



10/28/2025

**FAILED INSPECTION NOTICE**

Sierra Vista Properties Llc  
8 Honey Hill Rd  
Orinda, CA 94563-1512

Property:  
248 23RD ST Apt 2  
RICHMONC, CA 94804-

PropID:  
Client ID: 14973

Dear Owner/Agent,

This letter is to inform you that your property at **248 23RD ST Apt 2 RICHMONC, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/05/2025 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	Install safety guides for shower doors
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.
8.3 General Health and Safety/Evidence of Infestation	Exterminate for roaches. Heavy infestation throughout unit

10/26/2025 Evidence of roach infestation in kitchen. Tenant to remove dead roaches on range hood.



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**

Gary Todd Hodson  
92 Purdue Ave  
Kensington, CA 94708-1031

Property:  
522 33RD ST  
RICHMOND, CA 94804-1536-

PropID:  
Client ID: 10376

Dear Owner/Agent,

This letter is to inform you that your property at **522 33RD ST RICHMOND, CA 94804-1536** failed the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/10/2025 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 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



10/28/2025

**FAILED INSPECTION NOTICE**

Lian Trang  
1126 Brunswick St  
Daly City, CA 94014-1153

Property:  
2519 BARRETT AVE  
RICHMOND, CA 94804-1641-

PropID:  
Client ID: 9699

Dear Owner/Agent,

This letter is to inform you that your property at **2519 BARRETT AVE RICHMOND, CA 94804-1641** **failed** the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/05/2025 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>
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. REPLACE, EXCEEDS 10 YEAR LIFE SPAN

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



10/28/2025

**FAILED INSPECTION NOTICE**

Yiling Chiu & Kam Chiu Cheng  
3552 Wilson Ave  
Oakland, CA 94602-2927

Property:  
325 32ND ST Apt 1  
RICHMOND, CA 94804-1746-

PropID:  
Client ID: 4674

Dear Owner/Agent,

This letter is to inform you that your property at **325 32ND ST Apt 1 RICHMOND, CA 94804-1746** failed the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/05/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive clutter in front of complex and in carport

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



10/28/2025

**FAILED INSPECTION NOTICE**

Thelma Hutchings  
2615 Simas Ave  
Pinole, CA 94564-1213

Property:  
412 S 16TH ST  
RICHMOND, CA 94804-2522-

PropID:  
Client ID: 4063

Dear Owner/Agent,

This letter is to inform you that your property at **412 S 16TH ST RICHMOND, CA 94804-2522** failed the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/10/2025 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>
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke 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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Rong Zhao  
431 Matadero Ave  
Palo Alto, CA 94306-2835

Property:  
418 S 18TH ST  
RICHMOND, CA 94804-2630-

PropID:  
Client ID: 9593

Dear Owner/Agent,

This letter is to inform you that your property at **418 S 18TH ST RICHMOND, CA 94804-2630** failed the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/05/2025 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.



10/28/2025

## FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Move furniture blocking sliding glass door (fire exit)
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.3	Bathroom/Electrical Hazards install GFCI by bathroom sink (front bathroom)
3.12	Bathroom/Tub or Shower Shower head leaking, repair (rear bathroom)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
5.4	Secondary Rooms/Other Potential Hazardous Features Repair hole in wall in garage under breaker box
6.4	Building Exterior/Condition of Exterior Surfaces Exterior crawl space vent missing right side of front door, replace
2.12	Kitchen/Sink Subflooring underneath kitchen sink damaged, repair
2.5	Kitchen/Window Condition Repair kitchen window frame
8.10	General Health and Safety/Site and Neighborhood Conditions Repair damaged fencing rear right side of unit

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**

Rong Zhao  
431 Matadero Ave  
Palo Alto, CA 94306-2835

Property:  
239 S 22ND ST  
RICHMOND, CA 94804-2722-

PropID:  
Client ID: 9593

Dear Owner/Agent,

This letter is to inform you that your property at **239 S 22ND ST RICHMOND, CA 94804-2722** failed the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/05/2025 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

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**

Darrell E Taylor  
1414 Navellier St  
El Cerrito, CA 94530-2255

Property:  
346 S 35TH ST  
RICHMOND, CA 94804-3227-

PropID:  
Client ID: 2254

Dear Owner/Agent,

This letter is to inform you that your property at **346 S 35TH ST RICHMOND, CA 94804-3227** failed the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/10/2025 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	h/c shower handle missing -
4.4 Other Rooms/Security	bedroom door damaged - repair/replace
2.12 Kitchen/Sink	dishwasher inop - repair/replace
3.4 Bathroom/Security	bathroom door damaged - repair/replace
7.1 Heating and Plumbing/Adequacy of Heating Equipment	2nd flr heater inop - repair/replace



10/28/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Xi Chen  
Po Box 6002  
Albany, CA 94706-1013

Property:  
4733 CUTTING BLVD  
RICHMOND, CA 94804-3468-

PropID:  
Client ID: 9393

Dear Owner/Agent,

This letter is to inform you that your property at **4733 CUTTING BLVD RICHMOND, CA 94804-3468** **failed** the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/05/2025 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 Damaged outlet presents an electrical hazard. Replace cracked outlet underneath thermostat
4.5	Other Rooms/Window Condition 1. Repair damaged window seal  2. Window must be openable and remain open without props.
5.3	Secondary Rooms/Electrical Hazards Replace cracked outlet in garage above washing machine
4.3	Other Rooms/Electrical Hazards Replace damaged receptacle left of window



10/28/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Yiling Chiu & Kam Chiu Cheng  
3552 Wilson Ave  
Oakland, CA 94602-2927

Property:  
609 S 29TH ST  
RICHMOND, CA 94804-4013-

PropID:  
Client ID: 4674

Dear Owner/Agent,

This letter is to inform you that your property at **609 S 29TH ST RICHMOND, CA 94804-4013** failed the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/05/2025 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 Resurface tub

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Rong Zhao  
431 Matadero Ave  
Palo Alto, CA 94306-2835

Property:  
5011 FLEMING AVE  
RICHMOND, CA 94804-4718-

PropID:  
Client ID: 9593

Dear Owner/Agent,

This letter is to inform you that your property at **5011 FLEMING AVE RICHMOND, CA 94804-4718** **failed** the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/05/2025 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>
8.1	General Health and Safety/Access to Unit Install door sweep on rear door in garage

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**

Aloyouis P Bruce Sr  
2415 San Pablo Dam Rd #106-310  
San Pablo, CA 94806

Property:  
786 HUMBOLDT ST Apt 1  
RICHMOND, CA 94805-1441-

PropID:  
Client ID: 13724

Dear Owner/Agent,

This letter is to inform you that your property at **786 HUMBOLDT ST Apt 1 RICHMOND, CA 94805-1441** failed the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/11/2025 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 wall next to tub damaged - repair tub overflow plate missing - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing



10/28/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Aloyouis P Bruce Sr  
2415 San Pablo Dam Rd #106-310  
San Pablo, CA 94806

Property:  
786 HUMBOLDT ST Apt 2  
RICHMOND, CA 94805-1441-

PropID:  
Client ID: 13724

Dear Owner/Agent,

This letter is to inform you that your property at **786 HUMBOLDT ST Apt 2 RICHMOND, CA 94805-1441** failed the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/11/2025 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 bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose - repair/replace
2.3	Kitchen/Electrical Hazards GFCFI outlet missing



10/28/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Aloyouis P Bruce Sr  
2415 San Pablo Dam Rd #106-310  
San Pablo, CA 94806

Property:  
786 HUMBOLDT ST Apt 4  
RICHMOND, CA 94805-1441-

PropID:  
Client ID: 13724

Dear Owner/Agent,

This letter is to inform you that your property at **786 HUMBOLDT ST Apt 4 RICHMOND, CA 94805-1441** failed the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/11/2025 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 bedroom smoke detector missing

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

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Andrew & Estella Warner  
103 Peridot Ct  
Hercules, CA 94547-1732

Property:  
729 BOYD AVE  
RICHMOND, CA 94805-1719-

PropID:  
Client ID: 1123

Dear Owner/Agent,

This letter is to inform you that your property at **729 BOYD AVE RICHMOND, CA 94805-1719** failed the Housing Quality Standards (HQS) inspection on 10/16/2025.

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

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards master bedroom bathroom GFCI outlet missing
3.12	Bathroom/Tub or Shower tub peeling - resurface/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**

Carlos A Funes  
Access Property Management  
Po Box 70337  
Point Richmond, CA 94807

Property:  
551 41ST ST  
RICHMOND, CA 94805-1813-

PropID:  
Client ID: 1068

Dear Owner/Agent,

This letter is to inform you that your property at **551 41ST ST RICHMOND, CA 94805-1813** failed the Housing Quality Standards (HQS) inspection on 10/16/2025.

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

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key door lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards Co detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.12	Kitchen/Sink tile on countertop next to sink chipped- repair
2.10	Kitchen/Stove or Range with Oven stove burner knob broken - 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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Eric Brasley  
5812 S Chariton Ave  
Los Angeles, CA 90056-1504

Property:  
705 WILLIAMS DR  
RICHMOND, CA 94806-1782-

PropID:  
Client ID: 6366

Dear Owner/Agent,

This letter is to inform you that your property at **705 WILLIAMS DR RICHMOND, CA 94806-1782** **failed** the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/11/2025 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>
8.7	General Health and Safety/Other Interior Hazards hall way smoke /CO detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub diverter not working properly - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.7	Kitchen/Wall Condition large craze in wall repair



10/28/2025

**FAILED INSPECTION NOTICE**

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City of Richmond  
Residential Rental Inspections Program



10/28/2025

**FAILED INSPECTION NOTICE**

Jack Chit Chung Kwong  
2334 40Th Ave  
San Francisco, CA 94116

Property:  
3130 BIRMINGHAM  
RICHMOND, CA 94806-2635-

PropID:  
Client ID: 8959

Dear Owner/Agent,

This letter is to inform you that your property at **3130 BIRMINGHAM RICHMOND, CA 94806-2635** **failed** the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/11/2025 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>
2.12	Kitchen/Sink faucet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd flr Co detector missing - 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**

Angel Li  
38924 Bluegrass Ct  
Newark, CA 94560-4906

Property:  
3039 PHILLIPS CT  
RICHMOND, CA 94806-2744-

PropID:  
Client ID: 8760

Dear Owner/Agent,

This letter is to inform you that your property at **3039 PHILLIPS CT RICHMOND, CA 94806-2744** failed the Housing Quality Standards (HQS) inspection on 10/16/2025.

**A re-inspection has been scheduled for 12/11/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway/living room Co 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