



9/18/2026

FAILED INSPECTION NOTICE

Roberta J Nadler
5425 Valley View Rd
El Sobrante, CA 94803-3465

Property:
2109 HELLINGS AVE
RICHMOND, CA 94801-4205-

PropID:
Client ID: 6200

Dear Owner/Agent,

This letter is to inform you that your property at **2109 HELLINGS AVE RICHMOND, CA 94801-4205** **failed** the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 10/30/2026 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
1.4	Living Room/Security patio door lock not working properly - repair/replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
3.4	Bathroom/Security remove key lock from door



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

Roberta J Nadler
5425 Valley View Rd
El Sobrante, CA 94803-3465

Property:
2102 VISALIA AVE
RICHMOND, CA 94801-4218-

PropID:
Client ID: 6200

Dear Owner/Agent,

This letter is to inform you that your property at **2102 VISALIA AVE RICHMOND, CA 94801-4218** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 10/30/2026 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 missing in basement
4.4	Other Rooms/Security remove key lock from 2x bedroom doors

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

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

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 305
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 305 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

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>
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet

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 306
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 306 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

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 inside of tub

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 307
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 307 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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
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.

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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 308
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 308 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower Resurface tub, rust present in tub
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 309
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 309 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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 Replace cracked exterior outlet on patio
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 310
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 310 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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
6.4	Building Exterior/Condition of Exterior Surfaces Exterior patio outlet missing weatherproof cover, install cover

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 401
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 401 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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.

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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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 402
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 402 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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 Replace rusted range hood
2.12	Kitchen/Sink 1. Dishwasher drains through air gap, repair as drain must go through garbage disposal. 2. Exterior dishwasher door rusted, 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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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 403
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 403 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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.
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 404
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 404 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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 life span

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

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

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Sincerely,

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Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 405
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 405 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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 Replace rusted range hood
2.11	Kitchen/Refrigerator Light inoperable, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.9	General Health and Safety/Interior Air Quality Poor interior air quality in unit, address housekeeping in unit
8.7	General Health and Safety/Other Interior Hazards Unit Carpeting Excessively dirty.
8.1	General Health and Safety/Access to Unit Patio door lock mechanism damaged, 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 406
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 406 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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 Clear items to allow access to window for inspection (fire exit)
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 407
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 407 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink clogged, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair/replace or remove
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 408
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 408 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Replace, exceeds life span
8.2	General Health and Safety/Exits Declutter unit to allow access to exits in rooms (windows and clear paths in walkways)
6.4	Building Exterior/Condition of Exterior Surfaces Replace damaged weatherproof cover for patio outlet
2.11	Kitchen/Refrigerator Refrigerator/Freezer does not maintain temperature. - tenant to remove excessive amount of items being stored in freezer/refrigerator. - light inoperable, repair
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.



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.

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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 409
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 409 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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>
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
1.6	Living Room/Ceiling Condition Clean/remove discoloration on walls and ceiling

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

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Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 410
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 410 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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>
3.12 Bathroom/Tub or Shower	Shower head leaking in rear, repair
8.1 General Health and Safety/Access to Unit	Patio screen damaged, repair
6.4 Building Exterior/Condition of Exterior Surfaces	- Replace cracked exterior patio receptacle - Install weatherproof cover on exterior patio outlet
2.12 Kitchen/Sink	Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10 Kitchen/Stove or Range with Oven	Replace range hood, rust and peeling paint present



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 411
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 411 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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>
2.11 Kitchen/Refrigerator	Refrigerator light inoperable, repair
2.12 Kitchen/Sink	Dishwasher inoperable, repair
2.10 Kitchen/Stove or Range with Oven	Replace range hood, peeling paint and rust 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 412
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 412 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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 Replace, exceeds 10 year life span
4.4	Other Rooms/Security 1. Secure rear door knob 2. tenant to clear items blocking access to rear door (fire exit)
3.12	Bathroom/Tub or Shower Tub diverter inoperable, tub runs at same time as shower. Repair
8.1	General Health and Safety/Access to Unit Repair damaged patio door handle
6.4	Building Exterior/Condition of Exterior Surfaces Replace missing weatherproof cover for exterior outlet
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.7	General Health and Safety/Other Interior Hazards Declutter unit



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 413
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 413 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior receptacle on patio
2.12	Kitchen/Sink Dishwasher inoperable, repair

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 502
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 502 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards GFCI has hot/neutral reverse, repair
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
4.4	Other Rooms/Security Clear items blocking rear door (fire exit)
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior patio receptacle
1.8	Living Room/Floor Condition Carpet torn at patio door entry, 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 504
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 504 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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>
4.5	Other Rooms/Window Condition Clear items blocking access to window (fire exit)

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 505
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 505 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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 bank in fuse panel for opening present
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet on patio
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Flush mechanism is missing or deteriorated. This represents a major defect which must be corrected.



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

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

Property:
4935 SAN PABLO DAM RD Apt 507
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 507 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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 Window lock mechanism damaged, replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds life span

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 508
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 508 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet 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 509
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 509 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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 Install in unit (vacant unit)

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

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 511
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 511 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 11/19/2026 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>
3.3	Bathroom/Electrical Hazards Replace cracked outlet on exterior of bathroom by sink

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

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

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

Juan C & Maria E Sanchez
267 Carlisle Way
Benicia, CA 94510-1528

Property:
2704 RHEEM AVE
RICHMOND, CA 94804-1077-

PropID:
Client ID: 4110

Dear Owner/Agent,

This letter is to inform you that your property at **2704 RHEEM AVE RICHMOND, CA 94804-1077** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

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 hallway smoke/Co detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms



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

Derald Lee & Domenica Jones
1910 Downey Pl
El Cerrito, CA 94530-1828

Property:
3017 RHEEM AVE
RICHMOND, CA 94804-1143-

PropID:
Client ID: 3000

Dear Owner/Agent,

This letter is to inform you that your property at **3017 RHEEM AVE RICHMOND, CA 94804-1143** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 10/30/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors garage smoke detector not secure - 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



9/18/2026

FAILED INSPECTION NOTICE

Edward Kuo
MANAGERS OFFICE
1960 Mountain Blvd
Oakland, CA 94611-2813

Property:
3522 RHEEM AVE
RICHMOND, CA 94804-1199-

PropID:
Client ID: 3060

Dear Owner/Agent,

This letter is to inform you that your property at **3522 RHEEM AVE RICHMOND, CA 94804-1199** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

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 front porch left hand rail loose/not stable - repair/replace
2.12	Kitchen/Sink hot water pressure very low - 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



9/18/2026

FAILED INSPECTION NOTICE

Edward Kuo
MANAGERS OFFICE
1960 Mountain Blvd
Oakland, CA 94611-2813

Property:
3524 RHEEM AVE
RICHMOND, CA 94804-1199-

PropID:
Client ID: 3060

Dear Owner/Agent,

This letter is to inform you that your property at **3524 RHEEM AVE RICHMOND, CA 94804-1199** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature and control inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.4	Bathroom/Security remove key lock from 2x bathroom doors

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

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

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

Edward Kuo
MANAGERS OFFICE
1960 Mountain Blvd
Oakland, CA 94611-2813

Property:
3526 RHEEM AVE Apt A
RICHMOND, CA 94804-1199-

PropID:
Client ID: 3060

Dear Owner/Agent,

This letter is to inform you that your property at **3526 RHEEM AVE Apt A RICHMOND, CA 94804-1199** **failed** the Housing Quality Standards (HQS) inspection on 09/15/2026.

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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards Co detector missing/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.

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

Juan C & Maria E Sanchez
267 Carlisle Way
Benicia, CA 94510-1528

Property:
2514 GAYNOR AVE
RICHMOND, CA 94804-1381-

PropID:
Client ID: 4110

Dear Owner/Agent,

This letter is to inform you that your property at **2514 GAYNOR AVE RICHMOND, CA 94804-1381** **failed** the Housing Quality Standards (HQS) inspection on 09/15/2026.

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 front porch Stair = Missing Handrail.
4.10	Other Rooms/Smoke Detectors smoke detector in 3x bedrooms missing 2nd fl
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.4	Living Room/Security back door door knob damaged - repair/replace
3.12	Bathroom/Tub or Shower shower tiles need grouting - repair/replace
3.5	Bathroom/Window Condition window not opening as designed - 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.

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

Roberta J Nadler
5425 Valley View Rd
El Sobrante, CA 94803-3465

Property:
2840 DOWNER AVE
RICHMOND, CA 94804-1442-

PropID:
Client ID: 6200

Dear Owner/Agent,

This letter is to inform you that your property at **2840 DOWNER AVE RICHMOND, CA 94804-1442** **failed** the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 10/30/2026 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
4.4	Other Rooms/Security remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower caulking in tub worn /damaged - 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.

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

Derald Lee & Domenica Jones
1910 Downey Pl
El Cerrito, CA 94530-1828

Property:
236 CIVIC CENTER ST
RICHMOND, CA 94804-1817-

PropID:
Client ID: 3000

Dear Owner/Agent,

This letter is to inform you that your property at **236 CIVIC CENTER ST RICHMOND, CA 94804-1817** **failed** the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 10/30/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove latch lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom 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



9/18/2026

FAILED INSPECTION NOTICE

Jing Jing He
5024 Ray Ave
Castro Valley, CA 94546

Property:
1413 OHIO AVE
RICHMOND, CA 94804-2545-

PropID:
Client ID: 10315

Dear Owner/Agent,

This letter is to inform you that your property at **1413 OHIO AVE RICHMOND, CA 94804-2545** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet 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



9/18/2026

FAILED INSPECTION NOTICE

Roberta J Nadler
5425 Valley View Rd
El Sobrante, CA 94803-3465

Property:
3100 TULARE AVE
RICHMOND, CA 94804-6001-

PropID:
Client ID: 6200

Dear Owner/Agent,

This letter is to inform you that your property at **3100 TULARE AVE RICHMOND, CA 94804-6001** **failed** the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 10/30/2026 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 inop/exceeds 10yr in 2x bedrooms - replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop/exceeds 10 yr - replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
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.

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

Derald Lee & Domenica Jones
1910 Downey Pl
El Cerrito, CA 94530-1828

Property:
951 WILSON AVE
RICHMOND, CA 94805-1350-

PropID:
Client ID: 3000

Dear Owner/Agent,

This letter is to inform you that your property at **951 WILSON AVE RICHMOND, CA 94805-1350** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 10/30/2026 between 11:00AM and 02:00PM.

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

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
2.12	Kitchen/Sink dishwasher inop - repair/replace
4.6	Other Rooms/Celing Condition large crack in 2x bedrooms - repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink starting to separate from wall /caulking damaged - repair/recaulk
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.13	Bathroom/Ventilation clean dust from vent cover
4.4	Other Rooms/Security remove key lock from bedroom door
8.6	General Health and Safety/Interior Stairs and Common Halls repair crack in hallway ceiling



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

Juan C & Maria E Sanchez
267 Carlisle Way
Benicia, CA 94510-1528

Property:
784 MESA WAY
RICHMOND, CA 94805-1743-

PropID:
Client ID: 4110

Dear Owner/Agent,

This letter is to inform you that your property at **784 MESA WAY RICHMOND, CA 94805-1743** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment temperature control inop unaable to test heater - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
4.2	Other Rooms/Electricity/Illumination bedroom light 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.

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

Juan C & Maria E Sanchez
267 Carlisle Way
Benicia, CA 94510-1528

Property:
630 36TH ST
RICHMOND, CA 94805-1756-

PropID:
Client ID: 4110

Dear Owner/Agent,

This letter is to inform you that your property at **630 36TH ST RICHMOND, CA 94805-1756** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

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 hallway smoke detector inop - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/18/2026

FAILED INSPECTION NOTICE

Derald Lee & Domenica Jones
1910 Downey Pl
El Cerrito, CA 94530-1828

Property:
461 34TH ST
RICHMOND, CA 94805-2170-

PropID:
Client ID: 3000

Dear Owner/Agent,

This letter is to inform you that your property at **461 34TH ST RICHMOND, CA 94805-2170** failed the Housing Quality Standards (HQS) inspection on 09/15/2026.

A re-inspection has been scheduled for 10/30/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces garage window frame damaged - repair/replace trim peeling badly - repair/repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway 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.

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