



10/28/2025

FAILED INSPECTION NOTICE

Hynes Family Holdings Llc
1314 Wright Ave Unit A
Richmond, CA 94804

Property:
7 NICHOLL AVE
RICHMOND, CA 94801-

PropID:
Client ID: 15526

Dear Owner/Agent,

This letter is to inform you that your property at **7 NICHOLL AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

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> |
|-------------|--|
| 2.10 | Kitchen/Stove or Range with Oven hood range light 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.

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

Lesli Handmacher
6 Crest Ave
Richmond, CA 94801

Property:
12 CREST AVE
RICHMOND, CA 94801-

PropID:
Client ID: 13361

Dear Owner/Agent,

This letter is to inform you that your property at **12 CREST AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

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> |
|-------------|---|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls hallway light not working properly - repair |
| 6.3 | Building Exterior/Condition of Roof and Gutters gutters in back of house leaning/worn - 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



10/28/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
609 SANFORD AVE
RICHMOND, CA 94801-1951-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **609 SANFORD AVE RICHMOND, CA 94801-1951** **failed** the Housing Quality Standards (HQS) inspection on 10/14/2025.

A re-inspection has been scheduled for 11/25/2025 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> |
|-------------|--|
| 1.4 | Living Room/Security Install door sweep on front door |
| 1.5 | Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. |
| 4.3 | Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. |
| 4.7 | Other Rooms/Wall Condition Repair cracks on walls by right window |
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. |



10/28/2025

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



10/28/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
932 7TH ST
RICHMOND, CA 94801-2221-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **932 7TH ST RICHMOND, CA 94801-2221** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

A re-inspection has been scheduled for 11/25/2025 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> |
|-------------|---|
| 4.3 | Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. |
| 7.4 | Heating and Plumbing/Water Heater Repair/replace damaged door on hot water heater closet |

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

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
612 PENNSYLVANIA AVE
RICHMOND, CA 94801-2260-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **612 PENNSYLVANIA AVE RICHMOND, CA 94801-2260** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

A re-inspection has been scheduled for 11/25/2025 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> |
|-------------|---|
| 4.5 | Other Rooms/Window Condition Move furniture blocking window (fire exit) |
| 6.3 | Building Exterior/Condition of Roof and Gutters Ext. = Gutters Damaged. Rear left and rear right gutters damaged, repair |
| 8.10 | General Health and Safety/Site and Neighborhood Conditions Rear shed in yard is severely deteriorated and missing windows, repair or remove. |

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

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
519 3RD ST
RICHMOND, CA 94801-2607-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **519 3RD ST RICHMOND, CA 94801-2607** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

A re-inspection has been scheduled for 11/25/2025 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> |
|-------------|--|
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. |
| 4.3 | Other Rooms/Electrical Hazards No access to outlets for inspection, clear items to allow direct access to outlet for inspection. |
| 4.5 | Other Rooms/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. |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment NO HEAT SOURCE IN UNIT. INSTALL PERMANENT MOUNTED HEATING SYSTEM ADEQUATE FOR UNIT. Owner can install baseboard heaters in unit |
| 1.3 | Living Room/Electrical Hazards No access to outlets for inspection, clear items to allow direct access to outlet for inspection. |



10/28/2025

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



10/28/2025

FAILED INSPECTION NOTICE

Jose & Guadalupe Manriquez
867 Bellevue Ave
867 Bellevue Ave
Daly City, CA 94014-1139

Property:
210 PENNSYLVANIA AVE
RICHMOND, CA 94801-2633-

PropID:
Client ID: 10595

Dear Owner/Agent,

This letter is to inform you that your property at **210 PENNSYLVANIA AVE RICHMOND, CA 94801-2633** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

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> |
|-------------|---|
| 8.7 | General Health and Safety/Other Interior Hazards living room smoke/Co detector missing - reapi |
| 2.10 | Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce |
| 3.3 | Bathroom/Electrical Hazards GFCI outlet missing |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace |
| 4.10 | Other Rooms/Smoke Detectors bedroom smoke detector missing - repair/replace |
| 4.4 | Other Rooms/Security unable to inspect 3 bedroom due to doors being locked remove key door locks from all bedroom doors |



10/28/2025

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



10/28/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
1009 ROOSEVELT
RICHMOND, CA 94801-2759-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **1009 ROOSEVELT RICHMOND, CA 94801-2759** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

A re-inspection has been scheduled for 11/25/2025 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> |
|-------------|---|
| 4.3 | Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. |

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Belem Lopez Romero
2041 Woodland Dr
Antioch, CA 94509-2651

Property:
1532 CHANSLOR AVE Apt #G
RICHMOND, CA 94801-3276-

PropID:
Client ID: 12824

Dear Owner/Agent,

This letter is to inform you that your property at **1532 CHANSLOR AVE Apt #G RICHMOND, CA 94801-3276** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

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> |
|-------------|---|
| 3.12 | Bathroom/Tub or Shower caulking at outer base of tub - missing large gap - repair caulking inside tub - worn - repair/recaulk |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls entry hallway light damaged - repair/replace |
| 2.1 | Kitchen/Kitchen Area Present GFCI outlet missing |
| 2.13 | Kitchen/Space for Storage, Prep and Serving cabinet door missing - repair/replace |



10/28/2025

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



10/28/2025

FAILED INSPECTION NOTICE

Yong Shun Li
15797 Schultz St
Clinton Township, MI 48038-4161

Property:
627 21ST ST
RICHMOND, CA 94801-3321-

PropID:
Client ID: 9115

Dear Owner/Agent,

This letter is to inform you that your property at **627 21ST ST RICHMOND, CA 94801-3321** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

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> |
|---|---|
| 3.12 Bathroom/Tub or Shower | tub peeling - resurface/repair |
| 2.10 Kitchen/Stove or Range with Oven | all burners must self ignite - repair/replace |
| 6.3 Building Exterior/Condition of Roof and Gutters | gutters need to be cleaned |

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

Rodney R & Sharon Montgomery
Po Box 16052
San Francisco, CA 94116

Property:
166 2ND ST
RICHMOND, CA 94801-3447-

PropID:
Client ID: 7451

Dear Owner/Agent,

This letter is to inform you that your property at **166 2ND ST RICHMOND, CA 94801-3447** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

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> |
|-------------|--|
| 2.3 | Kitchen/Electrical Hazards GFCI outlet missing light switch cover missing - repair/replace |
| 4.10 | Other Rooms/Smoke Detectors bedroom smoke detector missing |
| 3.12 | Bathroom/Tub or Shower tub peeling - resurface/repair/replace |
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle not properly secured - repair/replace |
| 6.3 | Building Exterior/Condition of Roof and Gutters gutters damaged badly - replace |



10/28/2025

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



10/28/2025

FAILED INSPECTION NOTICE

Hilton Wong
405 Deerhill Dr
San Ramon, CA 94583-1289

Property:
612 CHANSLOR AVE
RICHMOND, CA 94801-3538-

PropID:
Client ID: 8874

Dear Owner/Agent,

This letter is to inform you that your property at **612 CHANSLOR AVE RICHMOND, CA 94801-3538** **failed** the Housing Quality Standards (HQS) inspection on 10/14/2025.

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> |
|-------------|---|
| 4.4 | Other Rooms/Security bedroom smoke detector missing |
| 6.4 | Building Exterior/Condition of Exterior Surfaces side of house paint very badly worn /peeling - repair/repaint |

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Robert Thomas Burchell Tre
Herman Sun
Po Box 1621
Lafayette, CA 94549

Property:
833 OCEAN AVE
RICHMOND, CA 94801-3735-

PropID:
Client ID: 9931

Dear Owner/Agent,

This letter is to inform you that your property at **833 OCEAN AVE RICHMOND, CA 94801-3735 failed** the Housing Quality Standards (HQS) inspection on 10/14/2025.

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> |
|-------------|--|
| 2.3 | Kitchen/Electrical Hazards both kitchens 1st & 2nd fl GFCI outlet missing |
| 3.3 | Bathroom/Electrical Hazards 1st and 2nd fl bathroom GFCI missing |
| 4.10 | Other Rooms/Smoke Detectors 1st floor side room smoke detector missing |

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

Hynes Family Holdings Llc
1314 Wright Ave Unit A
Richmond, CA 94804

Property:
11 NICHOLL AVE
RICHMOND, CA 94801-3918-

PropID:
Client ID: 15526

Dear Owner/Agent,

This letter is to inform you that your property at **11 NICHOLL AVE RICHMOND, CA 94801-3918** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

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> |
|-------------|---|
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. |
| 8.7 | General Health and Safety/Other Interior Hazards hallway smoke detector inop |
| 2.10 | Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace |

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Hynes Family Holdings Llc
1314 Wright Ave Unit A
Richmond, CA 94804

Property:
9 NICHOLL AVE
RICHMOND, CA 94801-3918-

PropID:
Client ID: 15526

Dear Owner/Agent,

This letter is to inform you that your property at **9 NICHOLL AVE RICHMOND, CA 94801-3918** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

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> |
|-------------|---|
| 2.10 | Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace |
| 4.4 | Other Rooms/Security remove key door lock from 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



10/28/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
147 4TH
RICHMOND, CA 94804-2201-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **147 4TH RICHMOND, CA 94804-2201** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

A re-inspection has been scheduled for 11/25/2025 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> |
|-------------|---|
| 2.12 | Kitchen/Sink Dishwasher inoperable, repair |

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
317 FLORIDA
RICHMOND, CA 94804-2223-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **317 FLORIDA RICHMOND, CA 94804-2223** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

A re-inspection has been scheduled for 11/25/2025 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> |
|-------------|--|
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. |
| 8.3 | General Health and Safety/Evidence of Infestation Exterminate for rats, mice. |

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

Eric Bailey
116 Monica Pl
Vallejo, CA 94591

Property:
423 S 16TH ST Apt 1
RICHMOND, CA 94804-2567-

PropID:
Client ID: 8518

Dear Owner/Agent,

This letter is to inform you that your property at **423 S 16TH ST Apt 1 RICHMOND, CA 94804-2567** **failed** the Housing Quality Standards (HQS) inspection on 10/14/2025.

A re-inspection has been scheduled for 11/25/2025 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

Eric Bailey
116 Monica Pl
Vallejo, CA 94591

Property:
423 S 16TH ST Apt 2
RICHMOND, CA 94804-2567-

PropID:
Client ID: 8518

Dear Owner/Agent,

This letter is to inform you that your property at **423 S 16TH ST Apt 2 RICHMOND, CA 94804-2567** **failed** the Housing Quality Standards (HQS) inspection on 10/14/2025.

A re-inspection has been scheduled for 11/25/2025 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> |
|-------------|--|
| 2.3 | Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet on right wall |
| 4.10 | Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair |



10/28/2025

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



10/28/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
634 S 30TH ST
RICHMOND, CA 94804-4018-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **634 S 30TH ST RICHMOND, CA 94804-4018** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

A re-inspection has been scheduled for 11/25/2025 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> |
|-------------|--|
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair |
| 5.3 | Secondary Rooms/Electrical Hazards Replace cracked outlet in garage thing washing machine |
| 2.12 | Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal. |

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

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
854 S 45TH ST
RICHMOND, CA 94804-4458-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **854 S 45TH ST RICHMOND, CA 94804-4458** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

A re-inspection has been scheduled for 11/25/2025 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> |
|-------------|--|
| 4.4 | Other Rooms/Security Remove latch locks from door |
| 4.5 | Other Rooms/Window Condition Window lock mechanism missing, 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



10/28/2025

FAILED INSPECTION NOTICE

Matthew Oconnor & Amanda Stiles
5200 Fresno Ave
5200 Fresno Ave
Richmond, CA 94804

Property:
5204 FRESNO AVE
RICHMOND, CA 94804-5415-

PropID:
Client ID: 14336

Dear Owner/Agent,

This letter is to inform you that your property at **5204 FRESNO AVE RICHMOND, CA 94804-5415** **failed** the Housing Quality Standards (HQS) inspection on 10/14/2025.

A re-inspection has been scheduled for 11/25/2025 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> |
|-------------|--|
| 7.4 | Heating and Plumbing/Water Heater Install discharge pipe, within 6" of floor. |

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

Henry Chang
695 Gateview Ave
Albany, CA 94706-1075

Property:
545 MC LAUGHLIN ST
RICHMOND, CA 94805-1946-

PropID:
Client ID: 12545

Dear Owner/Agent,

This letter is to inform you that your property at **545 MC LAUGHLIN ST RICHMOND, CA 94805-1946** **failed** the Housing Quality Standards (HQS) inspection on 10/14/2025.

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> |
|-------------|---|
| 2.10 | Kitchen/Stove or Range with Oven hood range light inop - repair |
| 3.3 | Bathroom/Electrical Hazards GFCI outlet missing |
| 8.7 | General Health and Safety/Other Interior Hazards hallway smoke detector missing |
| 4.4 | Other Rooms/Security bedroom closet doors off track - repair |
| 3.12 | Bathroom/Tub or Shower above top of shower damaged - repair caulking inside and around shower tub worn - repair/recaulk |



10/28/2025

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



10/28/2025

FAILED INSPECTION NOTICE

Yong Shun Li
15797 Schultz St
Clinton Township, MI 48038-4161

Property:
111 37TH ST
RICHMOND, CA 94805-2104-

PropID:
Client ID: 9115

Dear Owner/Agent,

This letter is to inform you that your property at **111 37TH ST RICHMOND, CA 94805-2104** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

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> |
|-------------|--|
| 1.6 | Living Room/Ceiling Condition living room ceiling has very large crack - repair |
| 2.3 | Kitchen/Electrical Hazards GFCI outlet missing |
| 2.10 | Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace |
| 3.7 | Bathroom/Wall Condition wall in bathroom missing exposing pipes - repair |
| 3.6 | Bathroom/Ceiling Condition ceiling damaged - repair |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair |
| 3.3 | Bathroom/Electrical Hazards light fixture cover missing - repair/replace |
| 4.10 | Other Rooms/Smoke Detectors bedroom smoke detector missing |
| 4.4 | Other Rooms/Security door handle loose - repair/replace |
| 8.7 | General Health and Safety/Other Interior Hazards 2nd floor Co detector missing |



10/28/2025

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



10/28/2025

FAILED INSPECTION NOTICE

Community Fund Llc
MICHAEL MARR
1032 E 14Th St
San Leandro, CA 94577

Property:
4512 MC GLOTHEN WAY
RICHMOND, CA 94806-1816-

PropID:
Client ID: 4942

Dear Owner/Agent,

This letter is to inform you that your property at **4512 MC GLOTHEN WAY RICHMOND, CA 94806-1816** failed the Housing Quality Standards (HQS) inspection on 10/14/2025.

A re-inspection has been scheduled for 11/25/2025 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> |
|-------------|---|
| 2.10 | Kitchen/Stove or Range with Oven Range hood light inoperable, vent screens missing. Repair/replace |
| 2.13 | Kitchen/Space for Storage, Prep and Serving Cabinet door left of stove off hinge, repair |

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program