



9/28/2026

FAILED INSPECTION NOTICE

Kibby Road Llc
Rental Zebra Llc
541 W Main St
Merced, CA 95340

Property:
162 12TH ST
RICHMOND, CA 94801-

PropID:
Client ID: 12683

Dear Owner/Agent,

This letter is to inform you that your property at **162 12TH ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 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 install smoke and CO detector in basement install CO detector in common area inside unit.
4.5	Other Rooms/Window Condition bars on window do not open and closed like it was design repair replace or remove



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.

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

Admasu Tegegne
1534 Commerce Way
Oakland, CA 94606-3941

Property:
508 CHESLEY AVE
RICHMOND, CA 94801-1544-

PropID:
Client ID: 2525

Dear Owner/Agent,

This letter is to inform you that your property at **508 CHESLEY AVE RICHMOND, CA 94801-1544** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

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

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

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Sincerely,

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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Admasu Tegegne
1534 Commerce Way
Oakland, CA 94606-3941

Property:
512 CHESLEY AVE
RICHMOND, CA 94801-1544-

PropID:
Client ID: 2525

Dear Owner/Agent,

This letter is to inform you that your property at **512 CHESLEY AVE RICHMOND, CA 94801-1544** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

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

Admasu Tegegne
1534 Commerce Way
Oakland, CA 94606-3941

Property:
514 CHESLEY AVE
RICHMOND, CA 94801-1544-

PropID:
Client ID: 2525

Dear Owner/Agent,

This letter is to inform you that your property at **514 CHESLEY AVE RICHMOND, CA 94801-1544** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

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

Admasu Tegegne
1534 Commerce Way
Oakland, CA 94606-3941

Property:
510 CHESLEY AVE
RICHMOND, CA 94801-1544-

PropID:
Client ID: 2525

Dear Owner/Agent,

This letter is to inform you that your property at **510 CHESLEY AVE RICHMOND, CA 94801-1544** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground. front and back porch

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

Virginia Calderon
1234 Middleury Lane
Wilmette, IL 60091

Property:
339 MARKET AVE
RICHMOND, CA 94801-1569-

PropID:
Client ID: 19649

Dear Owner/Agent,

This letter is to inform you that your property at **339 MARKET AVE RICHMOND, CA 94801-1569** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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 remove double deadbolt lock from exterior front gate.
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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Sincerely,

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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Maite Duran
475 Bolling Cir
Novato, CA 94949-4548

Property:
101 CHESLEY AVE
RICHMOND, CA 94801-1573-

PropID:
Client ID: 19747

Dear Owner/Agent,

This letter is to inform you that your property at **101 CHESLEY AVE RICHMOND, CA 94801-1573** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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>
1.5	Living Room/Window Condition replace missing screen
2.5	Kitchen/Window Condition replace missing screens
4.5	Other Rooms/Window Condition replace missing screens
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.



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Rafael Hernandez
840 Valencia St Apt 2
San Francisco, 94110-1756

Property:
607 VERDE AVE
RICHMOND, CA 94801-1659-

PropID:
Client ID: 19848

Dear Owner/Agent,

This letter is to inform you that your property at **607 VERDE AVE RICHMOND, CA 94801-1659** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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 keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Rafael Hernandez
840 Valencia St Apt 2
San Francisco, 94110-1756

Property:
607 VERDE AVE Apt A
RICHMOND, CA 94801-1659-

PropID:
Client ID: 19848

Dear Owner/Agent,

This letter is to inform you that your property at **607 VERDE AVE Apt A RICHMOND, CA 94801-1659** **failed** the Housing Quality Standards (HQS) inspection on 09/24/2026.

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 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.

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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Juvenal Rivas Gomez
2612 Anne Ct
Pinole, CA 94564-1315

Property:
550 GROVE AVE
RICHMOND, CA 94801-1673-

PropID:
Client ID: 19803

Dear Owner/Agent,

This letter is to inform you that your property at **550 GROVE AVE RICHMOND, CA 94801-1673** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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>
6.4	Building Exterior/Condition of Exterior Surfaces Yard = remove Excessive garbage and Debris
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition replace missing screens



9/28/2026

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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Shun Lin Tre Chow
1900 Market St
Oakland, CA 94607-3334

Property:
1353 BATTERY ST
RICHMOND, CA 94801-1808-

PropID:
Client ID: 19692

Dear Owner/Agent,

This letter is to inform you that your property at **1353 BATTERY ST RICHMOND, CA 94801-1808** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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 remove double deadbolt lock from front exterior gate. Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Window must be openable and remain open without props. replace missing screens



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

Shun Lin Tre Chow
1900 Market St
Oakland, CA 94607-3334

Property:
1365 BATTERY ST
RICHMOND, CA 94801-1808-

PropID:
Client ID: 19692

Dear Owner/Agent,

This letter is to inform you that your property at **1365 BATTERY ST RICHMOND, CA 94801-1808** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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 Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
1.5	Living Room/Window Condition replace missing screens
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.
8.7	General Health and Safety/Other Interior Hazards replace missing smoke and CO detector



9/28/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Sipriano Fuentes Orellana
732 15Th St
Richmond, CA 94801

Property:
223 15TH ST
RICHMOND, CA 94801-3212-

PropID:
Client ID: 16173

Dear Owner/Agent,

This letter is to inform you that your property at **223 15TH ST RICHMOND, CA 94801-3212** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 between 01:00PM and 04:00PM.

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9/28/2026

FAILED INSPECTION NOTICE

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

- 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.
- 4.3 Other Rooms/Electrical Hazards
Damaged outlet missing cover plate presents an electrical hazard.
- 4.4 Other Rooms/Security
Remove keyed lock from interior door.
- 8.7 General Health and Safety/Other Interior Hazards
Smoke and CO detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
- 4.7 Other Rooms/Wall Condition
remove black discoloration
- 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.
- 2.10 Kitchen/Stove or Range with Oven
non working stove and range hood repair or replace.
- 2.7 Kitchen/Wall Condition
remove black discoloration
- 7.5 Heating and Plumbing/Water Supply
Water Shut Off In Entire Unit.
- 7.4 Heating and Plumbing/Water Heater
No Hot Water Throughout Unit.
- Wtr. Htr. = Leakage Present. brown/rust discoloration on top of water heater
Wtr. Htr. = Old/Rotted.
- 6.3 Building Exterior/Condition of Roof and Gutters
Ext. = Gutters Damaged. detached
- 8.3 General Health and Safety/Evidence of Infestation
Exterminate for rats, mice. droppings inside of stove and cabinets
- 2.12 Kitchen/Sink
Wall/floor Under Sink Rotted/Damaged. hole pipes under sink.



9/28/2026

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Antonio S Garcia
1076 13Th St
Richmond, CA 94801

Property:
2756 SHELDON DR
EL SOBRANTE, CA 94803-

PropID:
Client ID: 13960

Dear Owner/Agent,

This letter is to inform you that your property at **2756 SHELDON DR EL SOBRANTE, CA 94803** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing - 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Delilah C Lopez
Security Pacific
2300 Henry Ave
Pinole, CA 94564

Property:
619 18TH ST
RICHMOND, 94803-

PropID:
Client ID: 19543

Dear Owner/Agent,

This letter is to inform you that your property at **619 18TH ST RICHMOND, 94803** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 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 bedroom smoke detector missing/inop

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City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Robert Zucker
Security Pacific Real Estate
2300 Henry Ave
Pinole, CA 94564

Property:
3576 MORNINGSIDE DR
RICHMOND, CA 94803-

PropID:
Client ID: 19538

Dear Owner/Agent,

This letter is to inform you that your property at **3576 MORNINGSIDE DR RICHMOND, CA 94803** **failed** the Housing Quality Standards (HQS) inspection on 09/24/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors 2x bungalows in back yard missing smoke detectors
2.3	Kitchen/Electrical Hazards GFCI outlet missing
5.4	Secondary Rooms/Other Potential Hazardous Features garage ceiling and walls - peeling /damaged - repair/remove/repaint
5.2	Secondary Rooms/Security bottom of garage back door water damaged as well as the sweeper/ stripping - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom sink handle loose not secure - repair/replace sink stopper missing in 2x bathrooms - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
8.10	General Health and Safety/Site and Neighborhood Conditions front yard has overgrowth - cut/remove



9/28/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Bikram Randhawa
5287 Coach Dr
El Sobrante, CA 94803

Property:
4140 FRAN WAY Apt 6
RICHMOND, CA 94803-1934-

PropID:
Client ID: 7473

Dear Owner/Agent,

This letter is to inform you that your property at **4140 FRAN WAY Apt 6 RICHMOND, CA 94803-1934** **failed** the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 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 hood range light inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards remove all old smoke detectors if up they have to be working
4.4	Other Rooms/Security remove key lock from bedroom door
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.1	General Health and Safety/Access to Unit security gate to property not closing and locking as designed - 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.

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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

Bikram Randhawa
5287 Coach Dr
El Sobrante, CA 94803

Property:
4140 FRAN WAY Apt 8
RICHMOND, CA 94803-1934-

PropID:
Client ID: 7473

Dear Owner/Agent,

This letter is to inform you that your property at **4140 FRAN WAY Apt 8 RICHMOND, CA 94803-1934** **failed** the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet not testing as designed - repair/replace
4.4	Other Rooms/Security remove key lock form bedroom door
3.4	Bathroom/Security remove key lock from bathroom door



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Douglas M & Jennette L Gay
3406 Eric Ct
El Sobrante, CA 94803-1602

Property:
4707 MORWOOD DR
RICHMOND, CA 94803-2033-

PropID:
Client ID: 10219

Dear Owner/Agent,

This letter is to inform you that your property at **4707 MORWOOD DR RICHMOND, CA 94803-2033** **failed** the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 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
3.12	Bathroom/Tub or Shower tub diverter not working/stopping water flow as designed - repair/repalce

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

Dennis Y & Ida Tre Yagi
3301 El Suyo Dr
San Ramon, CA 94583-3031

Property:
3708 LONGHORN CT
EL SOBRANTE, CA 94803-2101-

PropID:
Client ID: 20268

Dear Owner/Agent,

This letter is to inform you that your property at **3708 LONGHORN CT EL SOBRANTE, CA 94803-2101** **failed** the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 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>
5.2	Secondary Rooms/Security garage door opener inop - repair/replace large air gap underneath garage back door - repair
4.4	Other Rooms/Security remove key lock from 4x bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.8	Other Rooms/Floor Condition master bedroom metal lip at bathroom entry not secure - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd step on 2nd set of stairs starting to bend - repair/secure/replace
2.8	Kitchen/Floor Condition floor lip damaged at kitchen entryway - repair/repalce



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Carla M Dellazoppa
2522 Patra Dr
El Sobrante, CA 94803-3628

Property:
4570 SANTA RITA RD
RICHMOND, CA 94803-2411-

PropID:
Client ID: 3898

Dear Owner/Agent,

This letter is to inform you that your property at **4570 SANTA RITA RD RICHMOND, CA 94803-2411** **failed** the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/repalce
8.6	General Health and Safety/Interior Stairs and Common Halls hallway ceiling has cracks - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions side of house has overgrowth - cut/remove



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Xin Fu Jiang
Leo Jiang
3282 Estates Ave
Pinole, CA 94564

Property:
2840 SHELDON
RICHMOND, CA 94803-2414-

PropID:
Client ID: 6762

Dear Owner/Agent,

This letter is to inform you that your property at **2840 SHELDON RICHMOND, CA 94803-2414** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 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>
4.7	Other Rooms/Wall Condition wall/ceiling showing signs of water damaged - remove/repair/repaint
3.6	Bathroom/Ceiling Condition starting to get discoloration - remove/repair/repaint
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom sink water pressure low - repair
4.3	Other Rooms/Electrical Hazards garage light cover missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven oven control inop showing F2 code - repair/replace



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Phiroze M & Nargish P Irani
3308 Lawrence Dr
Naperville, IL 60564-4108

Property:
1526 SOLITUDE LN
RICHMOND, CA 94803-2616-

PropID:
Client ID: 10393

Dear Owner/Agent,

This letter is to inform you that your property at **1526 SOLITUDE LN RICHMOND, CA 94803-2616** **failed** the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 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 not working as designed /exceeds 10yr - replace
4.3	Other Rooms/Electrical Hazards bedroom outlet cover missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Sandeep Singh Bhandal
6201 W Crowley Ave
Visalia, CA 93291

Property:
4021 MINUET CIR
RICHMOND, CA 94803-2738-

PropID:
Client ID: 13694

Dear Owner/Agent,

This letter is to inform you that your property at **4021 MINUET CIR RICHMOND, CA 94803-2738** **failed** the Housing Quality Standards (HQS) inspection on 09/24/2026.

A re-inspection has been scheduled for 11/13/2026 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 missing in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom & hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom right side sink hot water pressure very low - repair/replace

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Dal Rana
470 Apple Hollow Rd
Mechanicsburg, PA 17055

Property:
1603 MONTEREY ST
RICHMOND, CA 94804-

PropID:
Client ID: 19468

Dear Owner/Agent,

This letter is to inform you that your property at **1603 MONTEREY ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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>
4.10	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.
4.5	Other Rooms/Window Condition Window screen damaged, repair
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.
2.10	Kitchen/Stove or Range with Oven Right burners not self lighting, 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

Himal Raj Giri
2528 Walker Dr
Fairfield, CA 94533

Property:
2580 DOWNER AVE
RICHMOND, CA 94804-

PropID:
Client ID: 17485

Dear Owner/Agent,

This letter is to inform you that your property at **2580 DOWNER AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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>
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.
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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Inoperable, replace
2.12	Kitchen/Sink Dishwasher inoperable, repair
8.1	General Health and Safety/Access to Unit Clear items blocking rear door (fire exit)



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Andy V Le
2536 Arlington Blvd
El Cerrito, CA 94530

Property:
800 28TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 15772

Dear Owner/Agent,

This letter is to inform you that your property at **800 28TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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>
1.3	Living Room/Electrical Hazards
	1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
	2. Replace cracked outlet cover plate behind couch
4.3	Other Rooms/Electrical Hazards
	1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
	2. Replace missing/damaged cover plate underneath window
4.5	Other Rooms/Window Condition
	Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12	Kitchen/Sink
	Repair dishwasher as it has sitting water that is backing up from sink
8.1	General Health and Safety/Access to Unit
	Remove brace on rear door (fire exit)



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Huiling Lin
1127 Scott St
San Francisco, 94115-4006

Property:
3014 TULARE AVE
RICHMOND, CA 94804-1150-

PropID:
Client ID: 19940

Dear Owner/Agent,

This letter is to inform you that your property at **3014 TULARE AVE RICHMOND, CA 94804-1150** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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

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9/28/2026

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.
4.10	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.
3.3	Bathroom/Electrical Hazards Install GFCI receptacle in bathroom
3.5	Bathroom/Window Condition Window screen damaged, repair
4.3	Other Rooms/Electrical Hazards Replace cracked outlet underneath TV
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Replace rear common area smoke detector, exceeds 10 year life span
8.6	General Health and Safety/Interior Stairs and Common Halls Replace cracked receptacle in rear of hallway
	2. Remove keyed entry deadbolt lock on door leading to rear hallway.
8.4	General Health and Safety/Garbage and Debris Remove old building supplies on side of house
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Discharge Pipe.
6.1	Building Exterior/Condition of Foundation Fill large crack running across rear yard



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Jack D Burns
Pat Johnson
2300 Henry Ave
Pinole, CA 94564

Property:
2385 LINCOLN AVE
RICHMOND, CA 94804-1206-

PropID:
Client ID: 19533

Dear Owner/Agent,

This letter is to inform you that your property at **2385 LINCOLN AVE RICHMOND, CA 94804-1206** **failed** the Housing Quality Standards (HQS) inspection on 09/24/2026.

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>
4.3	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. - outlet behind door has hot/neutral reverse, repair
4.10	Other Rooms/Smoke Detectors Smoke detector is missing battery or batteries. Tenants are responsible for replacement of batteries in all smoke detectors in the unit.
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Martin Tre Bracciotti
5238 Venetian Dr
Fairfield, CA 94534

Property:
739 23RD ST
RICHMOND, CA 94804-1451-

PropID:
Client ID: 20375

Dear Owner/Agent,

This letter is to inform you that your property at **739 23RD ST RICHMOND, CA 94804-1451** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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>
3.5	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.
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.
2.12	Kitchen/Sink Subflooring damaged, repair or replace
2.10	Kitchen/Stove or Range with Oven Front burners not self lighting, repair



9/28/2026

FAILED INSPECTION NOTICE

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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

Martin Tre Bracciotti
5238 Venetian Dr
Fairfield, CA 94534

Property:
741 23RD ST
RICHMOND, CA 94804-1451-

PropID:
Client ID: 20375

Dear Owner/Agent,

This letter is to inform you that your property at **741 23RD ST RICHMOND, CA 94804-1451** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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>
1.5	Living Room/Window Condition
	1. Window lock missing, replace
	2. Window screen damaged, repair
	3. Right window seal damaged, repair
3.3	Bathroom/Electrical Hazards
	Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4	Other Rooms/Security
	Remove keyed lock from interior 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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair



9/28/2026

FAILED INSPECTION NOTICE

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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

Martin Tre Bracciotti
5238 Venetian Dr
Fairfield, CA 94534

Property:
743 23RD ST
RICHMOND, CA 94804-1451-

PropID:
Client ID: 20375

Dear Owner/Agent,

This letter is to inform you that your property at **743 23RD ST RICHMOND, CA 94804-1451** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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>
4.5	Other Rooms/Window Condition
	1. 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. Right window lock mechanism missing, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
3.12	Bathroom/Tub or Shower
	Install safety guides for glass shower doors
8.1	General Health and Safety/Access to Unit
	Install deadbolt lock on front door
1.5	Living Room/Window Condition
	Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3	General Health and Safety/Evidence of Infestation
	Heavy ant infestation in kitchen, address infestation issues in kitchen
2.10	Kitchen/Stove or Range with Oven
	Exterior of oven door rusted, 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

Martin Tre Bracciotti
5238 Venetian Dr
Fairfield, CA 94534

Property:
745 23RD ST
RICHMOND, CA 94804-1451-

PropID:
Client ID: 20375

Dear Owner/Agent,

This letter is to inform you that your property at **745 23RD ST RICHMOND, CA 94804-1451** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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>
4.5	Other Rooms/Window Condition
	1. 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. Replace missing window lock on right window
4.4	Other Rooms/Security
	Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
3.5	Bathroom/Window Condition
	Exterior window frame dry rotted, repair
6.1	Building Exterior/Condition of Foundation
	Repair large cracks in rear yard leading to car parking



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Jamie Leung
25 Bannock St
San Francisco, CA 94112

Property:
635 24TH ST
RICHMOND, CA 94804-1461-

PropID:
Client ID: 9673

Dear Owner/Agent,

This letter is to inform you that your property at **635 24TH ST RICHMOND, CA 94804-1461** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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
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.
2.3	Kitchen/Electrical Hazards Outlet at entry has open grounds, repair
7.4	Heating and Plumbing/Water Heater Remove hazardous flammable materials from hot water heater closet



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Luis F Tre Robaina
Jose Gonzalez
Po Box 65
San Carlos, CA 94070

Property:
504 HAYES ST
RICHMOND, CA 94804-1615-

PropID:
Client ID: 21479

Dear Owner/Agent,

This letter is to inform you that your property at **504 HAYES ST RICHMOND, CA 94804-1615** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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>
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Replace missing common area smoke detector 2. Install carbon monoxide detector in unit
2.10	Kitchen/Stove or Range with Oven Replace missing burner control knobs



9/28/2026

FAILED INSPECTION NOTICE

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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

Luis F Tre Robaina
Jose Gonzalez
Po Box 65
San Carlos, CA 94070

Property:
510 HAYES ST
RICHMOND, CA 94804-1615-

PropID:
Client ID: 21479

Dear Owner/Agent,

This letter is to inform you that your property at **510 HAYES ST RICHMOND, CA 94804-1615** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector
4.4	Other Rooms/Security Replace missing door knobs
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Door/Drawer Loosened. - cabinet door left of sink off hinge, repair
8.1	General Health and Safety/Access to Unit Clear items blocking rear door (fire exit)



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Luis F Tre Robaina
Jose Gonzalez
Po Box 65
San Carlos, CA 94070

Property:
514 HAYES ST
RICHMOND, CA 94804-1615-

PropID:
Client ID: 21479

Dear Owner/Agent,

This letter is to inform you that your property at **514 HAYES ST RICHMOND, CA 94804-1615** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.11	Kitchen/Refrigerator Light 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Timothy K & Carmen J Wong
521 Wayland St
San Francisco, CA 94134

Property:
2533 ROOSEVELT
RICHMOND, CA 94804-1645-

PropID:
Client ID: 3793

Dear Owner/Agent,

This letter is to inform you that your property at **2533 ROOSEVELT RICHMOND, CA 94804-1645** failed the Housing Quality Standards (HQS) inspection on 09/24/2026.

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.
2.10	Kitchen/Stove or Range with Oven Right front burner not self lighting, 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