



10/6/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
2300 Henry Ave
Pinole, CA 94564

Property:
1930 PENNSYLVANIA AVE
RICHMOND, CA 94801-2512-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **1930 PENNSYLVANIA AVE RICHMOND, CA 94801-2512** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/18/2025 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>
4.4	Other Rooms/Security remove keylock

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



10/6/2025

FAILED INSPECTION NOTICE

Juan Manuel Baca Ruiz
4441 Walters Rd
Fairfield, CA 94533

Property:
1215 CHANSLOR AVE Apt 1
RICHMOND, CA 94801-3547-

PropID:
Client ID: 19030

Dear Owner/Agent,

This letter is to inform you that your property at **1215 CHANSLOR AVE Apt 1 RICHMOND, CA 94801-3547** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/18/2025 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
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. -outlet underneath mounted tv
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector batteries removed, replace
2.12	Kitchen/Sink Secure kitchen faucet to sink base
2.10	Kitchen/Stove or Range with Oven Replace range hood, severely rusted with peeling paint
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet door underneath sink



10/6/2025

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



10/6/2025

FAILED INSPECTION NOTICE

Juan Manuel Baca Ruiz
4441 Walters Rd
Fairfield, CA 94533

Property:
1215 CHANSLOR AVE Apt 2
RICHMOND, CA 94801-3547-

PropID:
Client ID: 19030

Dear Owner/Agent,

This letter is to inform you that your property at **1215 CHANSLOR AVE Apt 2 RICHMOND, CA 94801-3547** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/18/2025 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
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. -outlet on center wall
4.6	Other Rooms/Celing Condition Repair ceiling, large water bubble and discoloration on ceiling
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.
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.
4.10	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.
8.7	General Health and Safety/Other Interior Hazards Install CO2 detector in unit, gas appliances present



10/6/2025

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Juan Manuel Baca Ruiz
4441 Walters Rd
Fairfield, CA 94533

Property:
1215 CHANSLOR AVE Apt 3
RICHMOND, CA 94801-3547-

PropID:
Client ID: 19030

Dear Owner/Agent,

This letter is to inform you that your property at **1215 CHANSLOR AVE Apt 3 RICHMOND, CA 94801-3547** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/18/2025 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.



10/6/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Replace missing range hood vent screen
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
4.5	Other Rooms/Window Condition 1- Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency. 2- Install window locks on windows
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanently mounted heat source in unit (wall heater, baseboard heater) adequate for size of unit
3.3	Bathroom/Electrical Hazards Install GFCI by bathroom sink
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.
8.7	General Health and Safety/Other Interior Hazards Install CO2 detector in unit, gas appliances present Remove key lock on hall closet door



10/6/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Nicholas Hanssens
375 60Th St
Oakland, CA 94618

Property:
406 WASHINGTON AVE
RICHMOND, CA 94801-3954-

PropID:
Client ID: 15194

Dear Owner/Agent,

This letter is to inform you that your property at **406 WASHINGTON AVE RICHMOND, CA 94801-3954** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/18/2025 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>
2.12	Kitchen/Sink Heavy discoloration, resurface sink
8.1	General Health and Safety/Access to Unit Clear personal items blocking rear door (fire exit)

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



10/6/2025

FAILED INSPECTION NOTICE

Nicholas Hanssens
375 60Th St
Oakland, CA 94618

Property:
406 WASHINGTON AVE Apt C
RICHMOND, CA 94801-3954-

PropID:
Client ID: 15194

Dear Owner/Agent,

This letter is to inform you that your property at **406 WASHINGTON AVE Apt C RICHMOND, CA 94801-3954** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/19/2025 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Rear storage shed in rear of complex has large holes/openings. Repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/CO2 detector inoperable, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.5	Heating and Plumbing/Water Supply Settlement coming out of bathroom sink when inn use, repair
8.1	General Health and Safety/Access to Unit Install deadbolt on front door



10/6/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Jorge F Pichilla
2831 Rheem Ave
Richmond, CA 94804

Property:
2831 RHEEM AVE
RICHMOND, CA 94804-

PropID:
Client ID: 16418

Dear Owner/Agent,

This letter is to inform you that your property at **2831 RHEEM AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/19/2025 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 Hallway Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven All burners must self ignite - repair/replace
3.4	Bathroom/Security GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors All bedrooms missing smoke detectors - repair/replace



10/6/2025

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



10/6/2025

FAILED INSPECTION NOTICE

Jorge F Pichilla
2831 Rheem Ave
Richmond, CA 94804

Property:
2835 RHEEM AVE
RICHMOND, CA 94804-

PropID:
Client ID: 16418

Dear Owner/Agent,

This letter is to inform you that your property at **2835 RHEEM AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/19/2025 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>
2.3	Kitchen/Electrical Hazards Outlet cover nest to sink missing - repair/replace
2.12	Kitchen/Sink sink leaking from underneath sink - repair/replace
3.12	Bathroom/Tub or Shower caulking around top of shower very badly discolored - recaulk/repair/replace
3.5	Bathroom/Window Condition shower window frame peeling very badly - remove/repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key door locks from all bedroom doors



10/6/2025

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



10/6/2025

FAILED INSPECTION NOTICE

Stanley Roundtree
149 Pebble Pl
San Ramon, CA 94583-3645

Property:
438 28TH ST
RICHMOND, CA 94804-1733-

PropID:
Client ID: 3267

Dear Owner/Agent,

This letter is to inform you that your property at **438 28TH ST RICHMOND, CA 94804-1733** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/19/2025 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>
3.3	Bathroom/Electrical Hazards GFCI out let missing
4.10	Other Rooms/Smoke Detectors smoke detector / Co 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.

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



10/6/2025

FAILED INSPECTION NOTICE

Su Ping Huang
1940 Tulare Ave
Richmond, CA 94805-2025

Property:
368 S 38TH ST
RICHMOND, CA 94804-3238-

PropID:
Client ID: 3045

Dear Owner/Agent,

This letter is to inform you that your property at **368 S 38TH ST RICHMOND, CA 94804-3238** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/19/2025 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 living room smoke detector and 1st and 2nd fl Co detector missing - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink water pressure very low - repair/replace
3.12	Bathroom/Tub or Shower lining around base of tub loose 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



10/6/2025

FAILED INSPECTION NOTICE

Cindy Ma
4711 Sterling Dr
Fremont, CA 94536-6743

Property:
386 S 50TH ST
RICHMOND, CA 94804-3430-

PropID:
Client ID: 2834

Dear Owner/Agent,

This letter is to inform you that your property at **386 S 50TH ST RICHMOND, CA 94804-3430** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/19/2025 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>
2.12	Kitchen/Sink faucet spout missing - repair/replace
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 toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.10	General Health and Safety/Site and Neighborhood Conditions back yard has large amounts of overgrowth - cut/remove



10/6/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Danielle K Riley
525 S 18Th St
Richmond, CA 94804-3801

Property:
507 S 18TH ST
RICHMOND, CA 94804-3859-

PropID:
Client ID: 7775

Dear Owner/Agent,

This letter is to inform you that your property at **507 S 18TH ST RICHMOND, CA 94804-3859** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/19/2025 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 Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - 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



10/6/2025

FAILED INSPECTION NOTICE

Danielle K Riley
525 S 18Th St
Richmond, CA 94804-3801

Property:
501 S 18TH ST
RICHMOND, CA 94804-3859-

PropID:
Client ID: 7775

Dear Owner/Agent,

This letter is to inform you that your property at **501 S 18TH ST RICHMOND, CA 94804-3859** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/19/2025 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 Hallway smoke detector missing
4.4	Other Rooms/Security remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Danielle K Riley
525 S 18Th St
Richmond, CA 94804-3801

Property:
503 S 18TH ST
RICHMOND, CA 94804-3859-

PropID:
Client ID: 7775

Dear Owner/Agent,

This letter is to inform you that your property at **503 S 18TH ST RICHMOND, CA 94804-3859** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/19/2025 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 Livingroom/hallway 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



10/6/2025

FAILED INSPECTION NOTICE

Zhi Rong Liang
568 47Th Ave
San Francisco, CA 94121-2425

Property:
1111 CAMPBELL ST
RICHMOND, CA 94804-4734-

PropID:
Client ID: 9484

Dear Owner/Agent,

This letter is to inform you that your property at **1111 CAMPBELL ST RICHMOND, CA 94804-4734** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/17/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Kun Huang
K & S Company Inc
1035 San Pablo Ave Suite 12
Albany, CA 94706-2277

Property:
12450 SAN PABLO AVE Apt B
RICHMOND, CA 94805-1982-

PropID:
Client ID: 14080

Dear Owner/Agent,

This letter is to inform you that your property at **12450 SAN PABLO AVE Apt B RICHMOND, CA 94805-1982** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/17/2025 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 Common area smoke detector inoperable, replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.6	Bathroom/Ceiling Condition 1- Replace rusted heater vent cover 2- Tenant to clean discoloration on ceiling above shower
2.13	Kitchen/Space for Storage, Prep and Serving Secure cabinet doors underneath sink



10/6/2025

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



10/6/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
2300 Henry Ave
Pinole, CA 94564

Property:
4401 BELL WAY
RICHMOND, CA 94806-1703-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **4401 BELL WAY RICHMOND, CA 94806-1703** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/18/2025 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>
4.4	Other Rooms/Security Remove key lock from right side bedroom 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



10/6/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
2300 Henry Ave
Pinole, CA 94564

Property:
1526 25TH
RICHMOND, CA 94806-4514-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **1526 25TH RICHMOND, CA 94806-4514** failed the Housing Quality Standards (HQS) inspection on 09/22/2025.

A re-inspection has been scheduled for 11/18/2025 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>
4.4	Other Rooms/Security Remove key door lock from left side bedroom 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
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