



9/9/2026

FAILED INSPECTION NOTICE

Paul Chew
238 Anza St Apt 1
San Francisco, CA 94118

Property:
601 21ST ST
RICHMOND, CA 94801-3321-

PropID:
Client ID: 6492

Dear Owner/Agent,

This letter is to inform you that your property at **601 21ST ST RICHMOND, CA 94801-3321** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/26/2026 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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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.

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



9/9/2026

FAILED INSPECTION NOTICE

Paul Chew
238 Anza St Apt 1
San Francisco, CA 94118

Property:
603 21ST ST
RICHMOND, CA 94801-3321-

PropID:
Client ID: 6492

Dear Owner/Agent,

This letter is to inform you that your property at **603 21ST ST RICHMOND, CA 94801-3321** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/26/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair. Thermostat has no display.
2.10	Kitchen/Stove or Range with Oven Rear burners not self lighting, repair
4.4	Other Rooms/Security Remove keyed lock from interior 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2026

FAILED INSPECTION NOTICE

Paul Chew
238 Anza St Apt 1
San Francisco, CA 94118

Property:
607 21ST ST
RICHMOND, CA 94801-3321-

PropID:
Client ID: 6492

Dear Owner/Agent,

This letter is to inform you that your property at **607 21ST ST RICHMOND, CA 94801-3321** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/26/2026 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.



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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven
	1. Range hood light inoperable, repair
	2. range hood filter screen missing, replace
2.3	Kitchen/Electrical Hazards
	A missing and/or cracked cover plate presents an electrical hazard.
	- GFCI on left side of countertop missing cover plate, replace
8.1	General Health and Safety/Access to Unit
	Install deadbolt on rear door
5.4	Secondary Rooms/Other Potential Hazardous Features
	Install window screen by laundry appliances in garage
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.
4.4	Other Rooms/Security
	Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards
	Outlet left of window has no power, repair
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.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2026

FAILED INSPECTION NOTICE

Paul Chew
238 Anza St Apt 1
San Francisco, CA 94118

Property:
605 21ST ST
RICHMOND, CA 94801-3321-

PropID:
Client ID: 6492

Dear Owner/Agent,

This letter is to inform you that your property at **605 21ST ST RICHMOND, CA 94801-3321** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/26/2026 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.



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FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
1.5	Living Room/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.
7.2	Heating and Plumbing/Safety of Heating Equipment Clear items in front of heater (fire hazard)
1.6	Living Room/Ceiling Condition Repair peeling paint/bubbling
5.3	Secondary Rooms/Electrical Hazards Outlet by hot water heater is cracked and has hot/neutral reverse, repair and replace receptacle.
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Discharge Pipe.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition 1. 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. 2. Tenant to clean/remove discoloration on window and window seal
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.



9/9/2026

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



9/9/2026

FAILED INSPECTION NOTICE

Jose & Socorro Rico
18 12Th St
Richmond, CA 94801-3526

Property:
16 12TH ST
RICHMOND, CA 94801-3526-

PropID:
Client ID: 2878

Dear Owner/Agent,

This letter is to inform you that your property at **16 12TH ST RICHMOND, CA 94801-3526** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/26/2026 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 missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.3	Other Rooms/Electrical Hazards Ceiling light inoperable, repair
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source in unit adequate for unit size



9/9/2026

FAILED INSPECTION NOTICE

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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



9/9/2026

FAILED INSPECTION NOTICE

Jose & Socorro Rico
18 12Th St
Richmond, CA 94801-3526

Property:
14 12TH ST
RICHMOND, CA 94801-3526-

PropID:
Client ID: 2878

Dear Owner/Agent,

This letter is to inform you that your property at **14 12TH ST RICHMOND, CA 94801-3526** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/26/2026 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 Range hood filter screen missing, replace

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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



9/9/2026

FAILED INSPECTION NOTICE

Jose & Socorro Rico
18 12Th St
Richmond, CA 94801-3526

Property:
20 12TH ST
RICHMOND, CA 94801-3526-

PropID:
Client ID: 2878

Dear Owner/Agent,

This letter is to inform you that your property at **20 12TH ST RICHMOND, CA 94801-3526** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/26/2026 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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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



9/9/2026

FAILED INSPECTION NOTICE

Jane E Porter
SCOTT DEEVER
2730 Bissell Ave
Richmond, CA 94804

Property:
26 16TH ST
RICHMOND, CA 94801-3606-

PropID:
Client ID: 4180

Dear Owner/Agent,

This letter is to inform you that your property at **26 16TH ST RICHMOND, CA 94801-3606** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/23/2026 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.
2.11	Kitchen/Refrigerator Secure freezer door gasket

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



9/9/2026

FAILED INSPECTION NOTICE

Jane E Porter
SCOTT DEEVER
2730 Bissell Ave
Richmond, CA 94804

Property:
28 16TH ST
RICHMOND, CA 94801-3606-

PropID:
Client ID: 4180

Dear Owner/Agent,

This letter is to inform you that your property at **28 16TH ST RICHMOND, CA 94801-3606** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/23/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Install stove in unit, vacant 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2026

FAILED INSPECTION NOTICE

Jane E Porter
SCOTT DEEVER
2730 Bissell Ave
Richmond, CA 94804

Property:
30 16TH ST
RICHMOND, CA 94801-3606-

PropID:
Client ID: 4180

Dear Owner/Agent,

This letter is to inform you that your property at **30 16TH ST RICHMOND, CA 94801-3606** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/23/2026 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.
3.3	Bathroom/Electrical Hazards Bathroom light inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Secure faucet handle
8.7	General Health and Safety/Other Interior Hazards Unit carpeting excessively soiled, scheduled for replacement carpet per owner
2.10	Kitchen/Stove or Range with Oven Clean/remove grease splatter on stove and range hood.



9/9/2026

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



9/9/2026

FAILED INSPECTION NOTICE

Jane E Porter
SCOTT DEEVER
2730 Bissell Ave
Richmond, CA 94804

Property:
32 16TH ST
RICHMOND, CA 94801-3606-

PropID:
Client ID: 4180

Dear Owner/Agent,

This letter is to inform you that your property at **32 16TH ST RICHMOND, CA 94801-3606** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/23/2026 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>
8.1	General Health and Safety/Access to Unit Install patio door screen

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



9/9/2026

FAILED INSPECTION NOTICE

Jose G Ibarra
2750 Greenwood Dr
San Pablo, CA 94806-3155

Property:
157 16TH ST
RICHMOND, CA 94801-3607-

PropID:
Client ID: 4206

Dear Owner/Agent,

This letter is to inform you that your property at **157 16TH ST RICHMOND, CA 94801-3607** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
8.4	General Health and Safety/Garbage and Debris Remove appliances being stored in shared carport area.
6.4	Building Exterior/Condition of Exterior Surfaces Exterior dryer vent missing cover by front door, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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



9/9/2026

FAILED INSPECTION NOTICE

Jose G Ibarra
2750 Greenwood Dr
San Pablo, CA 94806-3155

Property:
159 16TH ST
RICHMOND, CA 94801-3607-

PropID:
Client ID: 4206

Dear Owner/Agent,

This letter is to inform you that your property at **159 16TH ST RICHMOND, CA 94801-3607** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
3.12 Bathroom/Tub or Shower	Resurface tub, rust present
4.4 Other Rooms/Security	Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors	Replace, exceeds 10 year life span (2001)
7.1 Heating and Plumbing/Adequacy of Heating Equipment	No access to thermostat to inspect heater as it is blocked by large book case. Move furniture to allow access to thermostat to test heater.



9/9/2026

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



9/9/2026

FAILED INSPECTION NOTICE

Jose G Ibarra
2750 Greenwood Dr
San Pablo, CA 94806-3155

Property:
161 16TH ST
RICHMOND, CA 94801-3607-

PropID:
Client ID: 4206

Dear Owner/Agent,

This letter is to inform you that your property at **161 16TH ST RICHMOND, CA 94801-3607** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment No access to thermostat to test heater. Thermostat is blocked by large furniture piece. Tenant to move furniture for heater 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



9/9/2026

FAILED INSPECTION NOTICE

Steven H & Kelly L Janney
Po Box 295
Penngrove, CA 94951

Property:
202 MARINE ST
RICHMOND, CA 94801-3742-

PropID:
Client ID: 3734

Dear Owner/Agent,

This letter is to inform you that your property at **202 MARINE ST RICHMOND, CA 94801-3742** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink Clogged.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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



9/9/2026

FAILED INSPECTION NOTICE

Golden Stallion Investmnt Llc
MOHAMMED MA
728 Stratford Rd
Oakland, CA 94610

Property:
206 MARTINA ST
RICHMOND, CA 94801-3855-

PropID:
Client ID: 4431

Dear Owner/Agent,

This letter is to inform you that your property at **206 MARTINA ST RICHMOND, CA 94801-3855** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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 Replace common area smoke detector, exceeds 10 year life span (2000)
1.5	Living Room/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.
4.5	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.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
3.3	Bathroom/Electrical Hazards Install GFCI by bathroom sink



9/9/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2026

FAILED INSPECTION NOTICE

Golden Stallion Investmnt Llc
MOHAMMED MA
728 Stratford Rd
Oakland, CA 94610

Property:
200 MARTINA ST
RICHMOND, CA 94801-3855-

PropID:
Client ID: 4431

Dear Owner/Agent,

This letter is to inform you that your property at **200 MARTINA ST RICHMOND, CA 94801-3855** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
4.5	Other Rooms/Window Condition Move items blocking access to window, no access to window
3.5	Bathroom/Window Condition Clean window discoloration

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



9/9/2026

FAILED INSPECTION NOTICE

Golden Stallion Investmnt Llc
MOHAMMED MA
728 Stratford Rd
Oakland, CA 94610

Property:
401 W RICHMOND AVE
RICHMOND, CA 94801-3855-

PropID:
Client ID: 4431

Dear Owner/Agent,

This letter is to inform you that your property at **401 W RICHMOND AVE RICHMOND, CA 94801-3855** **failed** the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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 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.
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom by sink
3.12	Bathroom/Tub or Shower Resurface tub
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.
2.3	Kitchen/Electrical Hazards Install GFCI by kitchen sink
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove and range hood.



9/9/2026

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



9/9/2026

FAILED INSPECTION NOTICE

Golden Stallion Investmnt Llc
MOHAMMED MA
728 Stratford Rd
Oakland, CA 94610

Property:
403 W RICHMOND AVE
RICHMOND, CA 94801-3855-

PropID:
Client ID: 4431

Dear Owner/Agent,

This letter is to inform you that your property at **403 W RICHMOND AVE RICHMOND, CA 94801-3855** **failed** the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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 Replace common area smoke detector, exceeds 10 year life span (2008)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle right side of tv
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair



9/9/2026

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
202 28TH ST
RICHMOND, CA 94804-3044-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **202 28TH ST RICHMOND, CA 94804-3044** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
7.4	Heating and Plumbing/Water Heater water heater enclosed not accessible to inspect
3.4	Bathroom/Security door peeling - repair/repaint

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
204 28TH ST
RICHMOND, CA 94804-3044-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **204 28TH ST RICHMOND, CA 94804-3044** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
4.7	Other Rooms/Wall Condition large crack in bedroom wall - repair/repaint
4.5	Other Rooms/Window Condition bedroom screen missing
2.3	Kitchen/Electrical Hazards GFCI outlet 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.

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
206 28TH ST
RICHMOND, CA 94804-3044-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **206 28TH ST RICHMOND, CA 94804-3044** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink basin peeling and cabinet door damaged - repair/replace



9/9/2026

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
208 28TH ST
RICHMOND, CA 94804-3044-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **208 28TH ST RICHMOND, CA 94804-3044** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
1.8	Living Room/Floor Condition carpeting throughout unit worn/bunching/damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.8	Kitchen/Floor Condition floor damaged - 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.

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
222 28TH ST
RICHMOND, CA 94804-3045-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **222 28TH ST RICHMOND, CA 94804-3045** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
2.5	Kitchen/Window Condition exterior window frame damaged/dry rot - 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.

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
226 28TH ST
RICHMOND, CA 94804-3045-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **226 28TH ST RICHMOND, CA 94804-3045** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
228 28TH ST
RICHMOND, CA 94804-3045-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **228 28TH ST RICHMOND, CA 94804-3045** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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 - treat/remove
8.6	General Health and Safety/Interior Stairs and Common Halls large crack in hallway wall - repair/replace
4.4	Other Rooms/Security remove key 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.

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
224 28TH ST
RICHMOND, CA 94804-3045-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **224 28TH ST RICHMOND, CA 94804-3045** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.5	Living Room/Window Condition exterior window frame has damaged/dry rot - 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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
2832 MACDONALD AVE
RICHMOND, CA 94804-3050-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2832 MACDONALD AVE RICHMOND, CA 94804-3050** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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 bedroom door
3.4	Bathroom/Security remove key lock from bathroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - 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.

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
2834 MACDONALD AVE
RICHMOND, CA 94804-3050-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2834 MACDONALD AVE RICHMOND, CA 94804-3050** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment living room wall heater missing - repair/replace
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.

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
2836 MACDONALD AVE
RICHMOND, CA 94804-3050-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2836 MACDONALD AVE RICHMOND, CA 94804-3050** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
7.4	Heating and Plumbing/Water Heater pressure release valve pipeline needs to exit from outside of unit - repair/replace
3.4	Bathroom/Security remove key lock from bathroom door
3.5	Bathroom/Window Condition window frame damaged - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door



9/9/2026

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
2824 MACDONALD AVE
RICHMOND, CA 94804-3051-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2824 MACDONALD AVE RICHMOND, CA 94804-3051** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light has a short - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door



9/9/2026

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
2826 MACDONALD AVE
RICHMOND, CA 94804-3051-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2826 MACDONALD AVE RICHMOND, CA 94804-3051** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove-repaint
3.12	Bathroom/Tub or Shower caulking in tub worn/damaged - repair/replace shower tiles - need grouting - repair
4.4	Other Rooms/Security remove key lock from bedroom door



9/9/2026

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
2828 MACDONALD AVE
RICHMOND, CA 94804-3051-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2828 MACDONALD AVE RICHMOND, CA 94804-3051** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove/repaint

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
2830 MACDONALD AVE
RICHMOND, CA 94804-3051-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2830 MACDONALD AVE RICHMOND, CA 94804-3051** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
7.4	Heating and Plumbing/Water Heater unable to inspect due water heater no access enclosed - repaor/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light has short - repair/replace
4.4	Other Rooms/Security remove key 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.

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
2816 MACDONALD AVE
RICHMOND, CA 94804-3052-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2816 MACDONALD AVE RICHMOND, CA 94804-3052** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
1.8	Living Room/Floor Condition floor slates have gaps as well as coming up underneath table floor mate

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
2818 MACDONALD AVE
RICHMOND, CA 94804-3052-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2818 MACDONALD AVE RICHMOND, CA 94804-3052** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
3.12	Bathroom/Tub or Shower caulking in tub worn/damaged - repair/recaulk/repalce faucet handle not secure - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls crack in hallway wall/threshold - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
1.5	Living Room/Window Condition exterior window frame damaged/dry rot - repair /replace
2.1	Kitchen/Kitchen Area Present exterior window frame damaged/dry rot - repair /replace



9/9/2026

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
2820 MACDONALD AVE
RICHMOND, CA 94804-3052-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2820 MACDONALD AVE RICHMOND, CA 94804-3052** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment living room wall heater missing - repair/replace
3.13	Bathroom/Ventilation clean dust from fan vent

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
2808 MACDONALD AVE
RICHMOND, CA 94804-3053-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2808 MACDONALD AVE RICHMOND, CA 94804-3053** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet 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.

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



9/9/2026

FAILED INSPECTION NOTICE

Oakridge University Llc
ACCESS PROPERTY MANAGEMENT
1486 Rose St
Berkeley, CA 94702

Property:
2810 MACDONALD AVE
RICHMOND, CA 94804-3053-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2810 MACDONALD AVE RICHMOND, CA 94804-3053** failed the Housing Quality Standards (HQS) inspection on 09/01/2026.

A re-inspection has been scheduled for 10/27/2026 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 remove key lock from closet 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