



9/28/2026

FAILED INSPECTION NOTICE

Aari Investment Llc
3088 Estates Ave
Pinole, CA 94564-1507

Property:
613 19TH ST
RICHMOND, CA 94801-2819-

PropID:
Client ID: 19569

Dear Owner/Agent,

This letter is to inform you that your property at **613 19TH ST RICHMOND, CA 94801-2819** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 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>
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Discharge Pipe.

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

Jairo Padilla
421 F St
Colma, CA 94014

Property:
607 20TH ST
RICHMOND, CA 94801-2823-

PropID:
Client ID: 18882

Dear Owner/Agent,

This letter is to inform you that your property at **607 20TH ST RICHMOND, CA 94801-2823** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Jairo Padilla
421 F St
Colma, CA 94014

Property:
609 20TH ST
RICHMOND, CA 94801-2823-

PropID:
Client ID: 18882

Dear Owner/Agent,

This letter is to inform you that your property at **609 20TH ST RICHMOND, CA 94801-2823** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 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.
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.
2.3	Kitchen/Electrical Hazards Kitchen outlets have no power, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector and carbon monoxide detector in unit
8.1	General Health and Safety/Access to Unit Install door sweep on front door



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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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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

117 Tewksbury Avenue Llc
K & S Company Inc
1035 San Pablo Ave Ste 12
Albany, CA 94706

Property:

117 TEWKSBURY AVE Apt 1
RICHMOND, CA 94801-3867-

PropID:

Client ID: 21109

Dear Owner/Agent,

This letter is to inform you that your property at **117 TEWKSBURY AVE Apt 1 RICHMOND, CA 94801-3867** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/19/2026 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 replace missing screens sliding glass door hard to open and closed.

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

117 Tewksbury Avenue Llc
K & S Company Inc
1035 San Pablo Ave Ste 12
Albany, CA 94706

Property:

117 TEWKSBURY AVE Apt 2
RICHMOND, CA 94801-3867-

PropID:

Client ID: 21109

Dear Owner/Agent,

This letter is to inform you that your property at **117 TEWKSBURY AVE Apt 2 RICHMOND, CA 94801-3867** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/19/2026 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 Non-working outlet may be hazardous.
2.10	Kitchen/Stove or Range with Oven non working burners right rear. repair or replace.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.

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

117 Tewksbury Avenue Llc
K & S Company Inc
1035 San Pablo Ave Ste 12
Albany, CA 94706

Property:

117 TEWKSBURY AVE Apt 3
RICHMOND, CA 94801-3867-

PropID:

Client ID: 21109

Dear Owner/Agent,

This letter is to inform you that your property at **117 TEWKSBURY AVE Apt 3 RICHMOND, CA 94801-3867 failed** the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/19/2026 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 Flush mechanism is broken. This represents a major defect which must be corrected.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Bath Sink Cracking /Needs Repair/Replacement.
3.7	Bathroom/Wall Condition remove black discoloration
3.5	Bathroom/Window Condition remove black discoloration



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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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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

117 Tewksbury Avenue Llc
K & S Company Inc
1035 San Pablo Ave Ste 12
Albany, CA 94706

Property:

117 TEWKSBURY AVE Apt 7
RICHMOND, CA 94801-3867-

PropID:

Client ID: 21109

Dear Owner/Agent,

This letter is to inform you that your property at **117 TEWKSBURY AVE Apt 7 RICHMOND, CA 94801-3867** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/19/2026 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>
2.12	Kitchen/Sink Repair/Replace loose Faucet Assembly.

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

117 Tewksbury Avenue Llc
K & S Company Inc
1035 San Pablo Ave Ste 12
Albany, CA 94706

Property:

117 TEWKSBURY AVE Apt 8
RICHMOND, CA 94801-3867-

PropID:

Client ID: 21109

Dear Owner/Agent,

This letter is to inform you that your property at **117 TEWKSBURY AVE Apt 8 RICHMOND, CA 94801-3867** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/19/2026 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 replace non working 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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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

117 Tewksbury Avenue Llc
K & S Company Inc
1035 San Pablo Ave Ste 12
Albany, CA 94706

Property:
121 TEWKSBURY AVE Apt 9
RICHMOND, CA 94801-3867-

PropID:
Client ID: 21109

Dear Owner/Agent,

This letter is to inform you that your property at **121 TEWKSBURY AVE Apt 9 RICHMOND, CA 94801-3867** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/19/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit chipping and peeling in sink. repair or 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.

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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

117 Tewksbury Avenue Llc
K & S Company Inc
1035 San Pablo Ave Ste 12
Albany, CA 94706

Property:

121 TEWKSBURY AVE Apt 10
RICHMOND, CA 94801-3867-

PropID:

Client ID: 21109

Dear Owner/Agent,

This letter is to inform you that your property at **121 TEWKSBURY AVE Apt 10 RICHMOND, CA 94801-3867 failed** the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/19/2026 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 replace non working CO detector
1.8	Living Room/Floor Condition The floor has rolls and poses a danger to the tenant of tripping or falling.

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

117 Tewksbury Avenue Llc
K & S Company Inc
1035 San Pablo Ave Ste 12
Albany, CA 94706

Property:

121 TEWKSBURY AVE Apt 11
RICHMOND, CA 94801-3867-

PropID:

Client ID: 21109

Dear Owner/Agent,

This letter is to inform you that your property at **121 TEWKSBURY AVE Apt 11 RICHMOND, CA 94801-3867 failed** the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/19/2026 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>
2.13	Kitchen/Space for Storage, Prep and Serving non working dishwasher 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

117 Tewksbury Avenue Llc
K & S Company Inc
1035 San Pablo Ave Ste 12
Albany, CA 94706

Property:

121 TEWKSBURY AVE Apt 12
RICHMOND, CA 94801-3867-

PropID:

Client ID: 21109

Dear Owner/Agent,

This letter is to inform you that your property at **121 TEWKSBURY AVE Apt 12 RICHMOND, CA 94801-3867** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/19/2026 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>
3.12	Bathroom/Tub or Shower Bathroom tub/shower slow draining

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

Mark E Tre Lichtle
23896 Woodhaven Pl
Auburn, CA 95602

Property:
3417 MARICOPA AVE
RICHMOND, CA 94804-1137-

PropID:
Client ID: 20345

Dear Owner/Agent,

This letter is to inform you that your property at **3417 MARICOPA AVE RICHMOND, CA 94804-1137** **failed** the Housing Quality Standards (HQS) inspection on 09/25/2026.

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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop exceeds 10yr - replace
2.12	Kitchen/Sink countertop tiles broken/damaged - repair/replace
5.2	Secondary Rooms/Security garaged side door damaged not closing as designed- repair/replace
6.3	Building Exterior/Condition of Roof and Gutters gutters need to be cleaned out - repair/clear/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

Linda L Tre Tomlinson
17887 Grandis Ct
Riverside, CA 92503-7046

Property:
668 33RD ST
RICHMOND, CA 94804-1538-

PropID:
Client ID: 20217

Dear Owner/Agent,

This letter is to inform you that your property at **668 33RD ST RICHMOND, CA 94804-1538** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
4.4	Other Rooms/Security remove key door lock from garage bedroom door
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repiar/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly.



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Chitranjan Singh
2764 Jo Ann Dr
San Pablo, CA 94806

Property:
2808 NEVIN AVE Apt 1
RICHMOND, CA 94804-1750-

PropID:
Client ID: 21080

Dear Owner/Agent,

This letter is to inform you that your property at **2808 NEVIN AVE Apt 1 RICHMOND, CA 94804-1750** **failed** the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 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, replaced with a two-prong outlet or replaced with a GFCI.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.4	General Health and Safety/Garbage and Debris 1. Remove building supplies on exterior of complex or store them in secured location 2. Remove small freezer on exterior of unit, appliances must be stored inside of unit



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9/28/2026

FAILED INSPECTION NOTICE

Chitranjan Singh
2764 Jo Ann Dr
San Pablo, CA 94806

Property:
2808 NEVIN AVE Apt 2
RICHMOND, CA 94804-1750-

PropID:
Client ID: 21080

Dear Owner/Agent,

This letter is to inform you that your property at **2808 NEVIN AVE Apt 2 RICHMOND, CA 94804-1750** **failed** the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 between 09:00AM and 12:00PM.

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<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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat removed from unit. Replace and ensure heater is operable.



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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Chitranjan Singh
2764 Jo Ann Dr
San Pablo, CA 94806

Property:
2808 NEVIN AVE Apt 3
RICHMOND, CA 94804-1750-

PropID:
Client ID: 21080

Dear Owner/Agent,

This letter is to inform you that your property at **2808 NEVIN AVE Apt 3 RICHMOND, CA 94804-1750** **failed** the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 between 09:00AM and 12:00PM.

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<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. - lower receptacle in kitchen
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



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Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Chitranjan Singh
2764 Jo Ann Dr
San Pablo, CA 94806

Property:
2808 NEVIN AVE Apt 4
RICHMOND, CA 94804-1750-

PropID:
Client ID: 21080

Dear Owner/Agent,

This letter is to inform you that your property at **2808 NEVIN AVE Apt 4 RICHMOND, CA 94804-1750** **failed** the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 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 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.
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

Ruben Amilca Barahona
1155 Nob Hill Ave
Pinole, CA 94564

Property:
321 S 6TH ST
RICHMOND, CA 94804-2348-

PropID:
Client ID: 20669

Dear Owner/Agent,

This letter is to inform you that your property at **321 S 6TH ST RICHMOND, CA 94804-2348** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 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 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.

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

Ruben Amilca Barahona
1155 Nob Hill Ave
Pinole, CA 94564

Property:
323 S 6TH ST
RICHMOND, CA 94804-2348-

PropID:
Client ID: 20669

Dear Owner/Agent,

This letter is to inform you that your property at **323 S 6TH ST RICHMOND, CA 94804-2348** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 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, replaced with a two-prong outlet or replaced with a GFCI.
4.5	Other Rooms/Window Condition Clean/remove discoloration on window and window seal
2.5	Kitchen/Window Condition Clean/remove discoloration on window and window seal
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.

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

Ruben Amilca Barahona
1155 Nob Hill Ave
Pinole, CA 94564

Property:
325 S 6TH ST
RICHMOND, CA 94804-2348-

PropID:
Client ID: 20669

Dear Owner/Agent,

This letter is to inform you that your property at **325 S 6TH ST RICHMOND, CA 94804-2348** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 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 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet 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.
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 Move furniture blocking access to window (fire exit)
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit



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

Ruben Amilca Barahona
1155 Nob Hill Ave
Pinole, CA 94564

Property:
327 S 6TH ST
RICHMOND, CA 94804-2348-

PropID:
Client ID: 20669

Dear Owner/Agent,

This letter is to inform you that your property at **327 S 6TH ST RICHMOND, CA 94804-2348** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 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 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5	Living Room/Window Condition Clear items to allow access to window (fire exit)
3.4	Bathroom/Security Door damaged, replace as there is a large hole on door
2.10	Kitchen/Stove or Range with Oven Glass oven door damaged/missing. Replace as tenant damaged door..
8.4	General Health and Safety/Garbage and Debris Declutter indie of unit and remove personal items being stored in shared exterior common area.



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Jairo Padilla
421 F St
Colma, CA 94014

Property:
910 MAINE AVE Apt LOWER
RICHMOND, CA 94804-2433-

PropID:
Client ID: 18882

Dear Owner/Agent,

This letter is to inform you that your property at **910 MAINE AVE Apt LOWER RICHMOND, CA 94804-2433** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 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.
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector and carbon monoxide detector in unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12	Kitchen/Sink Secure kitchen faucet to sink
2.10	Kitchen/Stove or Range with Oven Front right burner knob damaged, replace



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

Jairo Padilla
421 F St
Colma, CA 94014

Property:
910 MAINE AVE Apt UPPER
RICHMOND, CA 94804-2433-

PropID:
Client ID: 18882

Dear Owner/Agent,

This letter is to inform you that your property at **910 MAINE AVE Apt UPPER RICHMOND, CA 94804-2433** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Door. -Secure cabinet door underneath sink
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
2.5	Kitchen/Window Condition Kitchen window screen damaged, 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

Aari Investment Llc
3088 Estates Ave
Pinole, CA 94564-1507

Property:
2111 POTRERO AVE
RICHMOND, CA 94804-3913-

PropID:
Client ID: 19569

Dear Owner/Agent,

This letter is to inform you that your property at **2111 POTRERO AVE RICHMOND, CA 94804-3913** **failed** the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 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.

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

Monterey Venture Lp
Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
780 CARLSON BLVD Apt 1
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **780 CARLSON BLVD Apt 1 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/18/2026 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 Damaged outlet presents an electrical hazard. - All outlets in room cracked, replace all receptacles
3.12	Bathroom/Tub or Shower Resurface tub in bathrooms 1 & 2
6.1	Building Exterior/Condition of Foundation Repair large crack on patio
8.4	General Health and Safety/Garbage and Debris Remove excessive clutter and trash on patio
3.6	Bathroom/Ceiling Condition Clean/remove discoloration on ceiling
3.7	Bathroom/Wall Condition Repair wall as towel rack damaged and result is wall damaged.



9/28/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/28/2026

FAILED INSPECTION NOTICE

Scott Tre Shimada
308 Maitland Dr
Alameda, 94502-6729

Property:
6272 ARLINGTON BLVD
RICHMOND, CA 94805-1646-

PropID:
Client ID: 20165

Dear Owner/Agent,

This letter is to inform you that your property at **6272 ARLINGTON BLVD RICHMOND, CA 94805-1646** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

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>
6.4	Building Exterior/Condition of Exterior Surfaces exterior trim of house worn/peeling badly - repair/repaint
4.4	Other Rooms/Security remove key lock from 3x bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.2	General Health and Safety/Exits back door coming of hinges/not secure 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

Teresa C Marylander
2156 Stillspring Pl
Martinez, CA 94553

Property:
718 WILSON AVE
RICHMOND, CA 94805-1869-

PropID:
Client ID: 18714

Dear Owner/Agent,

This letter is to inform you that your property at **718 WILSON AVE RICHMOND, CA 94805-1869** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

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>
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop in 2x bedrooms
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite



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

Jaime T & Judy Y Fukumae
909 Cerrito St
Albany, CA 94706

Property:
635 KERN ST
RICHMOND, CA 94805-1913-

PropID:
Client ID: 10187

Dear Owner/Agent,

This letter is to inform you that your property at **635 KERN ST RICHMOND, CA 94805-1913** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

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>
2.10	Kitchen/Stove or Range with Oven front right burner inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
3.12	Bathroom/Tub or Shower tub caulking worn/damaged - repair/replace/recaulk



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

Weilin Tu
765 Kern St
Richmond, CA 94805

Property:
636 KERN ST
RICHMOND, CA 94805-1917-

PropID:
Client ID: 12396

Dear Owner/Agent,

This letter is to inform you that your property at **636 KERN ST RICHMOND, CA 94805-1917** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
3.13	Bathroom/Ventilation hallway fan very loud/rubs - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom sink faucet handle not secure - repair/replace sink stopper inop - repair/repalce
3.12	Bathroom/Tub or Shower tub faucet handle not properly secure - 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

Jags Property Management
Garrett Pock
57 Ramsgate Lane
Pleasant Hill, CA 94523

Property:
639 KEY BLVD
RICHMOND, CA 94805-1920-

PropID:
Client ID: 20296

Dear Owner/Agent,

This letter is to inform you that your property at **639 KEY BLVD RICHMOND, CA 94805-1920** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

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>
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.12	Kitchen/Sink sink back wall caulking worn/damaged - repair/recaulk
3.12	Bathroom/Tub or Shower tub worn/damaged - resurface/repair/repalce
4.4	Other Rooms/Security remove key lock from 2x bedroom doors



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

William B Jr Tre Alexander
Ellana Manfredi
6526 Callisch Ave
Fresno, CA 93710

Property:
6564 CLAREMONT AVE
RICHMOND, CA 94805-2043-

PropID:
Client ID: 19580

Dear Owner/Agent,

This letter is to inform you that your property at **6564 CLAREMONT AVE RICHMOND, CA 94805-2043** **failed** the Housing Quality Standards (HQS) inspection on 09/25/2026.

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>
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - 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

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

Property:
3521 CHANSLOR AVE Apt 4
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 4 RICHMOND, CA 94805-2178** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

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	caulking around top of shower worn/damaged - repair/recaulk
3.6 Bathroom/Ceiling Condition	has discoloration starting - remove/repair/repaint
4.4 Other Rooms/Security	remove key lock from bedroom door
5.3 Secondary Rooms/Electrical Hazards	wash room area GFCI outlet missing
8.1 General Health and Safety/Access to Unit	security gate to property not closing/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

Jinda & Jenny H Pan
5809 Lassen St
El Cerrito, CA 94530

Property:
405 44TH ST
RICHMOND, CA 94805-2329-

PropID:
Client ID: 21918

Dear Owner/Agent,

This letter is to inform you that your property at **405 44TH ST RICHMOND, CA 94805-2329** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/19/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.7	Bathroom/Wall Condition wall peeling - repair/repaint

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

Jinda & Jenny H Pan
5809 Lassen St
El Cerrito, CA 94530

Property:
407 44TH ST
RICHMOND, CA 94805-2329-

PropID:
Client ID: 21918

Dear Owner/Agent,

This letter is to inform you that your property at **407 44TH ST RICHMOND, CA 94805-2329** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/19/2026 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 living room smoke detector inop
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

Jinda & Jenny H Pan
5809 Lassen St
El Cerrito, CA 94530

Property:
409 44TH ST
RICHMOND, CA 94805-2329-

PropID:
Client ID: 21918

Dear Owner/Agent,

This letter is to inform you that your property at **409 44TH ST RICHMOND, CA 94805-2329** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/19/2026 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 bedroom smoke detector inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink water pressure low - 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

Jinda & Jenny H Pan
5809 Lassen St
El Cerrito, CA 94530

Property:
411 44TH ST
RICHMOND, CA 94805-2329-

PropID:
Client ID: 21918

Dear Owner/Agent,

This letter is to inform you that your property at **411 44TH ST RICHMOND, CA 94805-2329** failed the Housing Quality Standards (HQS) inspection on 09/25/2026.

A re-inspection has been scheduled for 11/19/2026 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 back left and front right burner inop - repair/repalce
4.4	Other Rooms/Security bedroom door knob not properly secure - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke inop
3.12	Bathroom/Tub or Shower tub diverter inop/broken - 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.

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Sincerely,

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