



9/9/2026

FAILED INSPECTION NOTICE

Scott R Curtner Tre
SCOTT CURTNER
2260 Charleston Ave
San Bruno, CA 94066-2838

Property:
121 SANTA FE AVE Apt A
RICHMOND, CA 94801-3808-

PropID:
Client ID: 3524

Dear Owner/Agent,

This letter is to inform you that your property at **121 SANTA FE AVE Apt A RICHMOND, CA 94801-3808** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2026.

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 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

Scott R Curtner Tre
SCOTT CURTNER
2260 Charleston Ave
San Bruno, CA 94066-2838

Property:
121 SANTA FE AVE Apt B
RICHMOND, CA 94801-3808-

PropID:
Client ID: 3524

Dear Owner/Agent,

This letter is to inform you that your property at **121 SANTA FE AVE Apt B RICHMOND, CA 94801-3808** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2026.

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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
5.4	Secondary Rooms/Other Potential Hazardous Features
	1. Laundry room missing light switch cover plate, replace
	2. Install smoke detector/CO2 detector in laundry room
7.4	Heating and Plumbing/Water Heater
	1. Discharge pipe not long enough - must reach within 6" of ground.
	2. Earthquake straps needed on top and bottom.
3.12	Bathroom/Tub or Shower
	Recaulk inside of tub unit
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.
4.3	Other Rooms/Electrical Hazards
	A missing and/or cracked coverplate presents an electrical hazard.
	- outlet left of window
2.10	Kitchen/Stove or Range with Oven
	Replace missing range hood vent screen
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, thermostat has no display. Repair



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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

Scott R Curtner Tre
SCOTT CURTNER
2260 Charleston Ave
San Bruno, CA 94066-2838

Property:
121 SANTA FE AVE Apt C
RICHMOND, CA 94801-3808-

PropID:
Client ID: 3524

Dear Owner/Agent,

This letter is to inform you that your property at **121 SANTA FE AVE Apt C RICHMOND, CA 94801-3808** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, replace
5.4	Secondary Rooms/Other Potential Hazardous Features 1. Laundry room missing light switch cover plate, replace 2. Install smoke detector/CO2 detector in laundry room

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

Frances Davidson
501 Cliffside Ct
Richmond, CA 94801-3766

Property:
129 EDDY ST Apt 1
RICHMOND, CA 94801-3817-

PropID:
Client ID: 5925

Dear Owner/Agent,

This letter is to inform you that your property at **129 EDDY ST Apt 1 RICHMOND, CA 94801-3817** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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.



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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.9	General Health and Safety/Interior Air Quality Poor interior air quality due to poor housekeeping in unit
8.7	General Health and Safety/Other Interior Hazards 1. Unit = Floors, Walls, Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning. 2. Common throughout unit = Lack of ventilation causing discoloration
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom by sink
3.13	Bathroom/Ventilation Clean/remove excessive dust build up on vent fan
3.12	Bathroom/Tub or Shower Clean/remove excessive discoloration inside of tub, on enclosure walls and surrounding walls and ceiling in bathroom
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Replace removed carbon monoxide detector
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.
4.6	Other Rooms/Celing Condition 1. Repair cracks on ceiling 2. Tenant to clean cobwebs and discoloration
1.5	Living Room/Window Condition Clean/remove discoloration on windows

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



9/9/2026

FAILED INSPECTION NOTICE

Frances Davidson
501 Cliffside Ct
Richmond, CA 94801-3766

Property:
129 EDDY ST Apt 2
RICHMOND, CA 94801-3817-

PropID:
Client ID: 5925

Dear Owner/Agent,

This letter is to inform you that your property at **129 EDDY ST Apt 2 RICHMOND, CA 94801-3817** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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.

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Sincerely,

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Residential Rental Inspections Program



9/9/2026

FAILED INSPECTION NOTICE

Frances Davidson
501 Cliffside Ct
Richmond, CA 94801-3766

Property:
129 EDDY ST Apt 3
RICHMOND, CA 94801-3817-

PropID:
Client ID: 5925

Dear Owner/Agent,

This letter is to inform you that your property at **129 EDDY ST Apt 3 RICHMOND, CA 94801-3817** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
8.1	General Health and Safety/Access to Unit Patio screen damaged, 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,

City of Richmond
Residential Rental Inspections Program



9/9/2026

FAILED INSPECTION NOTICE

Frances Davidson
501 Cliffside Ct
Richmond, CA 94801-3766

Property:
129 EDDY ST Apt 4
RICHMOND, CA 94801-3817-

PropID:
Client ID: 5925

Dear Owner/Agent,

This letter is to inform you that your property at **129 EDDY ST Apt 4 RICHMOND, CA 94801-3817** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector located between bedrooms, exceeds 10 year life span
8.7	General Health and Safety/Other Interior Hazards Light at entry of unit inoperable, repair
4.6	Other Rooms/Celing Condition Repair cracks on ceiling
5.4	Secondary Rooms/Other Potential Hazardous Features Smoke detector in rear office by rear door has smoke detector that has exceeds 10 year life span, 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2026

FAILED INSPECTION NOTICE

Frances Davidson
501 Cliffside Ct
Richmond, CA 94801-3766

Property:
238 WATER ST
RICHMOND, CA 94801-3873-

PropID:
Client ID: 5925

Dear Owner/Agent,

This letter is to inform you that your property at **238 WATER ST RICHMOND, CA 94801-3873** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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 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

Frances Davidson
501 Cliffside Ct
Richmond, CA 94801-3766

Property:
244 WATER ST
RICHMOND, CA 94801-3874-

PropID:
Client ID: 5925

Dear Owner/Agent,

This letter is to inform you that your property at **244 WATER ST RICHMOND, CA 94801-3874** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
2.3	Kitchen/Electrical Hazards Install GFCi protected receptacle by kitchen sink
8.2	General Health and Safety/Exits Clear items in unit to allow access/ clear path to fire exits

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

Frances Davidson
501 Cliffside Ct
Richmond, CA 94801-3766

Property:
246 WATER ST
RICHMOND, CA 94801-3874-

PropID:
Client ID: 5925

Dear Owner/Agent,

This letter is to inform you that your property at **246 WATER ST RICHMOND, CA 94801-3874** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom by sink
3.12	Bathroom/Tub or Shower Repair leak behind cold water control knob
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by kitchen sink

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

Frances Davidson
501 Cliffside Ct
Richmond, CA 94801-3766

Property:
248 WATER ST
RICHMOND, CA 94801-3874-

PropID:
Client ID: 5925

Dear Owner/Agent,

This letter is to inform you that your property at **248 WATER ST RICHMOND, CA 94801-3874** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
2.3	Kitchen/Electrical Hazards Install GFCi protected receptacles by sink
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
2.10	Kitchen/Stove or Range with Oven Range hood inoperable, light and fan not working. Repair
1.3	Living Room/Electrical Hazards Replace Wall Electrical Outlet. - replace damaged receptacle left side of patio door



9/9/2026

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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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Residential Rental Inspections Program



9/9/2026

FAILED INSPECTION NOTICE

Frances Davidson
501 Cliffside Ct
Richmond, CA 94801-3766

Property:
250 WATER ST
RICHMOND, CA 94801-3874-

PropID:
Client ID: 5925

Dear Owner/Agent,

This letter is to inform you that your property at **250 WATER ST RICHMOND, CA 94801-3874** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink

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

Frances Davidson
501 Cliffside Ct
Richmond, CA 94801-3766

Property:
34 SANTA FE AVE
RICHMOND, CA 94801-3926-

PropID:
Client ID: 5925

Dear Owner/Agent,

This letter is to inform you that your property at **34 SANTA FE AVE RICHMOND, CA 94801-3926** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5	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.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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.
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair



9/9/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2026

FAILED INSPECTION NOTICE

Frances Davidson
501 Cliffside Ct
Richmond, CA 94801-3766

Property:
36 SANTA FE AVE
RICHMOND, CA 94801-3926-

PropID:
Client ID: 5925

Dear Owner/Agent,

This letter is to inform you that your property at **36 SANTA FE AVE RICHMOND, CA 94801-3926** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
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.
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.
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.
2.10	Kitchen/Stove or Range with Oven 1. Range hood vent screen missing, replace 2. Replace rusted drip pans



9/9/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2026

FAILED INSPECTION NOTICE

Frances Davidson
501 Cliffside Ct
Richmond, CA 94801-3766

Property:
38 SANTA FE AVE
RICHMOND, CA 94801-3926-

PropID:
Client ID: 5925

Dear Owner/Agent,

This letter is to inform you that your property at **38 SANTA FE AVE RICHMOND, CA 94801-3926** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
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.
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.



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,

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Residential Rental Inspections Program



9/9/2026

FAILED INSPECTION NOTICE

Frances Davidson
501 Cliffside Ct
Richmond, CA 94801-3766

Property:
40 SANTA FE AVE
RICHMOND, CA 94801-3926-

PropID:
Client ID: 5925

Dear Owner/Agent,

This letter is to inform you that your property at **40 SANTA FE AVE RICHMOND, CA 94801-3926** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

A re-inspection has been scheduled for 10/27/2026 between 11:00AM and 02:00PM.

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9/9/2026

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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.
2.3	Kitchen/Electrical Hazards Install GFCi in kitchen by sink
2.12	Kitchen/Sink Kitchen sink has a major leak.

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

Antranik & Hasmig Cingoz
846 Arlington Blvd
El Cerrito, CA 94530-2702

Property:
1025 CHANSLOR AVE Apt C
RICHMOND, CA 94801-4500-

PropID:
Client ID: 7125

Dear Owner/Agent,

This letter is to inform you that your property at **1025 CHANSLOR AVE Apt C RICHMOND, CA 94801-4500** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

A re-inspection has been scheduled for 10/23/2026 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>
4.3	Other Rooms/Electrical Hazards Replaced cracked receptacle underneath window
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.3	Kitchen/Electrical Hazards Replace cracked receptacle right side of refrigerator

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

Antranik & Hasmig Cingoz
846 Arlington Blvd
El Cerrito, CA 94530-2702

Property:
1025 CHANSLOR AVE Apt D
RICHMOND, CA 94801-4500-

PropID:
Client ID: 7125

Dear Owner/Agent,

This letter is to inform you that your property at **1025 CHANSLOR AVE Apt D RICHMOND, CA 94801-4500** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

A re-inspection has been scheduled for 10/23/2026 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>
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - left wall - underneath window
8.7	General Health and Safety/Other Interior Hazards Replace cracked receptacle in hallway underneath fuse panel
2.12	Kitchen/Sink Dishwasher inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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

Chester Fuller
1314 Pintail Dr
Suisun City, CA 94585

Property:
356 S 12TH ST
RICHMOND, CA 94804-2416-

PropID:
Client ID: 5847

Dear Owner/Agent,

This letter is to inform you that your property at **356 S 12TH ST RICHMOND, CA 94804-2416** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
1.6	Living Room/Ceiling Condition damaged bubbling - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control inop unable to test heater
8.7	General Health and Safety/Other Interior Hazards hallway smoke exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite



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

Chester Fuller
1314 Pintail Dr
Suisun City, CA 94585

Property:
358 S 12TH ST
RICHMOND, CA 94804-2416-

PropID:
Client ID: 5847

Dear Owner/Agent,

This letter is to inform you that your property at **358 S 12TH ST RICHMOND, CA 94804-2416** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock & deadbolt from bedroom door door frame damaged - repair/replace
7.4	Heating and Plumbing/Water Heater clear items from around water heater repair holes in water heater room back wall



9/9/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2026

FAILED INSPECTION NOTICE

Chester Fuller
1314 Pintail Dr
Suisun City, CA 94585

Property:
360 S 12TH ST
RICHMOND, CA 94804-2416-

PropID:
Client ID: 5847

Dear Owner/Agent,

This letter is to inform you that your property at **360 S 12TH ST RICHMOND, CA 94804-2416** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
1.6	Living Room/Ceiling Condition has discoloration - repair/repaint
8.6	General Health and Safety/Interior Stairs and Common Halls has discoloration - repair/repaint
3.6	Bathroom/Ceiling Condition has discoloration - repair/repaint
3.12	Bathroom/Tub or Shower caulking in tub worn - repair/replace/recaulk
4.4	Other Rooms/Security remove latch from inside of bedroom door
4.6	Other Rooms/Celing Condition has discoloration - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control missing unable to test heater - repair/replace



9/9/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/9/2026

FAILED INSPECTION NOTICE

Chester Fuller
1314 Pintail Dr
Suisun City, CA 94585

Property:
362 S 12TH ST
RICHMOND, CA 94804-2416-

PropID:
Client ID: 5847

Dear Owner/Agent,

This letter is to inform you that your property at **362 S 12TH ST RICHMOND, CA 94804-2416** failed the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet handle not properly secure - repair/replace toilet base loose - repair/replace
2.8	Kitchen/Floor Condition lip at entry way damaged - repair
2.13	Kitchen/Space for Storage, Prep and Serving drawer damaged - repair/replace
2.12	Kitchen/Sink faucet base loose - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing



9/9/2026

FAILED INSPECTION NOTICE

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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:
2810 NICHOLL AVE
RICHMOND, CA 94804-3046-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2810 NICHOLL AVE RICHMOND, CA 94804-3046** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2026.

A re-inspection has been scheduled for 10/26/2026 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 pressure release pipeline missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite remove foil from stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - 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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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:
2812 NICHOLL AVE
RICHMOND, CA 94804-3046-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2812 NICHOLL AVE RICHMOND, CA 94804-3046** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2026.

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

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:
2814 NICHOLL AVE
RICHMOND, CA 94804-3046-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2814 NICHOLL AVE RICHMOND, CA 94804-3046** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2026.

A re-inspection has been scheduled for 10/26/2026 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>
1.5	Living Room/Window Condition screen missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite

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:
2816 NICHOLL CT
RICHMOND, CA 94804-3047-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2816 NICHOLL CT RICHMOND, CA 94804-3047** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2026.

A re-inspection has been scheduled for 10/26/2026 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 inop repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink caulking worn- repair/recaulk

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:
2818 NICHOLL CT
RICHMOND, CA 94804-3047-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2818 NICHOLL CT RICHMOND, CA 94804-3047** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2026.

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 inop - 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:
2820 NICHOLL CT
RICHMOND, CA 94804-3047-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2820 NICHOLL CT RICHMOND, CA 94804-3047** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
2.12	Kitchen/Sink caulking worn/damaged - repair/replace
7.4	Heating and Plumbing/Water Heater pressure release pipeline not going outside - 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:
2822 NICHOLL CT
RICHMOND, CA 94804-3047-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2822 NICHOLL CT RICHMOND, CA 94804-3047** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
7.4	Heating and Plumbing/Water Heater water heater discharge pipeline 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:
2824 NICHOLL CT
RICHMOND, CA 94804-3048-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2824 NICHOLL CT RICHMOND, CA 94804-3048** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
1.8	Living Room/Floor Condition gaps in flooring - 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:
2830 NICHOLL CT
RICHMOND, CA 94804-3048-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2830 NICHOLL CT RICHMOND, CA 94804-3048** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2026.

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>
7.4	Heating and Plumbing/Water Heater water heater enclosed unable to inspect
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control inop unable to test heater
3.13	Bathroom/Ventilation vent covered in dust clean/ remove
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.

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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 NICHOLL CT
RICHMOND, CA 94804-3049-

PropID:
Client ID: 4033

Dear Owner/Agent,

This letter is to inform you that your property at **2832 NICHOLL CT RICHMOND, CA 94804-3049** **failed** the Housing Quality Standards (HQS) inspection on 09/02/2026.

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 all burners must self ignite - repair/replace
4.8	Other Rooms/Floor Condition bedroom has gaps in floor - repair/replace

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

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