



10/28/2025

FAILED INSPECTION NOTICE

Calvin & Amy Tran
729 Pierce St
Albany, CA 94706

Property:
2408 MCBRYDE AVE
RICHMOND, CA 94804-1242-

PropID:
Client ID: 8319

Dear Owner/Agent,

This letter is to inform you that your property at **2408 MCBRYDE AVE RICHMOND, CA 94804-1242** **failed** the Housing Quality Standards (HQS) inspection on 10/07/2025.

A re-inspection has been scheduled for 11/26/2025 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 cover missing - repair/replace
2.3	Kitchen/Electrical Hazards kitchen GFCI outlet missing
3.12	Bathroom/Tub or Shower caulking in tub badly worn - repair/replace/recaulk
3.6	Bathroom/Ceiling Condition large amount of discoloration on ceiling - remove
3.5	Bathroom/Window Condition window not staying open properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



10/28/2025

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

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

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Karen Tyler
248 Park Lane
Vacaville, CA 95687

Property:
2736 LINCOLN AVE
RICHMOND, CA 94804-1269-

PropID:
Client ID: 4095

Dear Owner/Agent,

This letter is to inform you that your property at **2736 LINCOLN AVE RICHMOND, CA 94804-1269** **failed** the Housing Quality Standards (HQS) inspection on 10/07/2025.

A re-inspection has been scheduled for 11/24/2025 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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

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

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Sincerely,

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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Ashok J & Urvashi A Pandya
CHRISTINE ALFARO
232 Grenadine Way
Hercules, CA 94547-2044

Property:
2713 NEVIN AVE Apt 2
RICHMOND, CA 94804-1767-

PropID:
Client ID: 9327

Dear Owner/Agent,

This letter is to inform you that your property at **2713 NEVIN AVE Apt 2 RICHMOND, CA 94804-1767** **failed** the Housing Quality Standards (HQS) inspection on 10/07/2025.

A re-inspection has been scheduled for 11/24/2025 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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



10/28/2025

FAILED INSPECTION NOTICE

Titus & Irma Cooper
2326 N Coronet Ct
Covina, CA 91724-3935

Property:
230 17TH
RICHMOND, CA 94804-2604-

PropID:
Client ID: 3626

Dear Owner/Agent,

This letter is to inform you that your property at **230 17TH RICHMOND, CA 94804-2604** failed the Housing Quality Standards (HQS) inspection on 10/07/2025.

A re-inspection has been scheduled for 11/24/2025 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>
3.5	Bathroom/Window Condition window will not stand without prop. Repair or replace remove black discoloration replace missing screens
4.5	Other Rooms/Window Condition window will not stand without prop. Repair or replace remove black discoloration replace missing screens
6.4	Building Exterior/Condition of Exterior Surfaces chipping and peeling paint on front and side of house. repaint



10/28/2025

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Sincerely,

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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 100
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 100 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 10/07/2025.

A re-inspection has been scheduled for 12/09/2025 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.



10/28/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security Front door missing deadbolt lock, repair
1.6	Living Room/Ceiling Condition Complete repairs to damaged ceiling. Large opening covered up.
1.7	Living Room/Wall Condition Repair peeling paint on walls
3.7	Bathroom/Wall Condition Treat walls as there is significant damage due to black discoloration. Have unit professionally treated.
3.6	Bathroom/Ceiling Condition Treat ceiling as there is significant damage due to black discoloration. Have unit professionally treated.
3.13	Bathroom/Ventilation Vent fan inoperable, repair or replace
3.3	Bathroom/Electrical Hazards Install GFCI by bathroom sink
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet behind front door missing coverplate
2.3	Kitchen/Electrical Hazards 1. Kitchen outlet missing cover plate, replace 2. Install GFCI by kitchen sink
2.8	Kitchen/Floor Condition Repair damaged flooring in kitchen
2.10	Kitchen/Stove or Range with Oven 1. Replace rusted range hood 2. Oven knob missing, replace
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.
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.



10/28/2025

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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 102
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 102 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 10/07/2025.

A re-inspection has been scheduled for 12/09/2025 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
1.3	Living Room/Electrical Hazards 1. Outlet left of bathroom damaged and missing cover plate, replace
3.3	Bathroom/Electrical Hazards Install GFCI by bathroom sink
	2. Replace severely rusted light fixture
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
8.7	General Health and Safety/Other Interior Hazards Repair damaged hall closet door as it wont close as designed, remove keyed entry lock from door
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.13	Kitchen/Space for Storage, Prep and Serving Repair opening at end of countertop. Secure countertop so that it is mounted and against wall. Evidence of roach infestation in opening of countertop



10/28/2025

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



10/28/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 106
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 106 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 10/07/2025.

A re-inspection has been scheduled for 12/09/2025 between 09:00AM and 12:00PM.

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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls REPAIR DAMAGED FLOORING IN UNIT.
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
3.12	Bathroom/Tub or Shower 1. Tub Drain Clogged/Slow. 2. CAULK TUB UNIT 3. SHOWER CONTROL KNOB MISSING, REPLACE
2.5	Kitchen/Window Condition 1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace. 2. 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.
1.7	Living Room/Wall Condition Repair peeling paint on living room walls
3.7	Bathroom/Wall Condition Treat walls, severe discoloration on walls
3.6	Bathroom/Ceiling Condition Treat ceiling, excessive discoloration
2.8	Kitchen/Floor Condition Repair damaged flooring
2.11	Kitchen/Refrigerator 1. Refrigerator leakage present. 2. Refrigerator/Freezer does not maintain temperature.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet on right wall
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. Tenant to clean discoloration



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FAILED INSPECTION NOTICE

- 4.7 Other Rooms/Wall Condition
Treat walls as discoloration present
- 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.
- 8.10 General Health and Safety/Site and Neighborhood Conditions
Complete repairs and seal openings in shared common hallway for first floor units above front door
- 2.12 Kitchen/Sink
Caulk kitchen sink
- 2.10 Kitchen/Stove or Range with Oven
Replace rusted range hood

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



10/28/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 109
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 109 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 10/07/2025.

A re-inspection has been scheduled for 12/09/2025 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

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



10/28/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 113
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 113 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 10/07/2025.

A re-inspection has been scheduled for 12/09/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
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.
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.9	General Health and Safety/Interior Air Quality Poor interior air quality throughout unit. Tenant states that if walls are not constantly cleaned there is a organic substance that appears.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 114
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 114 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 10/07/2025.

A re-inspection has been scheduled for 12/09/2025 between 11:00AM and 02:00PM.

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10/28/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.7	Other Rooms/Wall Condition 1. Repair peeling paint on walls 2. Repair damaged baseboard trim on right side of room
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.
3.13	Bathroom/Ventilation Clean dust build up on vent fan
1.3	Living Room/Electrical Hazards Outlets have open grounds, repair
2.12	Kitchen/Sink Repair large opening on wall under sink
2.3	Kitchen/Electrical Hazards Install GFCI by kitchen sink
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace
8.10	General Health and Safety/Site and Neighborhood Conditions Repair opening in common area shared hallway for units on 1st floor above 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



10/28/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 216
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 216 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 10/07/2025.

A re-inspection has been scheduled for 12/09/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
1.3	Living Room/Electrical Hazards Outlet left of window has hot/neutral reverse, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, knob missing. Repair
8.10	General Health and Safety/Site and Neighborhood Conditions Repair opening above front door in common exterior hallway.

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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City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 217
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 217 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 10/07/2025.

A re-inspection has been scheduled for 12/09/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
1.3	Living Room/Electrical Hazards Outlet right of front door has hot/ neutral reverse. Repair
2.3	Kitchen/Electrical Hazards Kitchen outlet by countertop has hot/ neutral reverse, repair
3.12	Bathroom/Tub or Shower Shower head spraying water over walls, repair

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Calvin & Amy Tran
729 Pierce St
Albany, CA 94706

Property:
3737 CENTER AVE
RICHMOND, CA 94804-3316-

PropID:
Client ID: 8319

Dear Owner/Agent,

This letter is to inform you that your property at **3737 CENTER AVE RICHMOND, CA 94804-3316** **failed** the Housing Quality Standards (HQS) inspection on 10/07/2025.

A re-inspection has been scheduled for 11/26/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI missing - repair/replace
4.10	Other Rooms/Smoke Detectors back room smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment water pressure release valve drain pipe missing - repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace



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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Spr Homes Llc
2300 Henry Ave
Pinole, CA 94564

Property:
2926 ALTA MIRA
RICHMOND, CA 94806-2758-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **2926 ALTA MIRA RICHMOND, CA 94806-2758** failed the Housing Quality Standards (HQS) inspection on 10/07/2025.

A re-inspection has been scheduled for 11/24/2025 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 Rear left burner, not self-igniting – repair/replace
2.12	Kitchen/Sink Garbage disposal 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.

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City of Richmond
Residential Rental Inspections Program