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A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 6
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 6 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

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>
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 7
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 7 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

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>
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 9
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 9 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

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>
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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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FAILED INSPECTION NOTICE

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 10
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 10 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

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>
1.5	Living Room/Window Condition glass window above unit door - broken - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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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A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 11
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 11 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

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>
1.4	Living Room/Security Glass window replace unit entry door broken - repair/replace
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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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A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 12
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 12 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

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>
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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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A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 14
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 14 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove
1.4	Living Room/Security unit missing # on door - repair/replace

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A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 15
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 15 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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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A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 16
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 16 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 18
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 18 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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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FAILED INSPECTION NOTICE

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 20
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 20 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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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A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 21
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 21 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

A re-inspection has been scheduled for 11/12/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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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FAILED INSPECTION NOTICE

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 22
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 22 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

A re-inspection has been scheduled for 11/12/2025 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>
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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FAILED INSPECTION NOTICE

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 26
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 26 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

A re-inspection has been scheduled for 11/12/2025 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>
4.10	Other Rooms/Smoke Detectors Smoke detector missing - repair/replace
1.6	Living Room/Ceiling Condition ceiling damaged/cracked/peeling - repair/repaint
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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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A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 27
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 27 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

A re-inspection has been scheduled for 11/12/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove
4.10	Other Rooms/Smoke Detectors 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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FAILED INSPECTION NOTICE

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 29
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 29 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

A re-inspection has been scheduled for 11/12/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors 9-17-25 No show property management no access to unit

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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FAILED INSPECTION NOTICE

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 31
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 31 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

A re-inspection has been scheduled for 11/12/2025 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>
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 32
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 32 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

A re-inspection has been scheduled for 11/12/2025 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>
8.3	General Health and Safety/Evidence of Infestation Roach infestation in unit & throughout property - treat/ remove

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



9/22/2025

FAILED INSPECTION NOTICE

Stephen & Tina Kao Tre Ku
125 Miraloma Dr
San Francisco, CA 94127

Property:
4622 ESCUELA CT
RICHMOND, CA 94804-4390-

PropID:
Client ID: 9102

Dear Owner/Agent,

This letter is to inform you that your property at **4622 ESCUELA CT RICHMOND, CA 94804-4390** failed the Housing Quality Standards (HQS) inspection on 09/17/2025.

A re-inspection has been scheduled for 11/06/2025 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.



9/22/2025

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detectors both removed, replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
4.7	Other Rooms/Wall Condition Complete repairs to walls, large opening with copper pipes exposed.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground.
4.5	Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace. 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.
3.4	Bathroom/Security Complete repairs and secure door to frame
3.12	Bathroom/Tub or Shower Complete repairs to bathroom tub/shower. Unfinished
3.7	Bathroom/Wall Condition Complete repairs to bathroom walls, unfinished
3.8	Bathroom/Floor Condition Complete repairs to bathroom flooring, unfinished
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Complete repairs and reinstall toilet
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.



9/22/2025

FAILED INSPECTION NOTICE

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.

6.4 Building Exterior/Condition of Exterior Surfaces

Repair/replace damaged exterior dryer vent screen/cover

8.7 General Health and Safety/Other Interior Hazards

Install carbon monoxide detector inside of unit, all of the smoke detectors inside of unit were removed. One of the missing detectors may be a combo with CO2.

5.4 Secondary Rooms/Other Potential Hazardous Features

Garage window screen missing, replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Daniel Salzer
1671 Grand Ave
Piedmont, CA 94611

Property:
192 SHORLINE CT
RICHMOND, CA 94804-4590-

PropID:
Client ID: 17323

Dear Owner/Agent,

This letter is to inform you that your property at **192 SHORLINE CT RICHMOND, CA 94804-4590** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2025.

A re-inspection has been scheduled for 11/10/2025 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>
2.12	Kitchen/Sink Dishwasher inoperable, 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

Virginia Nickel-Pock
831 Cerrito St
Albany, CA 94706-1502

Property:
5213 COLUSA AVE
RICHMOND, CA 94804-5137-

PropID:
Client ID: 12287

Dear Owner/Agent,

This letter is to inform you that your property at **5213 COLUSA AVE RICHMOND, CA 94804-5137** failed the Housing Quality Standards (HQS) inspection on 09/17/2025.

A re-inspection has been scheduled for 11/14/2025 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>
8.7	General Health and Safety/Other Interior Hazards 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