



9/22/2026

FAILED INSPECTION NOTICE

Hung Trung & Hung Le Tran
Jennifer Tran
263 Arlington Ave
Kensington, CA 94707

Property:
10855 SAN PABLO AVE
EL CERRITO, CA 94530-

PropID:
Client ID: 19252

Dear Owner/Agent,

This letter is to inform you that your property at **10855 SAN PABLO AVE EL CERRITO, CA 94530** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

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>
8.1	General Health and Safety/Access to Unit Install unit number "B" on front door
8.6	General Health and Safety/Interior Stairs and Common Halls Install smoke detector/ carbon monoxide detector in 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.

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



9/22/2026

FAILED INSPECTION NOTICE

Bikash Sainju
601 Willow St #Apt G
Alameda, CA 94806

Property:
849 8TH ST
RICHMOND, CA 94801-

PropID:
Client ID: 17268

Dear Owner/Agent,

This letter is to inform you that your property at **849 8TH ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

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.



9/22/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Light fixture inoperable, repair
3.12	Bathroom/Tub or Shower Shower head capped off in bedroom 1, repair
3.3	Bathroom/Electrical Hazards GFCI inoperable, repair
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor
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.
4.7	Other Rooms/Wall Condition Clean/ remove discoloration on walls
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window screen missing, replace
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.7	Kitchen/Wall Condition Baseboard trim by refrigerator damaged, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in rear yard



9/22/2026

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



9/22/2026

FAILED INSPECTION NOTICE

Elvin E & Yendy L Lucas
2740 Doidge Ave
Pinole, CA 94564

Property:
560 ALAMO AVE
RICHMOND, CA 94801-

PropID:
Client ID: 17557

Dear Owner/Agent,

This letter is to inform you that your property at **560 ALAMO AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

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.



9/22/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4 Other Rooms/Security	Remove keyed lock from interior door.
4.3 Other Rooms/Electrical Hazards	Replace missing recessed light fixture as wires or hanging from ceiling
3.3 Bathroom/Electrical Hazards	Replace missing recessed lighting as wires hanging out of fixture
1.3 Living Room/Electrical Hazards	Secure recessed lighting, wires hanging from ceiling
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	Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12 Bathroom/Tub or Shower	Shower head leaking in rear, rear right bedroom
2.10 Kitchen/Stove or Range with Oven	Burners not self lighting, repair
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.
2.12 Kitchen/Sink	1. Dishwasher inoperable, repair 2. Air gap cover missing, replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heater inoperable, repair
8.3 General Health and Safety/Evidence of Infestation	Exterminate for roaches.



9/22/2026

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



9/22/2026

FAILED INSPECTION NOTICE

Paula Tre Yu
901 Huron Ave
San Francisco, CA 94124

Property:
210 WILLARD AVE
RICHMOND, CA 94801-1827-

PropID:
Client ID: 17240

Dear Owner/Agent,

This letter is to inform you that your property at **210 WILLARD AVE RICHMOND, CA 94801-1827** **failed** the Housing Quality Standards (HQS) inspection on 09/21/2026.

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.



9/22/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions
	1. Remove old fencing and building supplies from exterior
	2. Rear shed severely damaged, repair or remove
8.6	General Health and Safety/Interior Stairs and Common Halls
	Common area smoke detector inoperable, repair or replace
2.12	Kitchen/Sink
	No water service in unit, must be inspected
2.10	Kitchen/Stove or Range with Oven
	1. Inoperable, no gas service in unit
	2. Range hood inoperable, repair
1.5	Living Room/Window Condition
	Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.10	Other Rooms/Smoke Detectors
	Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.5	Other Rooms/Window Condition
	Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, Repair (NO GAS SERVICE) in unit
3.5	Bathroom/Window Condition
	Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.



9/22/2026

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



9/22/2026

FAILED INSPECTION NOTICE

Isidoro & Raquel Rosas
4230 Twilight Ct
Hayward, CA 94542

Property:
1423 HELLINGS AVE Apt 1
RICHMOND, CA 94801-2394-

PropID:
Client ID: 17376

Dear Owner/Agent,

This letter is to inform you that your property at **1423 HELLINGS AVE Apt 1 RICHMOND, CA 94801-2394** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

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 keyed lock from interior door.
8.7	General Health and Safety/Other Interior Hazards Remove old smoke detector at base of stairs
2.10	Kitchen/Stove or Range with Oven 1. Right rear burner not self lighting, repair 2. Range hood light inoperable, repair



9/22/2026

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



9/22/2026

FAILED INSPECTION NOTICE

Isidoro & Raquel Rosas
4230 Twilight Ct
Hayward, CA 94542

Property:
1423 HELLINGS AVE Apt 2
RICHMOND, CA 94801-2394-

PropID:
Client ID: 17376

Dear Owner/Agent,

This letter is to inform you that your property at **1423 HELLINGS AVE Apt 2 RICHMOND, CA 94801-2394** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

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>
8.7	General Health and Safety/Other Interior Hazards Remove key lock on living room closet door
7.4	Heating and Plumbing/Water Heater No access as door on closet is screwed shut, must be inspected
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front handrail leading to unit dry rotted, repair



9/22/2026

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



9/22/2026

FAILED INSPECTION NOTICE

Kafele Bakari Willsky
3027 Wisconsin St
Oakland, CA 94602

Property:
1927 BARRETT AVE Apt 1/2
RICHMOND, CA 94801-2829-

PropID:
Client ID: 14658

Dear Owner/Agent,

This letter is to inform you that your property at **1927 BARRETT AVE Apt 1/2 RICHMOND, CA 94801-2829** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

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>
2.10	Kitchen/Stove or Range with Oven Right rear burner knob damaged, repair as knob continuously spins and may cause gas leak.
8.7	General Health and Safety/Other Interior Hazards Remove keyed entry lock on hall door leading to kitchen.

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



9/22/2026

FAILED INSPECTION NOTICE

Feng Ling Song
2247 25Th Ave
San Francisco, CA 94116

Property:
209 BISSELL AVE
RICHMOND, CA 94801-3461-

PropID:
Client ID: 19157

Dear Owner/Agent,

This letter is to inform you that your property at **209 BISSELL AVE RICHMOND, CA 94801-3461** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

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
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Remove old smoke detector
6.3	Building Exterior/Condition of Roof and Gutters Ext. = Gutters Damaged. Rear right side of unit
2.12	Kitchen/Sink Dishwasher inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.5	Bathroom/Window Condition Window must be openable and remain open without props. - Level 2 bathroom
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet on right wall



9/22/2026

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



9/22/2026

FAILED INSPECTION NOTICE

Javier G Soriano Est Of Cruz
Olga Valle Lemus
3800 Garvin Ave
Richmond, CA 94805

Property:
651 S 32ND ST
RICHMOND, CA 94804-

PropID:
Client ID: 18065

Dear Owner/Agent,

This letter is to inform you that your property at **651 S 32ND ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 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 2x bedroom doors
3.5	Bathroom/Window Condition window off track - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control missing unable to test heater - repair/replace

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

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

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



9/22/2026

FAILED INSPECTION NOTICE

Lakireddy Bali Reddy & Rasulbi Shaik
2227 Dwight Way Apt 1
Berkeley, CA 94704

Property:
401 32ND ST
RICHMOND, CA 94804-1705-

PropID:
Client ID: 14418

Dear Owner/Agent,

This letter is to inform you that your property at **401 32ND ST RICHMOND, CA 94804-1705** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 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 all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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

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

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



9/22/2026

FAILED INSPECTION NOTICE

Lakireddy Bali Reddy & Rasulbi Shaik
2227 Dwight Way Apt 1
Berkeley, CA 94704

Property:
405 32ND ST
RICHMOND, CA 94804-1705-

PropID:
Client ID: 14418

Dear Owner/Agent,

This letter is to inform you that your property at **405 32ND ST RICHMOND, CA 94804-1705** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 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 heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven remove foil from stove
8.6	General Health and Safety/Interior Stairs and Common Halls basement stairs missing handrail - repair/replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors remove latch lock from bedroom door



9/22/2026

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



9/22/2026

FAILED INSPECTION NOTICE

Lakireddy Bali Reddy & Rasulbi Shaik
2227 Dwight Way Apt 1
Berkeley, CA 94704

Property:
409 32ND ST
RICHMOND, CA 94804-1705-

PropID:
Client ID: 14418

Dear Owner/Agent,

This letter is to inform you that your property at **409 32ND ST RICHMOND, CA 94804-1705** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 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 all burners must self ignite - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls basement stairs missing handrail - repair/replace
5.3	Secondary Rooms/Electrical Hazards basement light has short - repair/replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
3.12	Bathroom/Tub or Shower tub diverter not working properly - repair/replace



9/22/2026

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



9/22/2026

FAILED INSPECTION NOTICE

Gustavo Adolfo Perez
557 A 7Th Ave
San Francisco, CA 94118

Property:
350 28TH ST
RICHMOND, CA 94804-1731-

PropID:
Client ID: 18928

Dear Owner/Agent,

This letter is to inform you that your property at **350 28TH ST RICHMOND, CA 94804-1731** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 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
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke/Co detector inop - repair/replace basement smoke detector missing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing



9/22/2026

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



9/22/2026

FAILED INSPECTION NOTICE

Gustavo Adolfo Perez
557 A 7Th Ave
San Francisco, CA 94118

Property:
352 28TH ST
RICHMOND, CA 94804-1731-

PropID:
Client ID: 18928

Dear Owner/Agent,

This letter is to inform you that your property at **352 28TH ST RICHMOND, CA 94804-1731** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 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
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Gustavo Adolfo Perez
557 A 7Th Ave
San Francisco, CA 94118

Property:
354 28TH ST
RICHMOND, CA 94804-1731-

PropID:
Client ID: 18928

Dear Owner/Agent,

This letter is to inform you that your property at **354 28TH ST RICHMOND, CA 94804-1731** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.2	General Health and Safety/Exits back door not closing flush to lock securely - repair/repalce
3.3	Bathroom/Electrical Hazards GFCI outlet missing

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Sonie Pho
109 Stanley Ct
Hercules, CA 94547

Property:
300 32ND ST Apt 1
RICHMOND, CA 94804-1791-

PropID:
Client ID: 18941

Dear Owner/Agent,

This letter is to inform you that your property at **300 32ND ST Apt 1 RICHMOND, CA 94804-1791** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.6 Bathroom/Ceiling Condition	hallway bathroom ceiling has discoloration - remove/repair
3.13 Bathroom/Ventilation	bathroom fan not working as designed - 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



9/22/2026

FAILED INSPECTION NOTICE

Sonie Pho
109 Stanley Ct
Hercules, CA 94547

Property:
300 32ND ST Apt 3
RICHMOND, CA 94804-1791-

PropID:
Client ID: 18941

Dear Owner/Agent,

This letter is to inform you that your property at **300 32ND ST Apt 3 RICHMOND, CA 94804-1791** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 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
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Tony & Louisa J Trujillo
740 49Th St
Richmond, CA 94804-4427

Property:
256 25TH ST Apt B
RICHMOND, CA 94804-1808-

PropID:
Client ID: 1765

Dear Owner/Agent,

This letter is to inform you that your property at **256 25TH ST Apt B RICHMOND, CA 94804-1808** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 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
2.13	Kitchen/Space for Storage, Prep and Serving front of cabinet door missing - repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

Mary King
Po Box 624
Clearlake Oaks, CA 95423

Property:
124 MAINE AVE
RICHMOND, CA 94804-2136-

PropID:
Client ID: 18516

Dear Owner/Agent,

This letter is to inform you that your property at **124 MAINE AVE RICHMOND, CA 94804-2136** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 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>
3.4 Bathroom/Security	remove key lock from 2x bathroom doors
3.3 Bathroom/Electrical Hazards	GFCI outlet missing 2x bathrooms
2.3 Kitchen/Electrical Hazards	GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit	toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment	wall heater in bathroom not working properly - repair/replace
2.12 Kitchen/Sink	faucet base loose - repair/replace



9/22/2026

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



9/22/2026

FAILED INSPECTION NOTICE

Moody & Nelly Philipos
281 Del Norte Dr
San Bruno, CA 94804

Property:
320 MAINE AVE
RICHMOND, CA 94804-2230-

PropID:
Client ID: 17195

Dear Owner/Agent,

This letter is to inform you that your property at **320 MAINE AVE RICHMOND, CA 94804-2230** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 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

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



9/22/2026

FAILED INSPECTION NOTICE

Moody & Nelly Philipos
281 Del Norte Dr
San Bruno, CA 94804

Property:
322 MAINE AVE
RICHMOND, CA 94804-2230-

PropID:
Client ID: 17195

Dear Owner/Agent,

This letter is to inform you that your property at **322 MAINE AVE RICHMOND, CA 94804-2230** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 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>
8.3	General Health and Safety/Evidence of Infestation roach infestation - remove/treat
2.10	Kitchen/Stove or Range with Oven burner control knobs missing - 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



9/22/2026

FAILED INSPECTION NOTICE

Moody & Nelly Philipos
281 Del Norte Dr
San Bruno, CA 94804

Property:
324 MAINE AVE
RICHMOND, CA 94804-2230-

PropID:
Client ID: 17195

Dear Owner/Agent,

This letter is to inform you that your property at **324 MAINE AVE RICHMOND, CA 94804-2230** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 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 3x bedroom doors
3.12	Bathroom/Tub or Shower tub diverter not working properly - repair/replace

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

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

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



9/22/2026

FAILED INSPECTION NOTICE

Moody & Nelly Philipos
281 Del Norte Dr
San Bruno, CA 94804

Property:
326 MAINE AVE
RICHMOND, CA 94804-2230-

PropID:
Client ID: 17195

Dear Owner/Agent,

This letter is to inform you that your property at **326 MAINE AVE RICHMOND, CA 94804-2230** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 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
3.12	Bathroom/Tub or Shower tub diverter not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop -
4.4	Other Rooms/Security remove key lock from 3x bedroom doors



9/22/2026

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