



10/2/2026

FAILED INSPECTION NOTICE

Maria Griselda Ochoa
Raul Gonzalez
4329 Wall Ave
Hayward, CA 94804

Property:
256 S 18TH ST
RICHMOND, CA 94804-2626-

PropID:
Client ID: 10721

Dear Owner/Agent,

This letter is to inform you that your property at **256 S 18TH ST RICHMOND, CA 94804-2626** failed the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/23/2026 between 09:00AM and 12:00PM.

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

Area	REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Window must be openable and remain open without props. - left window
3.5	Bathroom/Window Condition Bathrooms 1 & 2 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. Window must be openable and remain open without props.
8.1	General Health and Safety/Access to Unit Rear security screen deadbolt lock damaged, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, 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.
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window screen missing, replace



10/2/2026

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



10/2/2026

FAILED INSPECTION NOTICE

Maria Agustin Gabriel
100 Marin Center Dr
San Rafael, CA 94903

Property:
2711 CUTTING BLVD
RICHMOND, CA 94804-2921-

PropID:
Client ID: 13950

Dear Owner/Agent,

This letter is to inform you that your property at **2711 CUTTING BLVD RICHMOND, CA 94804-2921** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 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.



10/2/2026

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.
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.
3.3 Bathroom/Electrical Hazards	Non GFCI receptacle has open grounds, 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.
2.10 Kitchen/Stove or Range with Oven	Oven inoperable, fail code present. Repair or replace
8.1 General Health and Safety/Access to Unit	Install deadbolt on rear door
4.5 Other Rooms/Window Condition	Window is severely cracked or broken which presents a cutting or air access hazard. Replace. - Rear room in garage off back deck
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.



10/2/2026

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Mauro R & Maria R Tre Medrano
Erica Alvarado - Khr Property Management
2643 Appian Way C
Pinole, CA 94564

Property:
435 S 37TH ST
RICHMOND, CA 94804-3235-

PropID:
Client ID: 20003

Dear Owner/Agent,

This letter is to inform you that your property at **435 S 37TH ST RICHMOND, CA 94804-3235** failed the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 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 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. - Tenant to move furniture blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
4.4	Other Rooms/Security Remove keyed lock from interior door.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Juan Carlos & Monica Reynoso
97 Marshall Way
Daly City, CA 94014

Property:
1611 POTRERO AVE Apt A
RICHMOND, CA 94804-3843-

PropID:
Client ID: 21230

Dear Owner/Agent,

This letter is to inform you that your property at **1611 POTRERO AVE Apt A RICHMOND, CA 94804-3843** failed the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 between 09:00AM and 12:00PM.

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

Area	REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Secure faucet base to sink vanity
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.
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 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.



10/2/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Juan Carlos & Monica Reynoso
97 Marshall Way
Daly City, CA 94014

Property:
1611 POTRERO AVE Apt B
RICHMOND, CA 94804-3843-

PropID:
Client ID: 21230

Dear Owner/Agent,

This letter is to inform you that your property at **1611 POTRERO AVE Apt B RICHMOND, CA 94804-3843** failed the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 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 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. - Patio door takes place of window in bedroom.
3.3	Bathroom/Electrical Hazards Install GFCi protected receptacle in bathroom
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacle in kitchen by sink
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Jason Tse
1693 San Benito St
Richmond, CA 94804

Property:
1693 SAN BENITO ST
RICHMOND, CA 94804-5326-

PropID:
Client ID: 9644

Dear Owner/Agent,

This letter is to inform you that your property at **1693 SAN BENITO ST RICHMOND, CA 94804-5326** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 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 Move smoke detector outside of bedroom door into room as common area smoke detector is present in front of unit.
4.7	Other Rooms/Wall Condition Complete repairs to wall around fuse panel box
4.5	Other Rooms/Window Condition Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.
3.5	Bathroom/Window Condition Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.
2.5	Kitchen/Window Condition Window lock inoperable. Replace with a lock that will allow window to open in full and lock when closed.
8.1	General Health and Safety/Access to Unit Secure/close opening on rear door, pet door is allowing air and light intrusion to enter unit. Tenant states door was present when they moved into unit.
8.4	General Health and Safety/Garbage and Debris Remove personal items being stored in multiple bins on shared exterior patio/walkway between units. Personal items must be stored inside of unit.



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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



10/2/2026

FAILED INSPECTION NOTICE

Margaret Dodson
34 Belvedere Ave
Richmond, CA 94801-4023

Property:
5702 SANTA CRUZ AVE
RICHMOND, CA 94804-5545-

PropID:
Client ID: 11968

Dear Owner/Agent,

This letter is to inform you that your property at **5702 SANTA CRUZ AVE RICHMOND, CA 94804-5545** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 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 A missing and/or cracked cover plate presents an electrical hazard. - outlet underneath window
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door
5.3	Secondary Rooms/Electrical Hazards Outlet above washing machine has open grounds, repair or replace with GFCI protected receptacle



10/2/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Jack D Burns 2016 Living Trust
Security Pacific
2300 Henry Ave
Pinole, CA 94564

Property:
311 CARLSTON ST
RICHMOND, CA 94805-2456-

PropID:
Client ID: 15250

Dear Owner/Agent,

This letter is to inform you that your property at **311 CARLSTON ST RICHMOND, CA 94805-2456** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 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>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.5	Other Rooms/Window Condition clear egress blocking bedroom window
2.3	Kitchen/Electrical Hazards GFCFI outlet missing
8.6	General Health and Safety/Interior Stairs and Common Halls building common hallway smoke detector missing



10/2/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Jack D Burns 2016 Living Trust
Security Pacific
2300 Henry Ave
Pinole, CA 94564

Property:
313 CARLSTON ST
RICHMOND, CA 94805-2456-

PropID:
Client ID: 15250

Dear Owner/Agent,

This letter is to inform you that your property at **313 CARLSTON ST RICHMOND, CA 94805-2456** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 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.



10/2/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
4.5	Other Rooms/Window Condition frame has large amount of discoloration - remove/repair/repaint
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower top of shower badly discolored - remove/repair tub caulking badly worn/damaged - repair/replace/recaulk
3.5	Bathroom/Window Condition frame has large amount of discoloration - remove/repair/repaint
4.7	Other Rooms/Wall Condition crack in wall next to bed/window - repair/repaint large crack going up bedroom wall in crease - repair/repaint
1.5	Living Room/Window Condition frame has large amount of discoloration - remove/repair/repaint
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.12	Kitchen/Sink faucet base loose - repair/replace

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Jack D Burns 2016 Living Trust
Security Pacific
2300 Henry Ave
Pinole, CA 94564

Property:
315 CARLSTON ST
RICHMOND, CA 94805-2456-

PropID:
Client ID: 15250

Dear Owner/Agent,

This letter is to inform you that your property at **315 CARLSTON ST RICHMOND, CA 94805-2456** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



10/2/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Jack D Burns 2016 Living Trust
Security Pacific
2300 Henry Ave
Pinole, CA 94564

Property:
317 CARLSTON ST
RICHMOND, CA 94805-2456-

PropID:
Client ID: 15250

Dear Owner/Agent,

This letter is to inform you that your property at **317 CARLSTON ST RICHMOND, CA 94805-2456** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 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 control inop unable to test heater - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop/missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop exceeds 10yr - replace
3.6	Bathroom/Ceiling Condition damaged/peeling - repair/repaint
3.2	Bathroom/Electricity light fixture worn/rusting - replace light fixture cover missing - repair/replace
2.10	Kitchen/Stove or Range with Oven stove vent fan needs cleaning - repair/clean/replace



10/2/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Jack D Burns 2016 Living Trust
Security Pacific
2300 Henry Ave
Pinole, CA 94564

Property:
321 CARLSTON ST
RICHMOND, CA 94805-2456-

PropID:
Client ID: 15250

Dear Owner/Agent,

This letter is to inform you that your property at **321 CARLSTON ST RICHMOND, CA 94805-2456** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing

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



10/2/2026

FAILED INSPECTION NOTICE

Jack D Burns 2016 Living Trust
Security Pacific
2300 Henry Ave
Pinole, CA 94564

Property:
323 CARLSTON ST
RICHMOND, CA 94805-2456-

PropID:
Client ID: 15250

Dear Owner/Agent,

This letter is to inform you that your property at **323 CARLSTON ST RICHMOND, CA 94805-2456** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 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>
7.4	Heating and Plumbing/Water Heater water heater discharge pipeline missing - repair
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light has short -repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector in 2x bedrooms exceeds 10yr - replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom faucet base loose - repair/replace
3.8	Bathroom/Floor Condition floor at base of tub peeling up - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing



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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Jack D Burns 2016 Living Trust
Security Pacific
2300 Henry Ave
Pinole, CA 94564

Property:
325 CARLSTON ST
RICHMOND, CA 94805-2456-

PropID:
Client ID: 15250

Dear Owner/Agent,

This letter is to inform you that your property at **325 CARLSTON ST RICHMOND, CA 94805-2456** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
1.8	Living Room/Floor Condition carpet torn at bedroom entry way - repair/replace
3.5	Bathroom/Window Condition window frame/wall peeling - repair/repaint
3.12	Bathroom/Tub or Shower tub runs/drips constantly - repair/replace over flow plate missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
4.4	Other Rooms/Security remove key lock from bedroom door



10/2/2026

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Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Jack D Burns 2016 Living Trust
Security Pacific
2300 Henry Ave
Pinole, CA 94564

Property:
327 CARLSTON ST
RICHMOND, CA 94805-2456-

PropID:
Client ID: 15250

Dear Owner/Agent,

This letter is to inform you that your property at **327 CARLSTON ST RICHMOND, CA 94805-2456** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.6	Living Room/Ceiling Condition ceiling bubbling - repair/repaint
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.13	Kitchen/Space for Storage, Prep and Serving lights underneath cabinets inop - repair/replace
2.8	Kitchen/Floor Condition entry way lip not properly secure- repair/replace



10/2/2026

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



10/2/2026

FAILED INSPECTION NOTICE

Jack D Burns 2016 Living Trust
Security Pacific
2300 Henry Ave
Pinole, CA 94564

Property:
329 CARLSTON ST
RICHMOND, CA 94805-2456-

PropID:
Client ID: 15250

Dear Owner/Agent,

This letter is to inform you that your property at **329 CARLSTON ST RICHMOND, CA 94805-2456** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 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/Co detector - miss/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector exceeds 10yr - replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub drips - repair
3.5	Bathroom/Window Condition discoloration -remove/repair
2.10	Kitchen/Stove or Range with Oven vent fan inop/covered un able to use - repair/repalce
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.5	Heating and Plumbing/Water Supply discharge pipeline missing - repair



10/2/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Jack D Burns 2016 Living Trust
Security Pacific
2300 Henry Ave
Pinole, CA 94564

Property:
333 CARLSTON ST
RICHMOND, CA 94805-2456-

PropID:
Client ID: 15250

Dear Owner/Agent,

This letter is to inform you that your property at **333 CARLSTON ST RICHMOND, CA 94805-2456** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 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>
1.4	Living Room/Security large airgap underneath door - repair
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.13	Kitchen/Space for Storage, Prep and Serving front of drawers loose - repair/replace



10/2/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Jerry J Manzanares
Po Box 21031
El Sobrante, CA 94820

Property:
3009 GROOM DR Apt B
RICHMOND, CA 94806-2677-

PropID:
Client ID: 11395

Dear Owner/Agent,

This letter is to inform you that your property at **3009 GROOM DR Apt B RICHMOND, CA 94806-2677** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards living room smoke & hallway smoke detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms

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



10/2/2026

FAILED INSPECTION NOTICE

Jerry J Manzanares
Po Box 21031
El Sobrante, CA 94820

Property:
3009 GROOM DR Apt C
RICHMOND, CA 94806-2677-

PropID:
Client ID: 11395

Dear Owner/Agent,

This letter is to inform you that your property at **3009 GROOM DR Apt C RICHMOND, CA 94806-2677** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security patio door glass broken/missing - repair/replace
4.4	Other Rooms/Security remove key lock/dead bolt from all bedroom doors
3.3	Bathroom/Electrical Hazards hall bathroom GFCI outlet missing



10/2/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Jerry J Manzanares
Po Box 21031
El Sobrante, CA 94820

Property:
3009 GROOM DR Apt E
RICHMOND, CA 94806-2677-

PropID:
Client ID: 11395

Dear Owner/Agent,

This letter is to inform you that your property at **3009 GROOM DR Apt E RICHMOND, CA 94806-2677** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower middle knob handle missing - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



10/2/2026

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



10/2/2026

FAILED INSPECTION NOTICE

Jerry J Manzanares
Po Box 21031
El Sobrante, CA 94820

Property:
3009 GROOM DR Apt F
RICHMOND, CA 94806-2677-

PropID:
Client ID: 11395

Dear Owner/Agent,

This letter is to inform you that your property at **3009 GROOM DR Apt F RICHMOND, CA 94806-2677** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub draining slow - 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



10/2/2026

FAILED INSPECTION NOTICE

Robin Lynn Jackson-Bennett
412 Dickey Ct
Suisun City, CA 94585-3727

Property:
3022 COLETTE DR
RICHMOND, CA 94806-2713-

PropID:
Client ID: 19875

Dear Owner/Agent,

This letter is to inform you that your property at **3022 COLETTE DR RICHMOND, CA 94806-2713** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway floor has very large bump - safety/tripping hazard - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing in 2x bathrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway & master bedroom toilet base loose - repair/replace
4.8	Other Rooms/Floor Condition carpeting worn/torn/damaged at bedroom entry - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions backyard fence missing slates - repair/replace



10/2/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Lhakpa & Maya S Sherpa
5721 Oakmont Dr
San Pablo, CA 94806

Property:
3013 MOYERS RD
RICHMOND, CA 94806-2732-

PropID:
Client ID: 14495

Dear Owner/Agent,

This letter is to inform you that your property at **3013 MOYERS RD RICHMOND, CA 94806-2732** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 2x hallway smoke detectors inop
4.4	Other Rooms/Security remove key lock from bedroom doors remove latch lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI missing in 2x bathrooms
2.12	Kitchen/Sink faucet handle missing
2.13	Kitchen/Space for Storage, Prep and Serving drawer not on track missing tracks - repair/replace



10/2/2026

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/2/2026

FAILED INSPECTION NOTICE

Yuan Li
Security Pacific Real Estate
2300 Henry Ave
Pinole, CA 94564

Property:
2513 MOYERS RD
RICHMOND, CA 94806-3101-

PropID:
Client ID: 11830

Dear Owner/Agent,

This letter is to inform you that your property at **2513 MOYERS RD RICHMOND, CA 94806-3101** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing

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



10/2/2026

FAILED INSPECTION NOTICE

James A & Debbie M Heady
1247 Simmons Ln
Novato, CA 94945

Property:
3638 STONEGLEN
RICHMOND, CA 94806-5705-

PropID:
Client ID: 5011

Dear Owner/Agent,

This letter is to inform you that your property at **3638 STONEGLEN RICHMOND, CA 94806-5705** **failed** the Housing Quality Standards (HQS) inspection on 09/28/2026.

A re-inspection has been scheduled for 11/25/2026 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
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom sink chipping - repair/replace
4.7	Other Rooms/Wall Condition bedroom wall damaged - repair/repaint

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