



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 101
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 101 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 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>
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
8.4	General Health and Safety/Garbage and Debris Remove appliances from patio, appliances must be stored inside of unit.
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet missing cover plate, replace missing cover plate
3.12	Bathroom/Tub or Shower Repair damaged caulking inside of tub



9/18/2026

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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.

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



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 102
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 102 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet
3.3	Bathroom/Electrical Hazards GFCI has hot/neutral reverse, repair
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair



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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 103
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 103 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 104
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 104 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 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>
4.8	Other Rooms/Floor Condition Carpet torn at entry, repair
3.4	Bathroom/Security Remove latch lock on exterior of bathroom door

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Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 105
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 105 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Window screen damaged, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.10	General Health and Safety/Site and Neighborhood Conditions Remove old appliances and building supplies from rear of complex

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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9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 106
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 106 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 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 Shower head leaking in rear, repair
8.1	General Health and Safety/Access to Unit Patio light inoperable, 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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9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 108
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 108 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Range hood has peeling paint and rust, replace

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9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 109
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 109 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition
	1. Move bed blocking window (fire exit)
	2. Clean discoloration on window seals
3.12	Bathroom/Tub or Shower
	Tub enclosure walls cracked, repair or 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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FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 110
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 110 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior patio outlet

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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9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 111
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 111 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - outlet left of window has open grounds
3.3	Bathroom/Electrical Hazards GFCI has hot/neutral reverse, 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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9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 113
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 113 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 between 11:00AM and 02:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Install key blanks inside of fuse panel in hallway
3.3	Bathroom/Electrical Hazards Install GFCI by bathroom sink
2.11	Kitchen/Refrigerator 1. Freezer door handle damaged, repair or replace
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair



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Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 201
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 201 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove
4.4	Other Rooms/Security Clear items blocking rear door from opening as designed

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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FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 202
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 202 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 between 11:00AM and 02:00PM.

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<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 missing common area smoke detector
4.10	Other Rooms/Smoke Detectors Replace missing smoke detector as it has been removed
4.4	Other Rooms/Security Move bed/furniture blocking access to window and rear door in bedroom (fire exits)
3.12	Bathroom/Tub or Shower Caulking inside of tub damaged, repair
2.6	Kitchen/Ceiling Condition Clean/remove discoloration on kitchen ceiling
8.5	General Health and Safety/Refuse and Disposal Declutter patio, excessive amount of personal items stored on patio



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Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 203
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 203 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12 Bathroom/Tub or Shower	
	Resurface tub
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.

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Residential Rental Inspections Program



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Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 204
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 204 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.8	Bathroom/Floor Condition Repair carpet that is damaged at bathroom entry. Carpet is coming up and needs to be secured to floor
3.12	Bathroom/Tub or Shower Shower head leaking, repair or replace
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet left of patio door has open grounds, repair
8.1	General Health and Safety/Access to Unit 1. Patio light inoperable, repair 2. Patio door lock inoperable, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down brush growing on patio
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior receptacle on patio
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.



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FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 205
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 205 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 between 11:00AM and 02:00PM.

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<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 inoperable, repair or replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust present in sink

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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Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 206
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 206 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - Outlet right of window has hot/neutral reverse
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust inside of sink present
2.10	Kitchen/Stove or Range with Oven Replace range hood, peeling paint/rust present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet on patio



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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.

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



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 207
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 207 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 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 Replace range hood, rust and peeling paint present

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



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 208
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 208 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 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>
3.6	Bathroom/Ceiling Condition Clean/remove discoloration on ceiling
2.10	Kitchen/Stove or Range with Oven Replace range hood, peeling paint/rust present
2.11	Kitchen/Refrigerator 1. Secure door gasket 2. Light inoperable, repair
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair



9/18/2026

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



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 211
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 211 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 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>
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior patio receptacle

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 212
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 212 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust present
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
3.12	Bathroom/Tub or Shower Shower head leaking, 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



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 213
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 213 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 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 (2012)
4.5	Other Rooms/Window Condition Clear path to window for inspection (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove

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



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 301
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 301 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 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 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.
4.7	Other Rooms/Wall Condition Glass closet door damaged (cutting hazard), replace or remove door
4.5	Other Rooms/Window Condition Cut brush back on exterior of window (fire exit)



9/18/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 302
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 302 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 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 as it has been removed
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior receptacle on patio

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



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 303
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 303 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 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 inoperable, repair/replace or remove
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink

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



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 304
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 304 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 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>
4.5	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.
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1	General Health and Safety/Access to Unit Patio light inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior patio receptacle



9/18/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 112
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 112 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 between 11:00AM and 02:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.2	General Health and Safety/Exits Tenant to clear personal items not allowing access to exits through out unit. No access to patio door, bedroom windows etc..
8.4	General Health and Safety/Garbage and Debris Declutter unit, excessive amount of items in unit not allowing access to bedrooms
4.4	Other Rooms/Security No access to room for inspection due to excessive amount of clutter in room. tenant to clear items to allow access as room needs full inspection.
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing drawer front right of sink
2.12	Kitchen/Sink Garbage disposal inoperable, repair



9/18/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Eastshore-Heritage Llc
MATT GUELF
Po Box 70512
Richmond, CA 94807

Property:
4935 SAN PABLO DAM RD Apt 209
EL SOBRANTE, CA 94803-3200-

PropID:
Client ID: 4938

Dear Owner/Agent,

This letter is to inform you that your property at **4935 SAN PABLO DAM RD Apt 209 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 11/18/2026 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 door damaged, repair
4.5	Other Rooms/Window Condition Window screen damaged, repair
6.4	Building Exterior/Condition of Exterior Surfaces Exterior patio outlet has cracked receptacle, replace



9/18/2026

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



9/18/2026

FAILED INSPECTION NOTICE

Salvador & Gloria Orozco
6144 Plymouth Ave
Richmond, CA 94805-1206

Property:
2537 MARICOPA AVE
RICHMOND, CA 94804-1071-

PropID:
Client ID: 6519

Dear Owner/Agent,

This letter is to inform you that your property at **2537 MARICOPA AVE RICHMOND, CA 94804-1071** **failed** the Housing Quality Standards (HQS) inspection on 09/14/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control inop unable to test heater - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace



9/18/2026

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



9/18/2026

FAILED INSPECTION NOTICE

Salvador & Gloria Orozco
6144 Plymouth Ave
Richmond, CA 94805-1206

Property:
2539 MARICOPA AVE
RICHMOND, CA 94804-1071-

PropID:
Client ID: 6519

Dear Owner/Agent,

This letter is to inform you that your property at **2539 MARICOPA AVE RICHMOND, CA 94804-1071** **failed** the Housing Quality Standards (HQS) inspection on 09/14/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unable to test heater - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet/outlet not working - 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



9/18/2026

FAILED INSPECTION NOTICE

Salvador & Gloria Orozco
6144 Plymouth Ave
Richmond, CA 94805-1206

Property:
2541 MARICOPA AVE
RICHMOND, CA 94804-1071-

PropID:
Client ID: 6519

Dear Owner/Agent,

This letter is to inform you that your property at **2541 MARICOPA AVE RICHMOND, CA 94804-1071** **failed** the Housing Quality Standards (HQS) inspection on 09/14/2026.

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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop /missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater temperature control inop unable to test heater - repair/replace

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Salvador & Gloria Orozco
6144 Plymouth Ave
Richmond, CA 94805-1206

Property:
2543 MARICOPA AVE
RICHMOND, CA 94804-1071-

PropID:
Client ID: 6519

Dear Owner/Agent,

This letter is to inform you that your property at **2543 MARICOPA AVE RICHMOND, CA 94804-1071** **failed** the Housing Quality Standards (HQS) inspection on 09/14/2026.

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>
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



9/18/2026

FAILED INSPECTION NOTICE

Vernon V Robinson
511 Timber Creek Dr
Rio Vista, CA 94571

Property:
118 S 12TH ST
RICHMOND, CA 94804-2414-

PropID:
Client ID: 1770

Dear Owner/Agent,

This letter is to inform you that your property at **118 S 12TH ST RICHMOND, CA 94804-2414** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

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.



9/18/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control inop unable to test heater - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
6.4	Building Exterior/Condition of Exterior Surfaces exterior paint peeling/worn badly - repair/repaint
4.4	Other Rooms/Security bedroom door damaged - repair/replace
3.8	Bathroom/Floor Condition flooring damaged -repair/replace
3.6	Bathroom/Ceiling Condition damaged/discoloration - repair/replace/repaint
3.7	Bathroom/Wall Condition wall damaged- repair/repaint
3.12	Bathroom/Tub or Shower tub has constant drip - repair/replace tub overflow plate damaged - repair/replace caulking in tub badly worn/damaged - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving countertop worn/ damaged -repair/replace large hole in back of countertop sink - repair/replace
2.12	Kitchen/Sink piping underneath sink missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.6	Kitchen/Ceiling Condition ceiling has discoloration - remove/repair
1.4	Living Room/Security backdoor deadbolt not working properly - repair/replace



9/18/2026

FAILED INSPECTION NOTICE

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Lydia C Carrillo Tre
ACCESS PROPERTY MANAGEMENT
Po Box 70337
Point Richmond, CA 94807

Property:
660 VENTURA ST
RICHMOND, CA 94805-

PropID:
Client ID: 3083

Dear Owner/Agent,

This letter is to inform you that your property at **660 VENTURA ST RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.6	Bathroom/Ceiling Condition ceiling bubbling - repair/repaint

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Lydia C Carrillo Tre
ACCESS PROPERTY MANAGEMENT
Po Box 70337
Point Richmond, CA 94807

Property:
662 VENTURA ST
RICHMOND, CA 94805-

PropID:
Client ID: 3083

Dear Owner/Agent,

This letter is to inform you that your property at **662 VENTURA ST RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

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>
8.7	General Health and Safety/Other Interior Hazards living room smoke detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment dinning room heater heater inop - repair/replace
3.4	Bathroom/Security remove key lock from bathroom door
3.3	Bathroom/Electrical Hazards GFCI missing in 2x bathrooms
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling damaged/cracks - repair/repaint



9/18/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Lydia C Carrillo Tre
ACCESS PROPERTY MANAGEMENT
Po Box 70337
Point Richmond, CA 94807

Property:
662 VENTURA ST Apt A
RICHMOND, CA 94805-

PropID:
Client ID: 3083

Dear Owner/Agent,

This letter is to inform you that your property at **662 VENTURA ST Apt A RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 10/29/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.6	Living Room/Ceiling Condition ceiling has cracks - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.6	Bathroom/Ceiling Condition ceiling has discoloration - repair/repaint
1.5	Living Room/Window Condition not holding tight seal - repair/replace
4.5	Other Rooms/Window Condition window not holding tight seal - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven front left burner not turning off as designed - repair/replace
1.3	Living Room/Electrical Hazards electrical breaker in unit doesnt work for his unit but work for a different unit . repair/replace



9/18/2026

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Lydia C Carrillo Tre
ACCESS PROPERTY MANAGEMENT
Po Box 70337
Point Richmond, CA 94807

Property:
660 VENTURA ST Apt A
RICHMOND, CA 94805-

PropID:
Client ID: 3083

Dear Owner/Agent,

This letter is to inform you that your property at **660 VENTURA ST Apt A RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

A re-inspection has been scheduled for 10/29/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector inop/missing
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



9/18/2026

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



9/18/2026

FAILED INSPECTION NOTICE

John W & Lynn J Wade
861 Wilson Ave
Richmond, CA 94805

Property:
850 AMADOR ST
RICHMOND, CA 94805-1106-

PropID:
Client ID: 7150

Dear Owner/Agent,

This letter is to inform you that your property at **850 AMADOR ST RICHMOND, CA 94805-1106** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop/missing

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



9/18/2026

FAILED INSPECTION NOTICE

John W & Lynn J Wade
861 Wilson Ave
Richmond, CA 94805

Property:
852 AMADOR ST
RICHMOND, CA 94805-1106-

PropID:
Client ID: 7150

Dear Owner/Agent,

This letter is to inform you that your property at **852 AMADOR ST RICHMOND, CA 94805-1106** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

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>
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke detector 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Chaiwat Tamnanchit
3225 Santa Clara Ave #1
El Cerrito, CA 94530-3846

Property:
724 AMADOR ST
RICHMOND, CA 94805-1528-

PropID:
Client ID: 4660

Dear Owner/Agent,

This letter is to inform you that your property at **724 AMADOR ST RICHMOND, CA 94805-1528** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

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>
4.6	Other Rooms/Celing Condition bedroom ceiling has large amount of discoloration - remove/repair/repaint

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Salvador & Gloria Orozco
6144 Plymouth Ave
Richmond, CA 94805-1206

Property:
784 AMADOR ST
RICHMOND, CA 94805-1561-

PropID:
Client ID: 6519

Dear Owner/Agent,

This letter is to inform you that your property at **784 AMADOR ST RICHMOND, CA 94805-1561** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

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>
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



9/18/2026

FAILED INSPECTION NOTICE

Wenchun Cheng
20 Seagull Dr
El Cerrito, CA 94804

Property:
505 43RD ST
RICHMOND, CA 94805-2353-

PropID:
Client ID: 6000

Dear Owner/Agent,

This letter is to inform you that your property at **505 43RD ST RICHMOND, CA 94805-2353** failed the Housing Quality Standards (HQS) inspection on 09/14/2026.

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>
1.4	Living Room/Security address not visible in front of house - repair/replace
5.4	Secondary Rooms/Other Potential Hazardous Features washroom smoke/Co detector inop - repair/replace hole in washroom ceiling around pipe - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1st fl missing permanent heat source - repair/replace 2nd fl heater inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd fl hallway light inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub handle leaking - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink draining very slow - repair/replace



9/18/2026

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program