



9/10/2025

FAILED INSPECTION NOTICE

244 SANFORD AVE
RICHMOND, CA 94801-1815-

PropID:
Client ID: 15297

Dear Current Resident,

This letter is to inform you that your property at **244 SANFORD AVE RICHMOND, CA 94801-1815** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/03/2025 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 living room smoke detector not working properly - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway smoke detector missing -repair/replace
3.12	Bathroom/Tub or Shower caulking inside around tub very badly discolored - recaulk-repair-replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace
4.5	Other Rooms/Window Condition window screen missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite -repair/replace



9/10/2025

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.

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



9/10/2025

FAILED INSPECTION NOTICE

780 8TH ST
RICHMOND, CA 94801-2223-

PropID:
Client ID: 8239

Dear Current Resident,

This letter is to inform you that your property at **780 8TH ST RICHMOND, CA 94801-2223** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/05/2025 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 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. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.3	Other Rooms/Electrical Hazards Replace missing light fixture cover
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches. -severe roach infestation in kitchen
6.4	Building Exterior/Condition of Exterior Surfaces Repair rear exterior outlet, outlet isn't secure and has sunken into wall.
8.1	General Health and Safety/Access to Unit Remove double keyed lock from rear security gate, install turn style deadbolt and install door knob
8.4	General Health and Safety/Garbage and Debris Remove old furniture in yard



9/10/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

1109 PENNSYLVANIA AVE
RICHMOND, CA 94801-2338-

PropID:
Client ID: 9648

Dear Current Resident,

This letter is to inform you that your property at **1109 PENNSYLVANIA AVE RICHMOND, CA 94801-2338** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/05/2025 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.

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Sincerely,

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Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

1151 BARRETT AVE
RICHMOND, CA 94801-2740-

PropID:
Client ID: 1368

Dear Current Resident,

This letter is to inform you that your property at **1151 BARRETT AVE RICHMOND, CA 94801-2740** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/05/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose downstairs , repair.

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,

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Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

553 22ND ST Apt 2
RICHMOND, CA 94801-3324-

PropID:
Client ID: 6249

Dear Current Resident,

This letter is to inform you that your property at **553 22ND ST Apt 2 RICHMOND, CA 94801-3324** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/05/2025 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>
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. -outlet right of entry

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,

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Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

158 5TH ST
RICHMOND, CA 94801-3506-

PropID:
Client ID: 8239

Dear Current Resident,

This letter is to inform you that your property at **158 5TH ST RICHMOND, CA 94801-3506** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/05/2025 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 Burners not self lighting, repair
3.6	Bathroom/Ceiling Condition Treat ceiling for discoloration coming through paint
3.12	Bathroom/Tub or Shower Recaulk inside of tub enclosure
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)



9/10/2025

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,

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Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

3700 BLACK FEATHER DR
RICHMOND, CA 94803-2124-

PropID:
Client ID: 1844

Dear Current Resident,

This letter is to inform you that your property at **3700 BLACK FEATHER DR RICHMOND, CA 94803-2124** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/05/2025 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.

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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

5332 CERRO SUR
RICHMOND, CA 94803-3899-

PropID:
Client ID: 6895

Dear Current Resident,

This letter is to inform you that your property at **5332 CERRO SUR RICHMOND, CA 94803-3899** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/05/2025 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.

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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

605 FLORIDA AVE
RICHMOND, CA 94804-2331-

PropID:
Client ID: 8239

Dear Current Resident,

This letter is to inform you that your property at **605 FLORIDA AVE RICHMOND, CA 94804-2331** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/05/2025 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 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. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
8.7	General Health and Safety/Other Interior Hazards COMMON AREA SMOKE DETECTOR -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. REPLACE AS UNIT EXCEEDS 10 YEAR LIFE SPAN
4.5	Other Rooms/Window Condition Move storage shed on exterior of bedroom window blocking clear path exit
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down weeds in rear of unit and discard old furniture in yard
2.10	Kitchen/Stove or Range with Oven Replace rusted range hood
8.1	General Health and Safety/Access to Unit Repair damaged deadbolt lock on rear security gate



9/10/2025

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



9/10/2025

FAILED INSPECTION NOTICE

429 S 21ST ST
RICHMOND, CA 94804-2718-

PropID:
Client ID: 8239

Dear Current Resident,

This letter is to inform you that your property at **429 S 21ST ST RICHMOND, CA 94804-2718** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/05/2025 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>
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - Outlet on right wall

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



9/10/2025

FAILED INSPECTION NOTICE

2619 VIRGINIA AVE
RICHMOND, CA 94804-2909-

PropID:
Client ID: 8239

Dear Current Resident,

This letter is to inform you that your property at **2619 VIRGINIA AVE RICHMOND, CA 94804-2909** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/05/2025 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.

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.

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Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

2929 OHIO AVE
RICHMOND, CA 94804-3030-

PropID:
Client ID: 8239

Dear Current Resident,

This letter is to inform you that your property at **2929 OHIO AVE RICHMOND, CA 94804-3030** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/05/2025 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>
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. Replace cracked outlet on left wall
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters both 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



9/10/2025

FAILED INSPECTION NOTICE

554 43RD ST Apt FRONT
RICHMOND, CA 94805-2354-

PropID:
Client ID: 6256

Dear Current Resident,

This letter is to inform you that your property at **554 43RD ST Apt FRONT RICHMOND, CA 94805-2354** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/04/2025 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>
4.3	Other Rooms/Electrical Hazards Need cover on ceiling light fixture in left bedroom.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working. 9/9/2025 Heater is still inoperable.
8.1	General Health and Safety/Access to Unit Furniture blocking windows in the dining room. Relocate furniture.



9/10/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

554 43RD ST Apt BACK
RICHMOND, CA 94805-2354-

PropID:
Client ID: 6256

Dear Current Resident,

This letter is to inform you that your property at **554 43RD ST Apt BACK RICHMOND, CA 94805-2354** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/04/2025 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>
8.1	General Health and Safety/Access to Unit Porch light inoperable, repair. 9/9/2025 front light inoperable, rear light is working as designed. previous inspector not clear as to which light was inoperable.

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



9/10/2025

FAILED INSPECTION NOTICE

713 GRIFFIN DR
RICHMOND, CA 94806-1705-

PropID:
Client ID: 8239

Dear Current Resident,

This letter is to inform you that your property at **713 GRIFFIN DR RICHMOND, CA 94806-1705 failed** the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/05/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.

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,

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Residential Rental Inspections Program



9/10/2025

FAILED INSPECTION NOTICE

608 PAYNE DR
RICHMOND, CA 94806-1761-

PropID:
Client ID: 8239

Dear Current Resident,

This letter is to inform you that your property at **608 PAYNE DR RICHMOND, CA 94806-1761** failed the Housing Quality Standards (HQS) inspection on 09/09/2025.

A re-inspection has been scheduled for 11/05/2025 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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI or two prong receptacle.

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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