



9/21/2026

FAILED INSPECTION NOTICE

Ram P & Ashu K Vohra
2372 18Th St
San Pablo, CA 94806

Property:
1257 YORK ST
RICHMOND, CA 94801-1851-

PropID:
Client ID: 8205

Dear Owner/Agent,

This letter is to inform you that your property at **1257 YORK ST RICHMOND, CA 94801-1851** failed the Housing Quality Standards (HQS) inspection on 09/17/2026.

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

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

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/21/2026

FAILED INSPECTION NOTICE

Mohamed H Mosleh
2419 Edgehill Ct
San Leandro, CA 94577

Property:
445 2ND ST Apt 6
RICHMOND, CA 94801-2970-

PropID:
Client ID: 4601

Dear Owner/Agent,

This letter is to inform you that your property at **445 2ND ST Apt 6 RICHMOND, CA 94801-2970** failed the Housing Quality Standards (HQS) inspection on 09/17/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
1.5	Living Room/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Discharge Pipe.
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit



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Residential Rental Inspections Program



9/21/2026

FAILED INSPECTION NOTICE

James Hien Nguyen
1408 8Th St
Berkeley, CA 94710-1416

Property:
2323 RHEEM AVE Apt 1
RICHMOND, CA 94804-1043-

PropID:
Client ID: 2232

Dear Owner/Agent,

This letter is to inform you that your property at **2323 RHEEM AVE Apt 1 RICHMOND, CA 94804-1043** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2026.

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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide permanent Heat Source.

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



9/21/2026

FAILED INSPECTION NOTICE

James Hien Nguyen
1408 8Th St
Berkeley, CA 94710-1416

Property:
2323 RHEEM AVE Apt 3
RICHMOND, CA 94804-1043-

PropID:
Client ID: 2232

Dear Owner/Agent,

This letter is to inform you that your property at **2323 RHEEM AVE Apt 3 RICHMOND, CA 94804-1043** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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

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9/21/2026

FAILED INSPECTION NOTICE

James Hien Nguyen
1408 8Th St
Berkeley, CA 94710-1416

Property:
2323 RHEEM AVE Apt 4
RICHMOND, CA 94804-1043-

PropID:
Client ID: 2232

Dear Owner/Agent,

This letter is to inform you that your property at **2323 RHEEM AVE Apt 4 RICHMOND, CA 94804-1043** **failed** the Housing Quality Standards (HQS) inspection on 09/17/2026.

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>
1.4	Living Room/Security front door striker plates missing - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector miss/inop - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose - repair/replace



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