



9/22/2026

FAILED INSPECTION NOTICE

10855 SAN PABLO AVE
EL CERRITO, CA 94530-

PropID:
Client ID: 19252

Dear Current Resident,

This letter is to inform you that your property at **10855 SAN PABLO AVE EL CERRITO, CA 94530** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 10/30/2026 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>
8.1	General Health and Safety/Access to Unit Install unit number "B" on front door
8.6	General Health and Safety/Interior Stairs and Common Halls Install smoke detector/ 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.

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



9/22/2026

FAILED INSPECTION NOTICE

849 8TH ST
RICHMOND, CA 94801-

PropID:
Client ID: 17268

Dear Current Resident,

This letter is to inform you that your property at **849 8TH ST RICHMOND, CA 94801** **failed** the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 10/30/2026 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.



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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Light fixture inoperable, repair
3.12	Bathroom/Tub or Shower Shower head capped off in bedroom 1, repair
3.3	Bathroom/Electrical Hazards GFCI inoperable, repair
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base 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.
4.7	Other Rooms/Wall Condition Clean/ remove discoloration on walls
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window screen missing, replace
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.7	Kitchen/Wall Condition Baseboard trim by refrigerator damaged, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down tall grass in rear yard



9/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

560 ALAMO AVE
RICHMOND, CA 94801-

PropID:
Client ID: 17557

Dear Current Resident,

This letter is to inform you that your property at **560 ALAMO AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 10/30/2026 between 11:00AM and 02:00PM.

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



9/22/2026

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Replace missing recessed light fixture as wires or hanging from ceiling
3.3	Bathroom/Electrical Hazards Replace missing recessed lighting as wires hanging out of fixture
1.3	Living Room/Electrical Hazards Secure recessed lighting, wires hanging from ceiling
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.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, rear right bedroom
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, 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.
2.12	Kitchen/Sink 1. Dishwasher inoperable, repair 2. Air gap cover missing, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.



9/22/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

210 WILLARD AVE
RICHMOND, CA 94801-1827-

PropID:
Client ID: 17240

Dear Current Resident,

This letter is to inform you that your property at **210 WILLARD AVE RICHMOND, CA 94801-1827** **failed** the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 10/30/2026 between 11:00AM and 02:00PM.

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



9/22/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions
	1. Remove old fencing and building supplies from exterior
	2. Rear shed severely damaged, repair or remove
8.6	General Health and Safety/Interior Stairs and Common Halls
	Common area smoke detector inoperable, repair or replace
2.12	Kitchen/Sink
	No water service in unit, must be inspected
2.10	Kitchen/Stove or Range with Oven
	1. Inoperable, no gas service in unit
	2. Range hood inoperable, repair
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.
4.10	Other Rooms/Smoke Detectors
	Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, Repair (NO GAS SERVICE) in unit
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.



9/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

1423 HELLINGS AVE Apt 1
RICHMOND, CA 94801-2394-

PropID:
Client ID: 17376

Dear Current Resident,

This letter is to inform you that your property at **1423 HELLINGS AVE Apt 1 RICHMOND, CA 94801-2394** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 10/30/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.7	General Health and Safety/Other Interior Hazards Remove old smoke detector at base of stairs
2.10	Kitchen/Stove or Range with Oven 1. Right rear burner not self lighting, repair 2. Range hood light inoperable, repair



9/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

1423 HELLINGS AVE Apt 2
RICHMOND, CA 94801-2394-

PropID:
Client ID: 17376

Dear Current Resident,

This letter is to inform you that your property at **1423 HELLINGS AVE Apt 2 RICHMOND, CA 94801-2394** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 10/30/2026 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 Remove key lock on living room closet door
7.4	Heating and Plumbing/Water Heater No access as door on closet is screwed shut, must be inspected
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, 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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Front handrail leading to unit dry rotted, repair



9/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

1927 BARRETT AVE Apt 1/2
RICHMOND, CA 94801-2829-

PropID:
Client ID: 14658

Dear Current Resident,

This letter is to inform you that your property at **1927 BARRETT AVE Apt 1/2 RICHMOND, CA 94801-2829** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 10/30/2026 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 Right rear burner knob damaged, repair as knob continuously spins and may cause gas leak.
8.7	General Health and Safety/Other Interior Hazards Remove keyed entry lock on hall door leasing to kitchen.

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



9/22/2026

FAILED INSPECTION NOTICE

209 BISSELL AVE
RICHMOND, CA 94801-3461-

PropID:
Client ID: 19157

Dear Current Resident,

This letter is to inform you that your property at **209 BISSELL AVE RICHMOND, CA 94801-3461** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 10/30/2026 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Remove old smoke detector
6.3	Building Exterior/Condition of Roof and Gutters Ext. = Gutters Damaged. Rear right side of unit
2.12	Kitchen/Sink Dishwasher inoperable, repair
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. - Level 2 bathroom
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet on right wall



9/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

651 S 32ND ST
RICHMOND, CA 94804-

PropID:
Client ID: 18065

Dear Current Resident,

This letter is to inform you that your property at **651 S 32ND ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
3.5	Bathroom/Window Condition window off track - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control missing unable to test heater - 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



9/22/2026

FAILED INSPECTION NOTICE

401 32ND ST
RICHMOND, CA 94804-1705-

PropID:
Client ID: 14418

Dear Current Resident,

This letter is to inform you that your property at **401 32ND ST RICHMOND, CA 94804-1705** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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

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



9/22/2026

FAILED INSPECTION NOTICE

405 32ND ST
RICHMOND, CA 94804-1705-

PropID:
Client ID: 14418

Dear Current Resident,

This letter is to inform you that your property at **405 32ND ST RICHMOND, CA 94804-1705** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.10	Kitchen/Stove or Range with Oven remove foil from stove
8.6	General Health and Safety/Interior Stairs and Common Halls basement stairs missing handrail - repair/replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors remove latch lock from bedroom door



9/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

409 32ND ST
RICHMOND, CA 94804-1705-

PropID:
Client ID: 14418

Dear Current Resident,

This letter is to inform you that your property at **409 32ND ST RICHMOND, CA 94804-1705** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls basement stairs missing handrail - repair/replace
5.3	Secondary Rooms/Electrical Hazards basement light has short - repair/replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
3.12	Bathroom/Tub or Shower tub diverter not working properly - repair/replace



9/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

350 28TH ST
RICHMOND, CA 94804-1731-

PropID:
Client ID: 18928

Dear Current Resident,

This letter is to inform you that your property at **350 28TH ST RICHMOND, CA 94804-1731** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st fl smoke/Co detector inop - repair/replace basement smoke detector missing - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing



9/22/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

352 28TH ST
RICHMOND, CA 94804-1731-

PropID:
Client ID: 18928

Dear Current Resident,

This letter is to inform you that your property at **352 28TH ST RICHMOND, CA 94804-1731** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

354 28TH ST
RICHMOND, CA 94804-1731-

PropID:
Client ID: 18928

Dear Current Resident,

This letter is to inform you that your property at **354 28TH ST RICHMOND, CA 94804-1731** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.2	General Health and Safety/Exits back door not closing flush to lock securely - repair/repalce
3.3	Bathroom/Electrical Hazards GFCI outlet missing

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

300 32ND ST Apt 1
RICHMOND, CA 94804-1791-

PropID:
Client ID: 18941

Dear Current Resident,

This letter is to inform you that your property at **300 32ND ST Apt 1 RICHMOND, CA 94804-1791** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

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>
3.6 Bathroom/Ceiling Condition	hallway bathroom ceiling has discoloration - remove/repair
3.13 Bathroom/Ventilation	bathroom fan not working as designed - 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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Residential Rental Inspections Program



9/22/2026

FAILED INSPECTION NOTICE

300 32ND ST Apt 3
RICHMOND, CA 94804-1791-

PropID:
Client ID: 18941

Dear Current Resident,

This letter is to inform you that your property at **300 32ND ST Apt 3 RICHMOND, CA 94804-1791** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from bedroom door
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



9/22/2026

FAILED INSPECTION NOTICE

256 25TH ST Apt B
RICHMOND, CA 94804-1808-

PropID:
Client ID: 1765

Dear Current Resident,

This letter is to inform you that your property at **256 25TH ST Apt B RICHMOND, CA 94804-1808** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving front of cabinet door missing - 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



9/22/2026

FAILED INSPECTION NOTICE

124 MAINE AVE
RICHMOND, CA 94804-2136-

PropID:
Client ID: 18516

Dear Current Resident,

This letter is to inform you that your property at **124 MAINE AVE RICHMOND, CA 94804-2136** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.4 Bathroom/Security	remove key lock from 2x bathroom doors
3.3 Bathroom/Electrical Hazards	GFCI outlet missing 2x bathrooms
2.3 Kitchen/Electrical Hazards	GFCI outlet missing
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit	toilet base loose - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment	wall heater in bathroom not working properly - repair/replace
2.12 Kitchen/Sink	faucet base loose - repair/replace



9/22/2026

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



9/22/2026

FAILED INSPECTION NOTICE

320 MAINE AVE
RICHMOND, CA 94804-2230-

PropID:
Client ID: 17195

Dear Current Resident,

This letter is to inform you that your property at **320 MAINE AVE RICHMOND, CA 94804-2230** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from bedroom door

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

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

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



9/22/2026

FAILED INSPECTION NOTICE

322 MAINE AVE
RICHMOND, CA 94804-2230-

PropID:
Client ID: 17195

Dear Current Resident,

This letter is to inform you that your property at **322 MAINE AVE RICHMOND, CA 94804-2230** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.3	General Health and Safety/Evidence of Infestation roach infestation - remove/treat
2.10	Kitchen/Stove or Range with Oven burner control knobs missing - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door

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

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

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



9/22/2026

FAILED INSPECTION NOTICE

324 MAINE AVE
RICHMOND, CA 94804-2230-

PropID:
Client ID: 17195

Dear Current Resident,

This letter is to inform you that your property at **324 MAINE AVE RICHMOND, CA 94804-2230** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from 3x bedroom doors
3.12	Bathroom/Tub or Shower tub diverter not working properly - 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



9/22/2026

FAILED INSPECTION NOTICE

326 MAINE AVE
RICHMOND, CA 94804-2230-

PropID:
Client ID: 17195

Dear Current Resident,

This letter is to inform you that your property at **326 MAINE AVE RICHMOND, CA 94804-2230** failed the Housing Quality Standards (HQS) inspection on 09/21/2026.

A re-inspection has been scheduled for 11/05/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
3.12	Bathroom/Tub or Shower tub diverter not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop -
4.4	Other Rooms/Security remove key lock from 3x bedroom doors



9/22/2026

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