



10/6/2025

FAILED INSPECTION NOTICE

Jalaleddin Jay & Parisa Farsa
1022 Sky Jasmine Way
San Ramon, CA 94105-2953

Property:
86 BAYSIDE CT
RICHMOND, CA 94804-

PropID:
Client ID: 16719

Dear Owner/Agent,

This letter is to inform you that your property at **86 BAYSIDE CT RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/25/2025.

A re-inspection has been scheduled for 11/13/2025 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 bedroom smoke detector missing - repair/replace
8.1	General Health and Safety/Access to Unit no show- 7/31 10:47 Brown white trim apt.

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

Mario Rivera Alvarado
2490 Lucas Ave
Pinole, CA 94564

Property:
342 25TH ST
RICHMOND, CA 94804-2818-

PropID:
Client ID: 17777

Dear Owner/Agent,

This letter is to inform you that your property at **342 25TH ST RICHMOND, CA 94804-2818** failed the Housing Quality Standards (HQS) inspection on 09/25/2025.

A re-inspection has been scheduled for 11/13/2025 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.7	General Health and Safety/Other Interior Hazards hallway Co detector missing

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

Ranga Sapkota
5922 Bayview Ave
Richmond, CA 94804

Property:
5920 BAYVIEW AVE
RICHMOND, CA 94804-4832-

PropID:
Client ID: 14471

Dear Owner/Agent,

This letter is to inform you that your property at **5920 BAYVIEW AVE RICHMOND, CA 94804-4832** **failed** the Housing Quality Standards (HQS) inspection on 09/25/2025.

A re-inspection has been scheduled for 11/24/2025 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>
2.3	Kitchen/Electrical Hazards kitchen GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven hood range light switch missing repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.6	Bathroom/Ceiling Condition ceiling above shower bubbling very badly - repair/repaint
4.4	Other Rooms/Security remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace



10/6/2025

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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



10/6/2025

FAILED INSPECTION NOTICE

Ranga Sapkota
5922 Bayview Ave
Richmond, CA 94804

Property:
5922 BAYVIEW AVE
RICHMOND, CA 94804-4832-

PropID:
Client ID: 14471

Dear Owner/Agent,

This letter is to inform you that your property at **5922 BAYVIEW AVE RICHMOND, CA 94804-4832** **failed** the Housing Quality Standards (HQS) inspection on 09/25/2025.

A re-inspection has been scheduled for 11/24/2025 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.7	Bathroom/Wall Condition Wall behind toilet very badly discolored - remove / repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.6	Bathroom/Ceiling Condition above shower very badly discolored - remove /repaint
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms missing/inop - 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.

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

Ranga Sapkota
5922 Bayview Ave
Richmond, CA 94804

Property:
5924 BAYVIEW AVE
RICHMOND, CA 94804-4832-

PropID:
Client ID: 14471

Dear Owner/Agent,

This letter is to inform you that your property at **5924 BAYVIEW AVE RICHMOND, CA 94804-4832** **failed** the Housing Quality Standards (HQS) inspection on 09/25/2025.

A re-inspection has been scheduled for 11/24/2025 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower caulking in tub shower area very badly worn discolored damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing



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

Ranga Sapkota
5922 Bayview Ave
Richmond, CA 94804

Property:
5926 BAYVIEW AVE
RICHMOND, CA 94804-4832-

PropID:
Client ID: 14471

Dear Owner/Agent,

This letter is to inform you that your property at **5926 BAYVIEW AVE RICHMOND, CA 94804-4832** **failed** the Housing Quality Standards (HQS) inspection on 09/25/2025.

A re-inspection has been scheduled for 11/24/2025 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 remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors smoke detectors in all 3 bedrooms - missing/inop repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke and 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

330 44Th St Llc
Tommy Tu
106 Ebbtide Cv
Hercules, CA 94547

Property:
330 44TH ST Apt B
RICHMOND, CA 94805-2328-

PropID:
Client ID: 17733

Dear Owner/Agent,

This letter is to inform you that your property at **330 44TH ST Apt B RICHMOND, CA 94805-2328** failed the Housing Quality Standards (HQS) inspection on 09/25/2025.

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>
3.12	Bathroom/Tub or Shower Tub control knob missing, replace
3.7	Bathroom/Wall Condition walls heavily discolored, repair
8.7	General Health and Safety/Other Interior Hazards Install flooring in entire unit, renovation in progress at time of inspection.

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

330 44Th St Llc
Tommy Tu
106 Ebbtide Cv
Hercules, CA 94547

Property:
336 44TH ST Apt A
RICHMOND, CA 94805-2328-

PropID:
Client ID: 17733

Dear Owner/Agent,

This letter is to inform you that your property at **336 44TH ST Apt A RICHMOND, CA 94805-2328** failed the Housing Quality Standards (HQS) inspection on 09/25/2025.

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>
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. LOW AUDIBLE ALERT
1.7	Living Room/Wall Condition Replace missing baseboard trim underneath window



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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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Richmond Essex Lp
TRENNILLE A BRASS
2601 Hilltop Drive, Leasing Office
Richmond, CA 94806

Property:
2601 HILLTOP DR Apt 315
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 315 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 09/25/2025.

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 Common area smoke detector/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.

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

Richmond Essex Lp
TRENNILLE A BRASS
2601 Hilltop Drive, Leasing Office
Richmond, CA 94806

Property:
2601 HILLTOP DR Apt 428
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 428 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 09/25/2025.

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 Right common area smoke detectors missing, replace/install

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

Richmond Essex Lp
TRENNILLE A BRASS
2601 Hilltop Drive, Leasing Office
Richmond, CA 94806

Property:
2601 HILLTOP DR Apt 538
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 538 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 09/25/2025.

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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Exterior patio railing on left side deteriorated, 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