



9/22/2025

FAILED INSPECTION NOTICE

1327 COALINGA AVE Apt A
RICHMOND, CA 94801-2374-

PropID:
Client ID: 9650

Dear Current Resident,

This letter is to inform you that your property at **1327 COALINGA AVE Apt A RICHMOND, CA 94801-2374** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2025.

A re-inspection has been scheduled for 11/07/2025 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 GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key door lock from bedroom door



9/22/2025

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



9/22/2025

FAILED INSPECTION NOTICE

1327 COALINGA AVE Apt B
RICHMOND, CA 94801-2374-

PropID:
Client ID: 9650

Dear Current Resident,

This letter is to inform you that your property at **1327 COALINGA AVE Apt B RICHMOND, CA 94801-2374** failed the Housing Quality Standards (HQS) inspection on 09/16/2025.

A re-inspection has been scheduled for 11/07/2025 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 GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing not working properly - repair/replace



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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,

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Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

1327 COALINGA AVE Apt C
RICHMOND, CA 94801-2374-

PropID:
Client ID: 9650

Dear Current Resident,

This letter is to inform you that your property at **1327 COALINGA AVE Apt C RICHMOND, CA 94801-2374** failed the Housing Quality Standards (HQS) inspection on 09/16/2025.

A re-inspection has been scheduled for 11/07/2025 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 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 lock from bedroom doors

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



9/22/2025

FAILED INSPECTION NOTICE

3617 MORNINGSIDE DR
RICHMOND, CA 94803-

PropID:
Client ID: 13282

Dear Current Resident,

This letter is to inform you that your property at **3617 MORNINGSIDE DR RICHMOND, CA 94803** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2025.

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>
3.13 Bathroom/Ventilation	Reinstall vent fan cover
3.3 Bathroom/Electrical Hazards	Install GFCI by sink
2.12 Kitchen/Sink	Dishwasher inoperable, repair/replace or remove
2.10 Kitchen/Stove or Range with Oven	Range hood light inoperable, repair
8.1 General Health and Safety/Access to Unit	Install screen on patio door



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

1615 CUTTING
RICHMOND, CA 94804-2656-

PropID:
Client ID: 8208

Dear Current Resident,

This letter is to inform you that your property at **1615 CUTTING RICHMOND, CA 94804-2656** failed the Housing Quality Standards (HQS) inspection on 09/16/2025.

A re-inspection has been scheduled for 11/10/2025 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>
3.3	Bathroom/Electrical Hazards GFCI outlet has hot/neutral reverse, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
5.2	Secondary Rooms/Security Remove keyed entry lock and deadbolt from sealed off garage located by kitchen.
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove and range hood
5.4	Secondary Rooms/Other Potential Hazardous Features Clean discoloration on garage window



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Sincerely,

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Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

427 S 29TH ST
RICHMOND, CA 94804-2917-

PropID:
Client ID: 11325

Dear Current Resident,

This letter is to inform you that your property at **427 S 29TH ST RICHMOND, CA 94804-2917** failed the Housing Quality Standards (HQS) inspection on 09/16/2025.

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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.4 Kitchen/Security	back door not opening all the way clear egress from behind door
3.3 Bathroom/Electrical Hazards	GFCI outlet missing
4.4 Other Rooms/Security	remove key door lock from bedroom door
7.2 Heating and Plumbing/Safety of Heating Equipment	water heater blocked clear items from around/near water heater
8.2 General Health and Safety/Exits	no access to garage exit door due to wall put up safety hazard clear wall /way access to exit door



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Sincerely,

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Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

3800 WALLER AVE Apt D
RICHMOND, CA 94804-3300-

PropID:
Client ID: 9326

Dear Current Resident,

This letter is to inform you that your property at **3800 WALLER AVE Apt D RICHMOND, CA 94804-3300** failed the Housing Quality Standards (HQS) inspection on 09/16/2025.

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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.8	Bathroom/Floor Condition floor damaged around toilet base - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
4.10	Other Rooms/Smoke Detectors smoke detector missing - repair/replace



9/22/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

3800 WALLER AVE Apt C
RICHMOND, CA 94804-3300-

PropID:
Client ID: 9326

Dear Current Resident,

This letter is to inform you that your property at **3800 WALLER AVE Apt C RICHMOND, CA 94804-3300** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2025.

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.

<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

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



9/22/2025

FAILED INSPECTION NOTICE

534 17TH
RICHMOND, CA 94804-3863-

PropID:
Client ID: 8208

Dear Current Resident,

This letter is to inform you that your property at **534 17TH RICHMOND, CA 94804-3863** failed the Housing Quality Standards (HQS) inspection on 09/16/2025.

A re-inspection has been scheduled for 11/10/2025 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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, converted to two prong receptacle or replaced with a GFCI.
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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



9/22/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

542 29TH
RICHMOND, CA 94804-4012-

PropID:
Client ID: 8208

Dear Current Resident,

This letter is to inform you that your property at **542 29TH RICHMOND, CA 94804-4012** failed the Housing Quality Standards (HQS) inspection on 09/16/2025.

A re-inspection has been scheduled for 11/10/2025 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 keyed lock from interior door.
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. - TENANT to clean discoloration on window and window seal
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Fill hole around drain pipe underneath sink
3.8	Bathroom/Floor Condition Heater vent on floor rusted, repair or replace
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.



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Residential Rental Inspections Program



9/22/2025

FAILED INSPECTION NOTICE

2833 SAN LUIS ST
RICHMOND, CA 94804-5920-

PropID:
Client ID: 7586

Dear Current Resident,

This letter is to inform you that your property at **2833 SAN LUIS ST RICHMOND, CA 94804-5920** failed the Housing Quality Standards (HQS) inspection on 09/16/2025.

A re-inspection has been scheduled for 11/10/2025 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	Dishwasher not working properly – repair/replace/remove

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