



9/28/2026

FAILED INSPECTION NOTICE

Kathleen Schmieder
Po Box 4937
Walnut Creek, CA 94596

Property:
456 C ST
RICHMOND, CA 94801-2918-

PropID:
Client ID: 7728

Dear Owner/Agent,

This letter is to inform you that your property at **456 C ST RICHMOND, CA 94801-2918** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

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>
5.3	Secondary Rooms/Electrical Hazards 1. Replace cracked outlet above washing machine
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, bedroom 2 right side level 2. Repair
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.



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

Fallen Leaf Properties Llc
1032 E 14Th St
San Leandro, CA 94577-3731

Property:
19 3RD ST
RICHMOND, CA 94801-3563-

PropID:
Client ID: 19500

Dear Owner/Agent,

This letter is to inform you that your property at **19 3RD ST RICHMOND, CA 94801-3563** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.

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

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

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Sincerely,

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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Aida A Castilo
3088 Estates Ave
Pinole, CA 94564

Property:
1433 RHEEM AVE
RICHMOND, CA 94801-5302-

PropID:
Client ID: 17949

Dear Owner/Agent,

This letter is to inform you that your property at **1433 RHEEM AVE RICHMOND, CA 94801-5302** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - outlets all have hot/neutral reverse, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock on hall closet door
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Bcc Residential Property Lp
Professional Property Management
5054 El Portal Dr C
El Sobrante, CA 94803

Property:
1765 NORTSHORE DR
RICHMOND, CA 94804-

PropID:
Client ID: 13243

Dear Owner/Agent,

This letter is to inform you that your property at **1765 NORTSHORE DR RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 09/23/2026.

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
8.6	General Health and Safety/Interior Stairs and Common Halls downstairs hallway smoke/Co 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Jangjin Choi
Ernie Sexton
5055 Palmetto Ave
Pacifica, CA 94044

Property:
5517 HUNTINGTON AVE
RICHMOND, CA 94804-5503-

PropID:
Client ID: 11358

Dear Owner/Agent,

This letter is to inform you that your property at **5517 HUNTINGTON AVE RICHMOND, CA 94804-5503** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

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>
4.10	Other Rooms/Smoke Detectors smoke detector missing in 3x bedrooms
3.3	Bathroom/Electrical Hazards hallway bathroom GFCI outlet missing
2.3	Kitchen/Electrical Hazards outlets next to sink inop - repair/replace
3.5	Bathroom/Window Condition latch broken window not able to close as designed



9/28/2026

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

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Sincerely,

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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Maryann Wolfe
1934 Yolo Ave
Berkeley, CA 94707

Property:
2306 DOLPHIN DR
RICHMOND, CA 94804-7472-

PropID:
Client ID: 16290

Dear Owner/Agent,

This letter is to inform you that your property at **2306 DOLPHIN DR RICHMOND, CA 94804-7472** **failed** the Housing Quality Standards (HQS) inspection on 09/23/2026.

A re-inspection has been scheduled for 11/06/2026 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 patio door lock not locking as designed - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink has very slow drain - repair
4.3	Other Rooms/Electrical Hazards removed smoke detector wires exposed - cover/cap - 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

Bianca Nagora
Ann Mcpherson
Ladiusstr 37 H 14165
Berlin Germany, 14165

Property:
3430 GARVIN AVE
RICHMOND, CA 94805-

PropID:
Client ID: 17592

Dear Owner/Agent,

This letter is to inform you that your property at **3430 GARVIN AVE RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

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>
2.5	Kitchen/Window Condition replace missing screens
8.7	General Health and Safety/Other Interior Hazards install smoke detector on 2nd Floor

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

Roy & Catherine Aguilera
118 Fiesta Cir
Orinda, CA 94563-6705

Property:
919 HUMBOLDT ST Apt BACK
RICHMOND, CA 94805-1028-

PropID:
Client ID: 7524

Dear Owner/Agent,

This letter is to inform you that your property at **919 HUMBOLDT ST Apt BACK RICHMOND, CA 94805-1028** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

A re-inspection has been scheduled for 11/06/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower H/C handle not properly secure

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

Roy & Catherine Aguilera
118 Fiesta Cir
Orinda, CA 94563-6705

Property:
919 HUMBOLDT ST
RICHMOND, CA 94805-1028-

PropID:
Client ID: 7524

Dear Owner/Agent,

This letter is to inform you that your property at **919 HUMBOLDT ST RICHMOND, CA 94805-1028** **failed** the Housing Quality Standards (HQS) inspection on 09/23/2026.

A re-inspection has been scheduled for 11/06/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling has large crack - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop -repair/repalce
4.7	Other Rooms/Wall Condition top of bedroom wall has large crack going across - repair/replace



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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

Betty Burrus-Wright
April M Wright
5410 Garvin St
Richmond, CA 94805-1115

Property:
5412 GARVIN AVE Apt A
RICHMOND, CA 94805-1115-

PropID:
Client ID: 9940

Dear Owner/Agent,

This letter is to inform you that your property at **5412 GARVIN AVE Apt A RICHMOND, CA 94805-1115** **failed** the Housing Quality Standards (HQS) inspection on 09/23/2026.

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>
2.12	Kitchen/Sink Kitchen sink faucet has a leak. repair or replace
8.7	General Health and Safety/Other Interior Hazards replace non working smoke and CO detector

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

Betty Burrus-Wright
April M Wright
5410 Garvin St
Richmond, CA 94805-1115

Property:
5412 GARVIN AVE Apt B
RICHMOND, CA 94805-1115-

PropID:
Client ID: 9940

Dear Owner/Agent,

This letter is to inform you that your property at **5412 GARVIN AVE Apt B RICHMOND, CA 94805-1115** **failed** the Housing Quality Standards (HQS) inspection on 09/23/2026.

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>
4.10	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. 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.

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

Martha S Ugaz
6332 Jerilynn Ave
Richmond, CA 94806

Property:
729 MC LAUGHLIN ST
RICHMOND, CA 94805-1401-

PropID:
Client ID: 5856

Dear Owner/Agent,

This letter is to inform you that your property at **729 MC LAUGHLIN ST RICHMOND, CA 94805-1401** **failed** the Housing Quality Standards (HQS) inspection on 09/23/2026.

A re-inspection has been scheduled for 11/06/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
4.4	Other Rooms/Security bedroom Door must be secured to hinges. loose - repair/replace
2.10	Kitchen/Stove or Range with Oven oven door damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.



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

Betty Burrus-Wright
April M Wright
5410 Garvin St
Richmond, CA 94805-1115

Property:
696 COURTLAND AVE
RICHMOND, CA 94805-1539-

PropID:
Client ID: 9940

Dear Owner/Agent,

This letter is to inform you that your property at **696 COURTLAND AVE RICHMOND, CA 94805-1539** **failed** the Housing Quality Standards (HQS) inspection on 09/23/2026.

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>
4.10	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.
5.4	Secondary Rooms/Other Potential Hazardous Features replace missing smoke detector and co detector, on lower level

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

Lok Wang Steven Chau
1411 Crestwood Dr
South San Francisco, CA 94080

Property:
839 34TH ST
RICHMOND, CA 94805-1703-

PropID:
Client ID: 17968

Dear Owner/Agent,

This letter is to inform you that your property at **839 34TH ST RICHMOND, CA 94805-1703** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

A re-inspection has been scheduled for 11/06/2026 between 09:00AM and 12:00PM.

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

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Remove key lock from rear hall closet door
2.10	Kitchen/Stove or Range with Oven Replace missing burner control knobs
2.11	Kitchen/Refrigerator Light inoperable, repair
7.4	Heating and Plumbing/Water Heater Water heater storage closet door damaged, large opening above pilot light Repair



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Tdg Investment Llc
3223 Blume Dr
Richmond, CA 94806-5782

Property:
510 42ND ST
RICHMOND, CA 94805-1817-

PropID:
Client ID: 4654

Dear Owner/Agent,

This letter is to inform you that your property at **510 42ND ST RICHMOND, CA 94805-1817** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

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>
3.12	Bathroom/Tub or Shower shower diverter not functioning like designed. repair or 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
3521 CHANSLOR AVE Apt 1
RICHMOND, CA 94805-2178-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **3521 CHANSLOR AVE Apt 1 RICHMOND, CA 94805-2178** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

A re-inspection has been scheduled for 11/06/2026 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>
3.4	Bathroom/Security Install door knob on bathroom door in hallway
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Rear burners not self lighting, repair Tenant to clean grease splatter on range hood



9/28/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
3521 CHANSLOR AVE Apt 3
RICHMOND, CA 94805-2178-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **3521 CHANSLOR AVE Apt 3 RICHMOND, CA 94805-2178** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

A re-inspection has been scheduled for 11/06/2026 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 inoperable, repair

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

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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
3720 MACDONALD AVE Apt 2
RICHMOND, CA 94805-2243-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **3720 MACDONALD AVE Apt 2 RICHMOND, CA 94805-2243** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

A re-inspection has been scheduled for 11/06/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards GFCI receptacle inoperable, replace
2.10	Kitchen/Stove or Range with Oven Replace rusted drip pans
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
3720 MACDONALD AVE Apt 5
RICHMOND, CA 94805-2243-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **3720 MACDONALD AVE Apt 5 RICHMOND, CA 94805-2243** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

A re-inspection has been scheduled for 11/06/2026 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.

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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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
3720 MACDONALD AVE Apt 6
RICHMOND, CA 94805-2243-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **3720 MACDONALD AVE Apt 6 RICHMOND, CA 94805-2243** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

A re-inspection has been scheduled for 11/06/2026 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 Outlet in hallway missing cover plate, replace

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
3800 MACDONALD AVE Apt 2
RICHMOND, CA 94805-2243-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **3800 MACDONALD AVE Apt 2 RICHMOND, CA 94805-2243** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

A re-inspection has been scheduled for 11/06/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface bathroom sink, rust present
4.7	Other Rooms/Wall Condition Replace/install missing baseboard trim in bedroom
4.5	Other Rooms/Window Condition Window screen damaged, repair
3.8	Bathroom/Floor Condition Install transition strip at entry of bathroom floor
3.5	Bathroom/Window Condition Window screen damaged, repair
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle underneath window
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.



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

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
3800 MACDONALD AVE Apt 4
RICHMOND, CA 94805-2243-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **3800 MACDONALD AVE Apt 4 RICHMOND, CA 94805-2243** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

A re-inspection has been scheduled for 11/06/2026 between 11:00AM and 02:00PM.

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<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.
4.5	Other Rooms/Window Condition Move bed as headboard is blocking window (fire exit)
3.3	Bathroom/Electrical Hazards GFCI damaged, replace
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
3800 MACDONALD AVE Apt 5
RICHMOND, CA 94805-2243-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **3800 MACDONALD AVE Apt 5 RICHMOND, CA 94805-2243** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

A re-inspection has been scheduled for 11/06/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.7	Other Rooms/Wall Condition Glass closet door damaged, replace or remove closet doors

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

J David Ford
LYNN FORD
2342 Shattuck Ave #372
Berkeley, CA 94704

Property:
3800 MACDONALD AVE Apt 6
RICHMOND, CA 94805-2243-

PropID:
Client ID: 6629

Dear Owner/Agent,

This letter is to inform you that your property at **3800 MACDONALD AVE Apt 6 RICHMOND, CA 94805-2243** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

A re-inspection has been scheduled for 11/06/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Move bedding blocking window (fire exit)
3.3	Bathroom/Electrical Hazards Replace damaged GFCI receptacle
3.5	Bathroom/Window Condition Window screen damaged, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Us Reif Sierra Ridge Ca Lp
3600 Sierra Ridge Rd
Richmond, CA 94806

Property:
3600 SIERRA RIDGE RD Apt 9206
RICHMOND, CA 94806-

PropID:
Client ID: 7949

Dear Owner/Agent,

This letter is to inform you that your property at **3600 SIERRA RIDGE RD Apt 9206 RICHMOND, CA 94806** failed the Housing Quality Standards (HQS) inspection on 09/23/2026.

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>
7.5	Heating and Plumbing/Water Supply no hot water going to unit. repair or replace
3.3	Bathroom/Electrical Hazards foreign object is stuck in outlet remove or 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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Sincerely,

City of Richmond
Residential Rental Inspections Program