



9/21/2026

FAILED INSPECTION NOTICE

A & N Marchesiello Properties Llc
Nikki Marchesicello
3 W Richmond Ave
Richmond, CA 94801

Property:
3 W RICHMOND AVE Apt 5
RICHMOND, CA 94801-

PropID:
Client ID: 13610

Dear Owner/Agent,

This letter is to inform you that your property at **3 W RICHMOND AVE Apt 5 RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

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>
8.2	General Health and Safety/Exits
	1. Front door at complex inoperable as it doesnt lock as designed
	2. Call box for entry at site inoperable, repair
8.3	General Health and Safety/Evidence of Infestation
	Exterminate for roaches.
8.6	General Health and Safety/Interior Stairs and Common Halls
	Replace missing smoke detector in studio



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

Sofia T Manay
2272 Del Monte Dr
San Pablo, CA 94806-1021

Property:
232 DUBOCE AVE
RICHMOND, CA 94801-1841-

PropID:
Client ID: 3536

Dear Owner/Agent,

This letter is to inform you that your property at **232 DUBOCE AVE RICHMOND, CA 94801-1841** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/30/2026 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
3.5	Bathroom/Window Condition window screen missing/damaged - repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/21/2026

FAILED INSPECTION NOTICE

Sofia T Manay
2272 Del Monte Dr
San Pablo, CA 94806-1021

Property:
236 DUBOCE AVE
RICHMOND, CA 94801-1841-

PropID:
Client ID: 3536

Dear Owner/Agent,

This letter is to inform you that your property at **236 DUBOCE AVE RICHMOND, CA 94801-1841** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/30/2026 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
6.4	Building Exterior/Condition of Exterior Surfaces building has peeling paint and large patches of missing paint - repair/repaint
6.3	Building Exterior/Condition of Roof and Gutters bottom of roof lip damaged/ worn - repair/replace outer window frame facing street damaged - repair/replace



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

Sofia T Manay
2272 Del Monte Dr
San Pablo, CA 94806-1021

Property:
238 DUBOCE AVE
RICHMOND, CA 94801-1841-

PropID:
Client ID: 3536

Dear Owner/Agent,

This letter is to inform you that your property at **238 DUBOCE AVE RICHMOND, CA 94801-1841** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/30/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detector missing in bedroom



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

Bob Robinson
3220 Blume Dr #196
Richmond, CA 94806

Property:
856 6TH ST
RICHMOND, CA 94801-2215-

PropID:
Client ID: 4692

Dear Owner/Agent,

This letter is to inform you that your property at **856 6TH ST RICHMOND, CA 94801-2215** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/29/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5	Other Rooms/Window Condition Clear path leading to window (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint in tub
3.13	Bathroom/Ventilation Clean/remove excessive dust on fan
2.10	Kitchen/Stove or Range with Oven Clean excessive grease build up on range hood



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

Bob Robinson
3220 Blume Dr #196
Richmond, CA 94806

Property:
701 6TH ST Apt 4
RICHMOND, CA 94801-2270-

PropID:
Client ID: 4692

Dear Owner/Agent,

This letter is to inform you that your property at **701 6TH ST Apt 4 RICHMOND, CA 94801-2270** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

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.



9/21/2026

FAILED INSPECTION NOTICE

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

- 1.5 Living Room/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 8.7 General Health and Safety/Other Interior Hazards
Smoke detector in living room missing, replace or remove as there is another common area smoke detector present
- 3.3 Bathroom/Electrical Hazards
Install GFCI in bathroom by sink
- 3.12 Bathroom/Tub or Shower
Recaulk tub
- 4.10 Other Rooms/Smoke Detectors
Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
- 4.3 Other Rooms/Electrical Hazards
A missing and/or cracked cover plate presents an electrical hazard.
- outlet on left wall
- 4.4 Other Rooms/Security
Remove keyed lock from interior door.
- 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
 - 1. Secure faucet base to sink
 - 2. Garbage disposal inoperable, repair
- 2.10 Kitchen/Stove or Range with Oven
Range hood inoperable, repair or replace
- 2.5 Kitchen/Window Condition
Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
- 2.13 Kitchen/Space for Storage, Prep and Serving
Kit. = Missing Cabinet Drawer.
- left of refrigerator



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 512
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 512 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds life span
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector exceeds 10 year life span, replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink, rust in sink
2.12	Kitchen/Sink Dishwasher inoperable, repair
6.4	Building Exterior/Condition of Exterior Surfaces Replace cracked exterior outlet on patio



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 513
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 513 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

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>
2.10	Kitchen/Stove or Range with Oven Range hood rusted, repair or replace
2.11	Kitchen/Refrigerator Handle damaged, repair or replace
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface bathroom sinks, rust present in both sinks
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 outlet



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 601
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 601 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds lifespan
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
6.1	Building Exterior/Condition of Foundation Repair large crack on patio foundation

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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 602
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 602 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

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>
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface, rust present
4.5	Other Rooms/Window Condition Repair peeling paint on window seal
2.12	Kitchen/Sink Dishwasher inoperable, repair



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 603
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 603 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

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>
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 right of patio door and outlet right of heater

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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 604
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 604 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

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>
2.12	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 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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 605
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 605 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 11/20/2026 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 Unit Carpeting Excessively dirty.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
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



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 606
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 606 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 11/20/2026 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.
3.12 Bathroom/Tub or Shower	Repair leak behind tub spout
8.4 General Health and Safety/Garbage and Debris	Remove old furniture scattered 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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 607
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 607 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 11/20/2026 between 09:00AM and 12:00PM.

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

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

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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 608
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 608 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 11/20/2026 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 inoperable, 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.

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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 609
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 609 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 11/20/2026 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
3.4	Bathroom/Security Remove keyed entry lock
4.4	Other Rooms/Security Remove keyed lock from interior door.
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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 610
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 610 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 11/20/2026 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

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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 611
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 611 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 11/20/2026 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
	1. Remove keyed lock from interior door.
	2. Clear items blocking rear door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit
	Resurface sink, rust present
3.13	Bathroom/Ventilation
	Vent fan inoperable, repair
3.12	Bathroom/Tub or Shower
	1. Resurface tub, peeling paint present
	2. Shower head leaking in rear, repair
6.4	Building Exterior/Condition of Exterior Surfaces
	Replace cracked outlet on patio
8.1	General Health and Safety/Access to Unit
	Patio light inoperable, repair



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 612
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 612 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 11/20/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Replace exceeds 10 year life span (2015)
3.12	Bathroom/Tub or Shower Resurface tub
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



9/21/2026

FAILED INSPECTION NOTICE

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

Property:
4935 SAN PABLO DAM RD Apt 613
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 613 EL SOBRANTE, CA 94803-3200** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 11/20/2026 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

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



9/21/2026

FAILED INSPECTION NOTICE

Sofia T Manay
2272 Del Monte Dr
San Pablo, CA 94806-1021

Property:
225 S 3RD ST
RICHMOND, CA 94804-2119-

PropID:
Client ID: 3536

Dear Owner/Agent,

This letter is to inform you that your property at **225 S 3RD ST RICHMOND, CA 94804-2119** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/30/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom

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



9/21/2026

FAILED INSPECTION NOTICE

Sofia T Manay
2272 Del Monte Dr
San Pablo, CA 94806-1021

Property:
227 S 3RD ST
RICHMOND, CA 94804-2119-

PropID:
Client ID: 3536

Dear Owner/Agent,

This letter is to inform you that your property at **227 S 3RD ST RICHMOND, CA 94804-2119** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/30/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key locks 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



9/21/2026

FAILED INSPECTION NOTICE

Sofia T Manay
2272 Del Monte Dr
San Pablo, CA 94806-1021

Property:
229 S 3RD ST
RICHMOND, CA 94804-2119-

PropID:
Client ID: 3536

Dear Owner/Agent,

This letter is to inform you that your property at **229 S 3RD ST RICHMOND, CA 94804-2119** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/30/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from bedroom door
3.13	Bathroom/Ventilation clear vent of dust

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



9/21/2026

FAILED INSPECTION NOTICE

Sofia T Manay
2272 Del Monte Dr
San Pablo, CA 94806-1021

Property:
533 S 15TH ST
RICHMOND, CA 94804-3708-

PropID:
Client ID: 3536

Dear Owner/Agent,

This letter is to inform you that your property at **533 S 15TH ST RICHMOND, CA 94804-3708** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/30/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven remove foil from stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.5	Other Rooms/Window Condition move bed from blocking widow access/egress
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
8.10	General Health and Safety/Site and Neighborhood Conditions backyard has large amount of overgrowth - cut /remove



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

Annalise Moe
5212 McBryde Ave
Richmond, CA 94805

Property:
5224 MC BRYDE AVE
RICHMOND, CA 94805-1041-

PropID:
Client ID: 14295

Dear Owner/Agent,

This letter is to inform you that your property at **5224 MC BRYDE AVE RICHMOND, CA 94805-1041** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/28/2026 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>
8.4	General Health and Safety/Garbage and Debris Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring inside the unit, outside must be removed.
6.4	Building Exterior/Condition of Exterior Surfaces peeling and chipping on right side of house. 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



9/21/2026

FAILED INSPECTION NOTICE

Andres Hernandez
3006 De Anza Ct
El Sobrante, CA 94803

Property:
3503 MC BRYDE AVE
RICHMOND, CA 94805-1342-

PropID:
Client ID: 10324

Dear Owner/Agent,

This letter is to inform you that your property at **3503 MC BRYDE AVE RICHMOND, CA 94805-1342** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/28/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Shows absence of, or insecure railing around a porch which is approximately 30 inches or more above the ground.
8.10	General Health and Safety/Site and Neighborhood Conditions Repair broken/crack concrete, leading to front porch.

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



9/21/2026

FAILED INSPECTION NOTICE

Steven P & Rebecca Packard
49730 Mescalero
Aguanga, CA 92536-9439

Property:
819 VENTURA ST
RICHMOND, CA 94805-1452-

PropID:
Client ID: 10737

Dear Owner/Agent,

This letter is to inform you that your property at **819 VENTURA ST RICHMOND, CA 94805-1452** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/28/2026 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>
3.5	Bathroom/Window Condition Window must be openable and remain open without props.

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



9/21/2026

FAILED INSPECTION NOTICE

Will Dot Apartments Llc
Jeannette Maynard
Po Box 494
Shingle Springs, CA 95682-0775

Property:
5226 SOLANO AVE Apt A
RICHMOND, CA 94805-1463-

PropID:
Client ID: 14654

Dear Owner/Agent,

This letter is to inform you that your property at **5226 SOLANO AVE Apt A RICHMOND, CA 94805-1463** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/28/2026 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.

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



9/21/2026

FAILED INSPECTION NOTICE

Will Dot Apartments Llc
Jeannette Maynard
Po Box 494
Shingle Springs, CA 95682-0775

Property:
5226 SOLANO AVE Apt B
RICHMOND, CA 94805-1463-

PropID:
Client ID: 14654

Dear Owner/Agent,

This letter is to inform you that your property at **5226 SOLANO AVE Apt B RICHMOND, CA 94805-1463** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/28/2026 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.

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



9/21/2026

FAILED INSPECTION NOTICE

Will Dot Apartments Llc
Jeannette Maynard
Po Box 494
Shingle Springs, CA 95682-0775

Property:
5226 SOLANO AVE Apt C
RICHMOND, CA 94805-1463-

PropID:
Client ID: 14654

Dear Owner/Agent,

This letter is to inform you that your property at **5226 SOLANO AVE Apt C RICHMOND, CA 94805-1463** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/28/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.5	Bathroom/Window Condition peeling paint on inside of frame. repaint or remove.
3.7	Bathroom/Wall Condition evidence of water damage in between tub and toilet.

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



9/21/2026

FAILED INSPECTION NOTICE

Will Dot Apartments Llc
Jeannette Maynard
Po Box 494
Shingle Springs, CA 95682-0775

Property:
5226 SOLANO AVE Apt D
RICHMOND, CA 94805-1463-

PropID:
Client ID: 14654

Dear Owner/Agent,

This letter is to inform you that your property at **5226 SOLANO AVE Apt D RICHMOND, CA 94805-1463** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/28/2026 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.

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



9/21/2026

FAILED INSPECTION NOTICE

Will Dot Apartments Llc
Jeannette Maynard
Po Box 494
Shingle Springs, CA 95682-0775

Property:
5228 SOLANO AVE Apt A
RICHMOND, CA 94805-1463-

PropID:
Client ID: 14654

Dear Owner/Agent,

This letter is to inform you that your property at **5228 SOLANO AVE Apt A RICHMOND, CA 94805-1463** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/28/2026 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 chipping and peeling paint on rangehood. repair or remove
3.12	Bathroom/Tub or Shower peeling, chipping and rust inside tub . replace or 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



9/21/2026

FAILED INSPECTION NOTICE

Will Dot Apartments Llc
Jeannette Maynard
Po Box 494
Shingle Springs, CA 95682-0775

Property:
5228 SOLANO AVE Apt C
RICHMOND, CA 94805-1463-

PropID:
Client ID: 14654

Dear Owner/Agent,

This letter is to inform you that your property at **5228 SOLANO AVE Apt C RICHMOND, CA 94805-1463** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/28/2026 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 chipping and peeling paint on range hood. repair or replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower chipping and peeling paint inside tub. resurface or replace deteriorated caulking. re caulk or replace
3.8	Bathroom/Floor Condition There is a floor defect which allows substantial drafts or vermin to enter from below.



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

Will Dot Apartments Llc
Jeannette Maynard
Po Box 494
Shingle Springs, CA 95682-0775

Property:
5230 SOLANO AVE Apt C
RICHMOND, CA 94805-1463-

PropID:
Client ID: 14654

Dear Owner/Agent,

This letter is to inform you that your property at **5230 SOLANO AVE Apt C RICHMOND, CA 94805-1463** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/28/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.

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



9/21/2026

FAILED INSPECTION NOTICE

Will Dot Apartments Llc
Jeannette Maynard
Po Box 494
Shingle Springs, CA 95682-0775

Property:
5230 SOLANO AVE Apt D
RICHMOND, CA 94805-1463-

PropID:
Client ID: 14654

Dear Owner/Agent,

This letter is to inform you that your property at **5230 SOLANO AVE Apt D RICHMOND, CA 94805-1463** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/28/2026 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>
3.7	Bathroom/Wall Condition peeling paint remove or resurface.
4.4	Other Rooms/Security Remove keyed lock from interior door.

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/21/2026

FAILED INSPECTION NOTICE

Terri-Lu J Mogensen
4802 Meadowbrook Dr
Richmond, CA 94803-2032

Property:
635 34TH ST
RICHMOND, CA 94805-1751-

PropID:
Client ID: 5833

Dear Owner/Agent,

This letter is to inform you that your property at **635 34TH ST RICHMOND, CA 94805-1751** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/28/2026 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 install smoke detector in common area

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



9/21/2026

FAILED INSPECTION NOTICE

Eidex Family Partners
Po Box 1642
Lafayette, CA 94549

Property:
506 MC LAUGHLIN ST
RICHMOND, CA 94805-1947-

PropID:
Client ID: 11326

Dear Owner/Agent,

This letter is to inform you that your property at **506 MC LAUGHLIN ST RICHMOND, CA 94805-1947** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

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>
1.5	Living Room/Window Condition replace missing screens
3.5	Bathroom/Window Condition replace missing screen
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition replace missing screens



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

Eidex Family Partners
Po Box 1642
Lafayette, CA 94549

Property:
508 MC LAUGHLIN ST
RICHMOND, CA 94805-1947-

PropID:
Client ID: 11326

Dear Owner/Agent,

This letter is to inform you that your property at **508 MC LAUGHLIN ST RICHMOND, CA 94805-1947** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

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>
2.10	Kitchen/Stove or Range with Oven on front and one back burner will not self ignite. Repair or replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/21/2026

FAILED INSPECTION NOTICE

Eidex Family Partners
Po Box 1642
Lafayette, CA 94549

Property:
504 MC LAUGHLIN ST
RICHMOND, CA 94805-1947-

PropID:
Client ID: 11326

Dear Owner/Agent,

This letter is to inform you that your property at **504 MC LAUGHLIN ST RICHMOND, CA 94805-1947** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

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>
3.5	Bathroom/Window Condition replace missing screen
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.

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



9/21/2026

FAILED INSPECTION NOTICE

Gilberto A & Chichay K Seguro
2525 Duke Ave
San Pablo, CA 94806

Property:
2904 ALTA MIRA DR
RICHMOND, CA 94806-

PropID:
Client ID: 13528

Dear Owner/Agent,

This letter is to inform you that your property at **2904 ALTA MIRA DR RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches walk way leading up to front door very uneven - tripping/safety hazard - repair
5.3	Secondary Rooms/Electrical Hazards garage GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment hallway heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from 3x bedroom doors
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing - repair/replace
2.12	Kitchen/Sink dishwasher drain not properly connected - repair/replace



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

Catherine A Scott
Dauphine Rivesc
3024 Avon Ln
San Pablo, CA 94806-3208

Property:
4412 JENKINS WAY
RICHMOND, CA 94806-1742-

PropID:
Client ID: 10937

Dear Owner/Agent,

This letter is to inform you that your property at **4412 JENKINS WAY RICHMOND, CA 94806-1742** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/22/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub chipping - repair/resurface overflow plate damaged/missing - repair/replace



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

Xiaorong Zhang
27 Mandalay Pl
South San Francisco, CA 94080

Property:
1630 SUMMER LN
RICHMOND, CA 94806-2094-

PropID:
Client ID: 11232

Dear Owner/Agent,

This letter is to inform you that your property at **1630 SUMMER LN RICHMOND, CA 94806-2094** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/22/2026 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 install over garage door entry
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control not working properly unable to test heater - repair/replace
3.13	Bathroom/Ventilation master bedroom bathroom vent fan cover needs to be cleaned - repair/replace
5.3	Secondary Rooms/Electrical Hazards laundry room light inop - repair/replace



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

Jennifer Yao
556 Velasco Ave
San Francisco, CA 94134

Property:
2816 LEEDS CT
RICHMOND, CA 94806-2611-

PropID:
Client ID: 12206

Dear Owner/Agent,

This letter is to inform you that your property at **2816 LEEDS CT RICHMOND, CA 94806-2611** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

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>
3.12	Bathroom/Tub or Shower hallway tub H/C handle not stopping as designed - handle rotates 360* degrees without stopping on its on - 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



9/21/2026

FAILED INSPECTION NOTICE

Rosendo Alvarez
907 Cleveland Ave
Albany, CA 94706-1509

Property:
3134 ALTA MIRA DR
RICHMOND, CA 94806-2778-

PropID:
Client ID: 7233

Dear Owner/Agent,

This letter is to inform you that your property at **3134 ALTA MIRA DR RICHMOND, CA 94806-2778** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/22/2026 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 front room heater control knob missing - repair/replace
3.4	Bathroom/Security remove key lock from bathroom door
3.12	Bathroom/Tub or Shower tub spout leaks - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
2.12	Kitchen/Sink faucet base loose and leaking from base - repair/replace



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

Puda Liu
2151 Canyon Crest Ave
San Ramon, CA 94582

Property:
2521 SHANE DR
RICHMOND, CA 94806-3124-

PropID:
Client ID: 12059

Dear Owner/Agent,

This letter is to inform you that your property at **2521 SHANE DR RICHMOND, CA 94806-3124** failed the Housing Quality Standards (HQS) inspection on 09/16/2026.

A re-inspection has been scheduled for 10/23/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.3	Building Exterior/Condition of Roof and Gutters large amount of shingles missing on roof - repair/replace
4.4	Other Rooms/Security bedroom door knob not properly secure - repair/replace remove key lock from bedroom closet door
8.7	General Health and Safety/Other Interior Hazards living room smoke detector inop - repair/replace



9/21/2026

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



9/21/2026

FAILED INSPECTION NOTICE

Amy A Chao
Hannah Investment Inc
405 Kains Ave Ste 110
Albany, CA 94706

Property:
1144 CLEARVIEW CT
RICHMOND, CA 94806-5818-

PropID:
Client ID: 11602

Dear Owner/Agent,

This letter is to inform you that your property at **1144 CLEARVIEW CT RICHMOND, CA 94806-5818** **failed** the Housing Quality Standards (HQS) inspection on 09/16/2026.

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>
2.10	Kitchen/Stove or Range with Oven front burner inop - repair/replace
4.4	Other Rooms/Security remove key lock from 3x 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