



9/14/2026

FAILED INSPECTION NOTICE

Donald T Kreiss
1511 Sycamore Ave #M327
Hercules, CA 94547

Property:
404 GOLDEN GATE AVE
RICHMOND, CA 94801-3816-

PropID:
Client ID: 1206

Dear Owner/Agent,

This letter is to inform you that your property at **404 GOLDEN GATE AVE RICHMOND, CA 94801-3816** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/29/2026 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	
	1. Shower head leaking in rear, repair
	2. Resurface or repair peeling paint/rust in tub
8.7 General Health and Safety/Other Interior Hazards	
	Install carbon monoxide detector in unit
7.1 Heating and Plumbing/Adequacy of Heating Equipment	
	Heater inoperable, repair



9/14/2026

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



9/14/2026

FAILED INSPECTION NOTICE

Donald T Kreiss
1511 Sycamore Ave #M327
Hercules, CA 94547

Property:
406 GOLDEN GATE AVE
RICHMOND, CA 94801-3816-

PropID:
Client ID: 1206

Dear Owner/Agent,

This letter is to inform you that your property at **406 GOLDEN GATE AVE RICHMOND, CA 94801-3816** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/29/2026 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>
4.10	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.
2.3	Kitchen/Electrical Hazards Outlet at entry of kitchen missing cover plate, replace missing cover plate
8.1	General Health and Safety/Access to Unit Patio light inoperable. repair
3.12	Bathroom/Tub or Shower Clean discoloration inside of tub



9/14/2026

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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



9/14/2026

FAILED INSPECTION NOTICE

Donald T Kreiss
1511 Sycamore Ave #M327
Hercules, CA 94547

Property:
408 GOLDEN GATE AVE
RICHMOND, CA 94801-3816-

PropID:
Client ID: 1206

Dear Owner/Agent,

This letter is to inform you that your property at **408 GOLDEN GATE AVE RICHMOND, CA 94801-3816** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/29/2026 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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair



9/14/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/14/2026

FAILED INSPECTION NOTICE

Harry C & Olga M Thomsen
109 Granada Dr
Corte Madera, CA 94925-2007

Property:
421 W RICHMOND AVE Apt A
RICHMOND, CA 94801-3864-

PropID:
Client ID: 1230

Dear Owner/Agent,

This letter is to inform you that your property at **421 W RICHMOND AVE Apt A RICHMOND, CA 94801-3864** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/29/2026 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.



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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris Declutter unit
8.7	General Health and Safety/Other Interior Hazards Replace carbon monoxide detector, exceeds 10 year life span (2002)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector
1.6	Living Room/Ceiling Condition Address heavily discolored ceiling, remove discoloration. If unable to do so, contact owner for additional resources/remediation.
8.2	General Health and Safety/Exits Outlet by rear door missing cover plate, replace
2.10	Kitchen/Stove or Range with Oven No stove/oven in unit. Install
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.
	2. Tenant to clean discoloration/ dead bugs on windows and window seals
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. Tenant to clean discoloration/ dead bugs on windows and window seals



9/14/2026

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



9/14/2026

FAILED INSPECTION NOTICE

Harry C & Olga M Thomsen
109 Granada Dr
Corte Madera, CA 94925-2007

Property:
421 W RICHMOND AVE Apt B
RICHMOND, CA 94801-3864-

PropID:
Client ID: 1230

Dear Owner/Agent,

This letter is to inform you that your property at **421 W RICHMOND AVE Apt B RICHMOND, CA 94801-3864** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/29/2026 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 carbon monoxide detector, exceeds 10 year life span (2002)

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



9/14/2026

FAILED INSPECTION NOTICE

Thomas S & Julia Sibbet
7 Silver Lace Ct
San Rafael, CA 94903

Property:
4834 BERK AVE
RICHMOND, CA 94804-

PropID:
Client ID: 13534

Dear Owner/Agent,

This letter is to inform you that your property at **4834 BERK AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/29/2026 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 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 Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
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.



9/14/2026

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



9/14/2026

FAILED INSPECTION NOTICE

Wei Zhu
6946 Fairview Dr
El Cerrito, CA 94530-1830

Property:
2210 OHIO AVE
RICHMOND, CA 94804-2749-

PropID:
Client ID: 11894

Dear Owner/Agent,

This letter is to inform you that your property at **2210 OHIO AVE RICHMOND, CA 94804-2749** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/29/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Shows absence of, railing around porch which is approximately 30 inches or more above the ground. add handrail.

leaning fence in front of units. repair or replace

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/14/2026

FAILED INSPECTION NOTICE

Wei Zhu
6946 Fairview Dr
El Cerrito, CA 94530-1830

Property:
2212 OHIO AVE
RICHMOND, CA 94804-2749-

PropID:
Client ID: 11894

Dear Owner/Agent,

This letter is to inform you that your property at **2212 OHIO AVE RICHMOND, CA 94804-2749** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/29/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Shows absence of rails on porch, railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing

leaning fence repair or replace

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/14/2026

FAILED INSPECTION NOTICE

Wei Zhu
6946 Fairview Dr
El Cerrito, CA 94530-1830

Property:
2214 OHIO AVE
RICHMOND, CA 94804-2749-

PropID:
Client ID: 11894

Dear Owner/Agent,

This letter is to inform you that your property at **2214 OHIO AVE RICHMOND, CA 94804-2749** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/29/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add railing leaning fence repair or replace
8.7	General Health and Safety/Other Interior Hazards CO detector is missing battery or batteries. replace non working CO detector



9/14/2026

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



9/14/2026

FAILED INSPECTION NOTICE

Wei Zhu
6946 Fairview Dr
El Cerrito, CA 94530-1830

Property:
2208 OHIO AVE
RICHMOND, CA 94804-2749-

PropID:
Client ID: 11894

Dear Owner/Agent,

This letter is to inform you that your property at **2208 OHIO AVE RICHMOND, CA 94804-2749** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/29/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
8.10	General Health and Safety/Site and Neighborhood Conditions repair leaning fence

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



9/14/2026

FAILED INSPECTION NOTICE

Marilyn B Paul
David Stroh
1628 Blake St
Berkeley, CA 94703

Property:
5504 SUTTER AVE
RICHMOND, CA 94804-5253-

PropID:
Client ID: 13489

Dear Owner/Agent,

This letter is to inform you that your property at **5504 SUTTER AVE RICHMOND, CA 94804-5253** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/30/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. add handrail.

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



9/14/2026

FAILED INSPECTION NOTICE

Xiaomei Ren
220 Carmel St
San Pablo, CA 94806-5004

Property:
6104 PLUMAS AVE
RICHMOND, CA 94804-5308-

PropID:
Client ID: 10836

Dear Owner/Agent,

This letter is to inform you that your property at **6104 PLUMAS AVE RICHMOND, CA 94804-5308** **failed** the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/30/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces peeling and chipping paint on back side of home. repaint
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
3.12	Bathroom/Tub or Shower diverter not not functioning correctly. repair or replace
	deteriorated caulking Recaulk tub.
3.3	Bathroom/Electrical Hazards Non-working broken light switch may be hazardous.
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. loose bottom step repair or replace
2.4	Kitchen/Security remove double deadbolt keylock from back door



9/14/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/14/2026

FAILED INSPECTION NOTICE

Ramon & Teresa Munguia
5120 Panama Ave
Richmond, CA 94804

Property:
5120 PANAMA AVE Apt 1
RICHMOND, CA 94804-5438-

PropID:
Client ID: 14307

Dear Owner/Agent,

This letter is to inform you that your property at **5120 PANAMA AVE Apt 1 RICHMOND, CA 94804-5438** **failed** the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/30/2026 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>
3.3	Bathroom/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

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



9/14/2026

FAILED INSPECTION NOTICE

Ramon & Teresa Munguia
5120 Panama Ave
Richmond, CA 94804

Property:
5120 PANAMA AVE Apt 2
RICHMOND, CA 94804-5438-

PropID:
Client ID: 14307

Dear Owner/Agent,

This letter is to inform you that your property at **5120 PANAMA AVE Apt 2 RICHMOND, CA 94804-5438** **failed** the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/30/2026 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>
3.8	Bathroom/Floor Condition The floor condition poses a danger to the tenant of tripping or falling. repair or replace.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/14/2026

FAILED INSPECTION NOTICE

Thomas & Amy Leong Webb
908 Paloma Ave
Burlingame, CA 94010-3652

Property:
5633 HUNTINGTON AVE
RICHMOND, CA 94804-5505-

PropID:
Client ID: 11869

Dear Owner/Agent,

This letter is to inform you that your property at **5633 HUNTINGTON AVE RICHMOND, CA 94804-5505** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/30/2026 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>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps.

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



9/14/2026

FAILED INSPECTION NOTICE

5828 Huntington Llc
968 La Palma Place
Milpitas, CA 95035

Property:
5828 HUNTINGTON AVE
RICHMOND, CA 94804-5510-

PropID:
Client ID: 2596

Dear Owner/Agent,

This letter is to inform you that your property at **5828 HUNTINGTON AVE RICHMOND, CA 94804-5510** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/30/2026 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 install smoke and co detector

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/14/2026

FAILED INSPECTION NOTICE

Rui Fang Z & I Feng Wu
1208 Norvell St
El Cerrito, CA 94530

Property:
6112 SACRAMENTO AVE
RICHMOND, CA 94804-5732-

PropID:
Client ID: 14679

Dear Owner/Agent,

This letter is to inform you that your property at **6112 SACRAMENTO AVE RICHMOND, CA 94804-5732** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/29/2026 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.

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



9/14/2026

FAILED INSPECTION NOTICE

David Wah Chiu & Jennifer Lee
2499 Appleleaf Lane
Manteca, CA 95336

Property:
6103 SAN JOSE AVE
RICHMOND, CA 94804-5739-

PropID:
Client ID: 12054

Dear Owner/Agent,

This letter is to inform you that your property at **6103 SAN JOSE AVE RICHMOND, CA 94804-5739** **failed** the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/30/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Ext. = Overgrown Grass/Weeds.
1.4	Living Room/Security hard to open and closed. repair or replace.

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/14/2026

FAILED INSPECTION NOTICE

Wei Zhu
6946 Fairview Dr
El Cerrito, CA 94530-1830

Property:
819 LASSEN ST
RICHMOND, CA 94805-1446-

PropID:
Client ID: 11894

Dear Owner/Agent,

This letter is to inform you that your property at **819 LASSEN ST RICHMOND, CA 94805-1446** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/29/2026 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.
3.5 Bathroom/Window Condition	Window must be openable and remain open without props.
4.5 Other Rooms/Window Condition	Window outside frame is severely deteriorated and chipping and peeling paint. repair or replace.
3.12 Bathroom/Tub or Shower	master bath room- Recaulk tub.
8.4 General Health and Safety/Garbage and Debris	Ext. = Garbage & Debris around Unit. old appliances old paint and oil cans etc.
8.10 General Health and Safety/Site and Neighborhood Conditions	cut and remove overgrown trees and bushes.



9/14/2026

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



9/14/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2355 LANCASTER DR Apt 11
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 11 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 11/17/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - 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



9/14/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2380 ABERDEEN WAY Apt 9
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 9 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 11/17/2026 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 GFCI outlet missing
2.12	Kitchen/Sink dishwasher inop not draining properly - repair/replace water leaking from underneath sink
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector exceeds 10 yr - replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment living room wall heater fan inop - repair/replace
3.13	Bathroom/Ventilation fan inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower shower wall and tub peeling - repair/replace top of shower peeling/damaged - repair/recaulk/repaint
4.5	Other Rooms/Window Condition bedroom window off track - repair/replace



9/14/2026

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



9/14/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2410 ABERDEEN WAY Apt 14
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 14 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 11/17/2026 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 over door handle damaged - repair/replace
2.5	Kitchen/Window Condition window screen not secure - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment wall heater next to patio door inop - repair/replace
2.11	Kitchen/Refrigerator refrigerator light inop -repair/replace
3.1	Bathroom/Bathroom Present unable to inspect bathroom - tenant refused
4.4	Other Rooms/Security unable to inspect bedroom tenant refused



9/14/2026

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



9/14/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2430 ABERDEEN WAY Apt 2
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 ABERDEEN WAY Apt 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 11/17/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - 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



9/14/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2430 ABERDEEN WAY Apt 10
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 ABERDEEN WAY Apt 10 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 11/17/2026 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 dishwasher not draining properly - 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



9/14/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2355 LANCASTER DR Apt 4
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 11/17/2026 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>
3.13	Bathroom/Ventilation fan inop - repair/replace
4.5	Other Rooms/Window Condition bedroom window rusted at base - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control knob missing - repair/replace

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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



9/14/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2409 LANCASTER DR Apt 20
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 20 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 11/17/2026 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>
1.4	Living Room/Security patio door not locking properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector - missing/inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke - inop/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



9/14/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2425 LANCASTER DR Apt 10
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2425 LANCASTER DR Apt 10 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 11/17/2026 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 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.
3.8	Bathroom/Floor Condition Flooring has evidence of water damage, there is a pool of sitting water on floor in front of sink. Water is coming up through floor while walking on floor during inspection. PM representative present during inspection.
4.5	Other Rooms/Window Condition Move headboard blocking window (fire exit)



9/14/2026

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



9/14/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2445 LANCASTER DR Apt 5
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2445 LANCASTER DR Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 11/17/2026 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

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



9/14/2026

FAILED INSPECTION NOTICE

Wei Zhu
6946 Fairview Dr
El Cerrito, CA 94530-1830

Property:
2946 MULLENS DR
RICHMOND, CA 94806-2645-

PropID:
Client ID: 11894

Dear Owner/Agent,

This letter is to inform you that your property at **2946 MULLENS DR RICHMOND, CA 94806-2645** **failed** the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 10/29/2026 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 is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
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.

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



9/14/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2430 LANCASTER DR Apt 14
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 14 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 11/17/2026 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 carpet in unit worn/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



9/14/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2350 LANCASTER DR Apt 2
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2350 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 11/17/2026 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>
1.4	Living Room/Security patio door not locking properly - 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



9/14/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2410 LANCASTER DR Apt 3
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2410 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 11/17/2026 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>
2.11	Kitchen/Refrigerator Refrigerator/Freezer does not maintain temperature.

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



9/14/2026

FAILED INSPECTION NOTICE

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2410 LANCASTER DR Apt 9
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2410 LANCASTER DR Apt 9 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 09/11/2026.

A re-inspection has been scheduled for 11/17/2026 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	Dishwasher drains through air gap, repair as drain must go through garbage disposal.

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