



9/28/2026

FAILED INSPECTION NOTICE

Subhani M Shaik
2225 Dwight Way #C
Berkeley, CA 94704

Property:
408 21ST ST
RICHMOND, CA 94801-3304-

PropID:
Client ID: 8635

Dear Owner/Agent,

This letter is to inform you that your property at **408 21ST ST RICHMOND, CA 94801-3304** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 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>
3.7 Bathroom/Wall Condition	Clean/remove discoloration on walls
4.4 Other Rooms/Security	Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition	Move items to allow access to quick release for security bars (fire exit)
4.7 Other Rooms/Wall Condition	Replace missing door knob on closet door
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heater inoperable, repair
1.3 Living Room/Electrical Hazards	Replace damaged light switch cover plate
8.1 General Health and Safety/Access to Unit	Front security gate damaged (cutting hazard) , repair or replace



9/28/2026

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



9/28/2026

FAILED INSPECTION NOTICE

Subhani M Shaik
2225 Dwight Way #C
Berkeley, CA 94704

Property:
410 21ST ST
RICHMOND, CA 94801-3304-

PropID:
Client ID: 8635

Dear Owner/Agent,

This letter is to inform you that your property at **410 21ST ST RICHMOND, CA 94801-3304** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 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>
1.3	Living Room/Electrical Hazards A missing and/or cracked cover plate presents an electrical hazard. - outlet underneath thermostat
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.4	Heating and Plumbing/Water Heater Install compliant water heater straps
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.13	Bathroom/Ventilation Replace missing ceiling vent cover
2.10	Kitchen/Stove or Range with Oven Replace missing range hood vent filter screen



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Subhani M Shaik
2225 Dwight Way #C
Berkeley, CA 94704

Property:
412 21ST ST
RICHMOND, CA 94801-3304-

PropID:
Client ID: 8635

Dear Owner/Agent,

This letter is to inform you that your property at **412 21ST ST RICHMOND, CA 94801-3304** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 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>
7.5	Heating and Plumbing/Water Supply Low water pressure in bathroom, repair
3.4	Bathroom/Security Remove latch lock from door
7.2	Heating and Plumbing/Safety of Heating Equipment Clean excessive dust build up on heater

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Subhani M Shaik
2225 Dwight Way #C
Berkeley, CA 94704

Property:
414 21ST ST
RICHMOND, CA 94801-3304-

PropID:
Client ID: 8635

Dear Owner/Agent,

This letter is to inform you that your property at **414 21ST ST RICHMOND, CA 94801-3304** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition CLEAR ITEMS ON EXTERIOR SIDE OF WINDOW (FIRE EXIT)
3.4	Bathroom/Security Remove keyed entry lock
3.12	Bathroom/Tub or Shower Resurface tub
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
2.11	Kitchen/Refrigerator Light inoperable, repair



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Javier & Guillermina Rosas
1844 Lupine Rd
Hercules, CA 94547

Property:
501 22ND ST
RICHMOND, CA 94801-3368-

PropID:
Client ID: 17375

Dear Owner/Agent,

This letter is to inform you that your property at **501 22ND ST RICHMOND, CA 94801-3368** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.1	General Health and Safety/Access to Unit Install unit number (501) outside of door for identification.

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



9/28/2026

FAILED INSPECTION NOTICE

Javier & Guillermina Rosas
1844 Lupine Rd
Hercules, CA 94547

Property:
503 22ND ST
RICHMOND, CA 94801-3368-

PropID:
Client ID: 17375

Dear Owner/Agent,

This letter is to inform you that your property at **503 22ND ST RICHMOND, CA 94801-3368** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Install unit number (503) on front door for identification
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacle in kitchen by sink
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10	Kitchen/Stove or Range with Oven 1. Replace rusted drip pans 2. Range hood fan inoperable, repair or replace
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.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Javier & Guillermina Rosas
1844 Lupine Rd
Hercules, CA 94547

Property:
505 22ND ST
RICHMOND, CA 94801-3368-

PropID:
Client ID: 17375

Dear Owner/Agent,

This letter is to inform you that your property at **505 22ND ST RICHMOND, CA 94801-3368** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 between 09:00AM and 12:00PM.

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<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 on front door for identification
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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.10	Kitchen/Stove or Range with Oven Replace rusted range hood



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Javier & Guillermina Rosas
1844 Lupine Rd
Hercules, CA 94547

Property:
507 22ND ST
RICHMOND, CA 94801-3368-

PropID:
Client ID: 17375

Dear Owner/Agent,

This letter is to inform you that your property at **507 22ND ST RICHMOND, CA 94801-3368** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Install unit number on front door for identification
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
2.10	Kitchen/Stove or Range with Oven Replace rusted drip pans
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.



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Sincerely,

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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Javier & Guillermina Rosas
1844 Lupine Rd
Hercules, CA 94547

Property:
509 22ND ST
RICHMOND, CA 94801-3368-

PropID:
Client ID: 17375

Dear Owner/Agent,

This letter is to inform you that your property at **509 22ND ST RICHMOND, CA 94801-3368** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 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>
1.5	Living Room/Window Condition
	1. Lock mechanism damaged/missing, replace
	2. 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.
4.5	Other Rooms/Window Condition
	Window lock mechanism missing, replace
3.3	Bathroom/Electrical Hazards
	Install GFCI protected receptacle in bathroom
3.12	Bathroom/Tub or Shower
	Shower head leaking in rear, repair
2.3	Kitchen/Electrical Hazards
	Install GFCI protected receptacle by kitchen sink
2.12	Kitchen/Sink
	Garbage disposal inoperable, repair or replace



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Muruvvet Tre Sariyar
6101 Panama Ave
Richmond, CA 94804

Property:
33 17TH ST
RICHMOND, CA 94801-3609-

PropID:
Client ID: 19041

Dear Owner/Agent,

This letter is to inform you that your property at **33 17TH ST RICHMOND, CA 94801-3609** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 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.



9/28/2026

FAILED INSPECTION NOTICE

<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.
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector and carbon monoxide detector on level 1 and basement
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.
4.10	Other Rooms/Smoke Detectors Replace, exceeds life span
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12	Bathroom/Tub or Shower Resurface tub
8.7	General Health and Safety/Other Interior Hazards Remove keyed entry lock on door leading to basement
8.4	General Health and Safety/Garbage and Debris Remove excessive clutter in yard



9/28/2026

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Sincerely,

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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Muruvvet Tre Sariyar
6101 Panama Ave
Richmond, CA 94804

Property:
49 17TH ST
RICHMOND, CA 94801-3609-

PropID:
Client ID: 19041

Dear Owner/Agent,

This letter is to inform you that your property at **49 17TH ST RICHMOND, CA 94801-3609** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
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.
3.6	Bathroom/Ceiling Condition Repair, peeling paint present
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector and carbon monoxide detectors on level 1 & basement



9/28/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Massoud Parsa
9387 Blue Oak Dr
Orangevale, CA 95662

Property:
169 18TH ST
RICHMOND, CA 94801-3615-

PropID:
Client ID: 18908

Dear Owner/Agent,

This letter is to inform you that your property at **169 18TH ST RICHMOND, CA 94801-3615** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector and carbon monoxide detectors level 1 & basement
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
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.



9/28/2026

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Massoud Parsa
9387 Blue Oak Dr
Orangevale, CA 95662

Property:
173 18TH ST
RICHMOND, CA 94801-3615-

PropID:
Client ID: 18908

Dear Owner/Agent,

This letter is to inform you that your property at **173 18TH ST RICHMOND, CA 94801-3615** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.9	General Health and Safety/Interior Air Quality Poor interior air quality inside of unit, tenant to address housekeeping in unit
8.7	General Health and Safety/Other Interior Hazards 1. Unit = Excessively Dirty/Poor Housekeeping. 2. Unit = Floors,Walls,Ceilings, and Tile(s) Excessively Dirty. Needs Cleaning.
1.7	Living Room/Wall Condition Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing smoke detectors in common areas and bedrooms.
3.12	Bathroom/Tub or Shower Resurface tub
3.7	Bathroom/Wall Condition Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Seat needs repair/replacement.
2.7	Kitchen/Wall Condition Clean/remove discoloration, grease splatter and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.
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.
2.8	Kitchen/Floor Condition Repair damaged flooring in kitchen, flooring is heavily worn out
5.4	Secondary Rooms/Other Potential Hazardous Features 1. Repair walls and ceiling in laundry room. Large opening where ceiling is missing from previous water damage. Repair damaged walls in laundry room. 2. Install smoke detector and carbon monoxide detector in garage as it is used as a living quarter and gas appliances are located on that level.
8.4	General Health and Safety/Garbage and Debris Remove excessive clutter in yard
1.3	Living Room/Electrical Hazards No access to outlets for inspection
1.5	Living Room/Window Condition Clean discoloration on window and window seal



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- 1.6 Living Room/Ceiling Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.
- 4.4 Other Rooms/Security
NO ACCESS to room due to excessive clutter, room must be inspected in full
- 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.
- 4.7 Other Rooms/Wall Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.
- 4.3 Other Rooms/Electrical Hazards
No access to outlets in room due to excessive clutter
- 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.
- 4.6 Other Rooms/Ceiling Condition
Clean/remove discoloration and cobwebs on walls. Tenant may need to contact owner in regards to remediation work as walls are severely discolored.

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



9/28/2026

FAILED INSPECTION NOTICE

Massoud Parsa
9387 Blue Oak Dr
Orangevale, CA 95662

Property:
177 18TH ST
RICHMOND, CA 94801-3615-

PropID:
Client ID: 18908

Dear Owner/Agent,

This letter is to inform you that your property at **177 18TH ST RICHMOND, CA 94801-3615** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 between 11:00AM and 02:00PM.

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Area	REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector level 1
4.5	Other Rooms/Window Condition Clear items to allow access to window (fire exit)
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet top is missing, replace
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window is damaged as frame is dry rotted and window has come apart from dry rotted frame. Replace
5.2	Secondary Rooms/Security Declutter garage
8.7	General Health and Safety/Other Interior Hazards 1. Install smoke detector and carbon monoxide detector in garage/basement 2. Install carbon monoxide detector level 1



9/28/2026

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



9/28/2026

FAILED INSPECTION NOTICE

Massoud Parsa
9387 Blue Oak Dr
Orangevale, CA 95662

Property:
181 18TH ST
RICHMOND, CA 94801-3615-

PropID:
Client ID: 18908

Dear Owner/Agent,

This letter is to inform you that your property at **181 18TH ST RICHMOND, CA 94801-3615** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 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.



9/28/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
1.7	Living Room/Wall Condition Repair peeling paint on living room walls and ceiling
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Replace missing common area smoke detector level 1 2. Install smoke detector & carbon monoxide detector in garage/basement
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition 1. Window frame on interior side is dry rotted, repair 2. Window crank inoperable, window will not close and lock securely as designed 3. 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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
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.
3.3	Bathroom/Electrical Hazards Ceiling light inoperable, repair



9/28/2026

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



9/28/2026

FAILED INSPECTION NOTICE

Cara Lyn Giovanniello
89 Scenic Ave
Richmond, CA 94801

Property:
91 SCENIC AVE
RICHMOND, CA 94801-3933-

PropID:
Client ID: 18273

Dear Owner/Agent,

This letter is to inform you that your property at **91 SCENIC AVE RICHMOND, CA 94801-3933** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

A re-inspection has been scheduled for 11/04/2026 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 No access to outlets for inspection, remove items blocking access to outlets.
8.1	General Health and Safety/Access to Unit Clear items blocking rear door (fire exit)
4.4	Other Rooms/Security Remove deadbolt lock from bedroom door
4.5	Other Rooms/Window Condition Clear boxes to allow access to window (fire exit)



9/28/2026

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



9/28/2026

FAILED INSPECTION NOTICE

Sylvia Mabel Flores
1922 Brookside Dr
San Pablo, CA 94806

Property:
1918 FLORIDA AVE
RICHMOND, CA 94804-2463-

PropID:
Client ID: 18216

Dear Owner/Agent,

This letter is to inform you that your property at **1918 FLORIDA AVE RICHMOND, CA 94804-2463** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2026.

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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace
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



9/28/2026

FAILED INSPECTION NOTICE

Sylvia Mabel Flores
1922 Brookside Dr
San Pablo, CA 94806

Property:
1922 FLORIDA AVE
RICHMOND, CA 94804-2643-

PropID:
Client ID: 18216

Dear Owner/Agent,

This letter is to inform you that your property at **1922 FLORIDA AVE RICHMOND, CA 94804-2643** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2026.

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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke /Co detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control inop unable to test heater - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
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.
3.4	Bathroom/Security remove key lock from bathroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
3.12	Bathroom/Tub or Shower tub worn/damaged - resurface/repair/replace



9/28/2026

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



9/28/2026

FAILED INSPECTION NOTICE

Beena Ammanath
3558 Crespi Ct
Pleasanton, CA 94588

Property:
2819 VIRGINIA AVE
RICHMOND, CA 94804-2913-

PropID:
Client ID: 17791

Dear Owner/Agent,

This letter is to inform you that your property at **2819 VIRGINIA AVE RICHMOND, CA 94804-2913** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2026.

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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches steps/railing leading up to unit damaged - health/safety hazard - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway co detector missing
3.4	Bathroom/Security door damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



9/28/2026

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



9/28/2026

FAILED INSPECTION NOTICE

Beena Ammanath
3558 Crespi Ct
Pleasanton, CA 94588

Property:
2823 VIRGINIA AVE
RICHMOND, CA 94804-2913-

PropID:
Client ID: 17791

Dear Owner/Agent,

This letter is to inform you that your property at **2823 VIRGINIA AVE RICHMOND, CA 94804-2913** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2026.

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>
3.5	Bathroom/Window Condition window screen missing - repair/replace
4.10	Other Rooms/Smoke Detectors garage smoke detector 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



9/28/2026

FAILED INSPECTION NOTICE

Beena Ammanath
3558 Crespi Ct
Pleasanton, CA 94588

Property:
2825 VIRGINIA AVE
RICHMOND, CA 94804-2913-

PropID:
Client ID: 17791

Dear Owner/Agent,

This letter is to inform you that your property at **2825 VIRGINIA AVE RICHMOND, CA 94804-2913** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2026.

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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop
4.7	Other Rooms/Wall Condition bedroom wall has discoloration - remove-repaint
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.6	Bathroom/Ceiling Condition ceiling has discoloration - repair/replace



9/28/2026

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



9/28/2026

FAILED INSPECTION NOTICE

Griumilda A Barrios
434 Spring St
Richmond, CA 94804

Property:
438 SPRING ST
RICHMOND, CA 94804-2936-

PropID:
Client ID: 15903

Dear Owner/Agent,

This letter is to inform you that your property at **438 SPRING ST RICHMOND, CA 94804-2936** failed the Housing Quality Standards (HQS) inspection on 09/22/2026.

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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector 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



9/28/2026

FAILED INSPECTION NOTICE

Leslie G Tre Wong
100 Dudley Ave
Piedmont, CA 94611

Property:
6026 WENK AVE Apt 1
RICHMOND, CA 94804-5061-

PropID:
Client ID: 19370

Dear Owner/Agent,

This letter is to inform you that your property at **6026 WENK AVE Apt 1 RICHMOND, CA 94804-5061** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2026.

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>
4.10	Other Rooms/Smoke Detectors smoke detector inop exceeds 10 yr replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/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



9/28/2026

FAILED INSPECTION NOTICE

Leslie G Tre Wong
100 Dudley Ave
Piedmont, CA 94611

Property:
6026 WENK AVE Apt 2
RICHMOND, CA 94804-5061-

PropID:
Client ID: 19370

Dear Owner/Agent,

This letter is to inform you that your property at **6026 WENK AVE Apt 2 RICHMOND, CA 94804-5061** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2026.

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 front right burner inop - repair/replace hood range worn/peeling - repair/replace
2.12	Kitchen/Sink sink worn/damaged - resurface/repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.6	Bathroom/Ceiling Condition ceiling/wall has discoloration- remove/repair/repaint
3.7	Bathroom/Wall Condition wall has peeling paint - repair/repaint



9/28/2026

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



9/28/2026

FAILED INSPECTION NOTICE

Leslie G Tre Wong
100 Dudley Ave
Piedmont, CA 94611

Property:
6026 WENK AVE Apt 3
RICHMOND, CA 94804-5061-

PropID:
Client ID: 19370

Dear Owner/Agent,

This letter is to inform you that your property at **6026 WENK AVE Apt 3 RICHMOND, CA 94804-5061** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2026.

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>
1.6	Living Room/Ceiling Condition living room and hallway ceiling have large cracks - 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



9/28/2026

FAILED INSPECTION NOTICE

Leslie G Tre Wong
100 Dudley Ave
Piedmont, CA 94611

Property:
6026 WENK AVE Apt 4
RICHMOND, CA 94804-5061-

PropID:
Client ID: 19370

Dear Owner/Agent,

This letter is to inform you that your property at **6026 WENK AVE Apt 4 RICHMOND, CA 94804-5061** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2026.

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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop exceeds 10yr repalce
4.4	Other Rooms/Security remove 2x latch locks from bedroom doors
4.7	Other Rooms/Wall Condition bedroom wall has large amount of discoloration- remove/repair/repaint
3.5	Bathroom/Window Condition window/frame has discoloration - remove/repair/repaint
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven hood range worn/peeling - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



9/28/2026

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



9/28/2026

FAILED INSPECTION NOTICE

Leslie G Tre Wong
100 Dudley Ave
Piedmont, CA 94611

Property:
6026 WENK AVE Apt 5
RICHMOND, CA 94804-5061-

PropID:
Client ID: 19370

Dear Owner/Agent,

This letter is to inform you that your property at **6026 WENK AVE Apt 5 RICHMOND, CA 94804-5061** **failed** the Housing Quality Standards (HQS) inspection on 09/22/2026.

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 hood range vent cover missing - 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