



10/28/2025

FAILED INSPECTION NOTICE

Joseph J Zhang
1414 Pearl St
Alameda, CA 94501

Property:
4102 FLORIDA AVE
RICHMOND, CA 94804-

PropID:
Client ID: 8609

Dear Owner/Agent,

This letter is to inform you that your property at **4102 FLORIDA AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
3.6 Bathroom/Ceiling Condition	Clean discoloration on ceiling
1.6 Living Room/Ceiling Condition	Ceiling has heavy yellow discoloration that needs to be addressed
1.7 Living Room/Wall Condition	Walls have severe heavy yellow discoloration that needs to be addressed
4.8 Other Rooms/Floor Condition	Repair damaged flooring
4.5 Other Rooms/Window Condition	Clean discoloration on window
4.6 Other Rooms/Celing Condition	Ceiling has severe yellow discoloration that needs to be addressed
4.7 Other Rooms/Wall Condition	Walls have severe yellow discoloration that needs to be addressed.
	2. Repair damaged wall right side of window
2.7 Kitchen/Wall Condition	Walls have severe yellow discoloration that needs to be addressed
2.6 Kitchen/Ceiling Condition	Ceiling has severe yellow discoloration that needs to be addressed



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

Joseph J Zhang
1414 Pearl St
Alameda, CA 94501

Property:
4104 FLORIDA AVE
RICHMOND, CA 94804-

PropID:
Client ID: 8609

Dear Owner/Agent,

This letter is to inform you that your property at **4104 FLORIDA AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

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>
7.5	Heating and Plumbing/Water Supply Water Shut Off In Entire Unit.
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
6.4	Building Exterior/Condition of Exterior Surfaces Front exterior outlet missing weatherproof cover, install
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.



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

Joseph J Zhang
1414 Pearl St
Alameda, CA 94501

Property:
4106 FLORIDA AVE
RICHMOND, CA 94804-

PropID:
Client ID: 8609

Dear Owner/Agent,

This letter is to inform you that your property at **4106 FLORIDA AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
2.12	Kitchen/Sink Secure kitchen faucet
4.5	Other Rooms/Window Condition Window screen damaged, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



10/28/2025

FAILED INSPECTION NOTICE

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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

Mohammad Kolahdooz
2697 El Portal Dr
San Pablo, CA 94806

Property:
2324 RHEEM AVE
RICHMOND, CA 94804-1018-

PropID:
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2324 RHEEM AVE RICHMOND, CA 94804-1018** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

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

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

Gerald D & Carolina Jones
3621 Barrett Ave
Richmond, CA 94805

Property:
3307 MARICOPA AVE
RICHMOND, CA 94804-1135-

PropID:
Client ID: 4989

Dear Owner/Agent,

This letter is to inform you that your property at **3307 MARICOPA AVE RICHMOND, CA 94804-1135** **failed** the Housing Quality Standards (HQS) inspection on 10/17/2025.

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 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Ruben Hernandez
2718 Grant Ave
Richmond, CA 94804

Property:
2900 RHEEM AVE
RICHMOND, CA 94804-1144-

PropID:
Client ID: 8385

Dear Owner/Agent,

This letter is to inform you that your property at **2900 RHEEM AVE RICHMOND, CA 94804-1144** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

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>
8.4	General Health and Safety/Garbage and Debris Remove clutter in rear yard
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.
4.4	Other Rooms/Security Install striker plate on door frame
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
3.5	Bathroom/Window Condition Clean discoloration on bathroom window
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.
7.4	Heating and Plumbing/Water Heater Secure water heater straps to wall



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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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

Mohammad Kolahdooz
2697 El Portal Dr
San Pablo, CA 94806

Property:
2369 ANDRADE AVE
RICHMOND, CA 94804-1222-

PropID:
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2369 ANDRADE AVE RICHMOND, CA 94804-1222** **failed** the Housing Quality Standards (HQS) inspection on 10/17/2025.

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

Mohammad Kolahdooz
2697 El Portal Dr
San Pablo, CA 94806

Property:
2218 FLORIDA AVE
RICHMOND, CA 94804-2733-

PropID:
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2218 FLORIDA AVE RICHMOND, CA 94804-2733** **failed** the Housing Quality Standards (HQS) inspection on 10/17/2025.

A re-inspection has been scheduled for 12/10/2025 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 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.7	General Health and Safety/Other Interior Hazards Install CO2 detector on lower level and basement

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

Mohammad Kolahdooz
2697 El Portal Dr
San Pablo, CA 94806

Property:
2224 FLORIDA AVE
RICHMOND, CA 94804-2733-

PropID:
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2224 FLORIDA AVE RICHMOND, CA 94804-2733** **failed** the Housing Quality Standards (HQS) inspection on 10/17/2025.

A re-inspection has been scheduled for 12/10/2025 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>
5.2	Secondary Rooms/Security

REMOVE KEYED ENTRY LOCK ON BASEMENT DOOR, lock reversed and
to be changed as space is being used for living quarter/bedroom

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

Mohammad Kolahdooz
2697 El Portal Dr
San Pablo, CA 94806

Property:
2226 FLORIDA AVE
RICHMOND, CA 94804-2733-

PropID:
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2226 FLORIDA AVE RICHMOND, CA 94804-2733** **failed** the Housing Quality Standards (HQS) inspection on 10/17/2025.

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

Mohammad Kolahdooz
2697 El Portal Dr
San Pablo, CA 94806

Property:
2230 FLORIDA AVE
RICHMOND, CA 94804-2733-

PropID:
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **2230 FLORIDA AVE RICHMOND, CA 94804-2733** **failed** the Housing Quality Standards (HQS) inspection on 10/17/2025.

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Gerald D & Carolina Jones
3621 Barrett Ave
Richmond, CA 94805

Property:
859 38TH ST
RICHMOND, CA 94805-1320-

PropID:
Client ID: 4989

Dear Owner/Agent,

This letter is to inform you that your property at **859 38TH ST RICHMOND, CA 94805-1320** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

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>
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle right of window

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

Gerald D & Carolina Jones
3621 Barrett Ave
Richmond, CA 94805

Property:
945 WILSON
RICHMOND, CA 94805-1350-

PropID:
Client ID: 4989

Dear Owner/Agent,

This letter is to inform you that your property at **945 WILSON RICHMOND, CA 94805-1350** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

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>
3.5	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.
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



10/28/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Mohammad Kolahdooz
2697 El Portal Dr
San Pablo, CA 94806

Property:
320 42ND ST
RICHMOND, CA 94805-2323-

PropID:
Client ID: 8506

Dear Owner/Agent,

This letter is to inform you that your property at **320 42ND ST RICHMOND, CA 94805-2323** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

A re-inspection has been scheduled for 12/10/2025 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 1- Door frame damaged, repair 2- Tenant to remove keyed entry lock from door
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit) Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
8.1	General Health and Safety/Access to Unit Front security gate damaged, repair/replace or remove



10/28/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3171 GARRITY WAY Apt 612
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3171 GARRITY WAY Apt 612 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

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

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

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3171 GARRITY WAY Apt 614
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3171 GARRITY WAY Apt 614 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

A re-inspection has been scheduled for 12/12/2025 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 toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not working properly leaking from bottom - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/ items from around water heater

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

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3171 GARRITY WAY Apt 625
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3171 GARRITY WAY Apt 625 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

A re-inspection has been scheduled for 12/12/2025 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>
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/ items from around water heater

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

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3175 GARRITY WAY Apt 512
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3175 GARRITY WAY Apt 512 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

A re-inspection has been scheduled for 12/12/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
1.4	Living Room/Security patio door handle broken/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



10/28/2025

FAILED INSPECTION NOTICE

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3175 GARRITY WAY Apt 516
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3175 GARRITY WAY Apt 516 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

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

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3175 GARRITY WAY Apt 518
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3175 GARRITY WAY Apt 518 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

A re-inspection has been scheduled for 12/12/2025 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 living room smoke detector missing
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.

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

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3175 GARRITY WAY Apt 522
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3175 GARRITY WAY Apt 522 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

A re-inspection has been scheduled for 12/12/2025 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>
3.10	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



10/28/2025

FAILED INSPECTION NOTICE

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3175 GARRITY WAY Apt 523
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3175 GARRITY WAY Apt 523 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

A re-inspection has been scheduled for 12/12/2025 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>
3.10	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



10/28/2025

FAILED INSPECTION NOTICE

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3175 GARRITY WAY Apt 525
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3175 GARRITY WAY Apt 525 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

A re-inspection has been scheduled for 12/12/2025 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>
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around water heater

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

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3175 GARRITY WAY Apt 528
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3175 GARRITY WAY Apt 528 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

A re-inspection has been scheduled for 12/12/2025 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 hallway smoke detector - missing/inop
2.12	Kitchen/Sink garbage disposal 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

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3175 GARRITY WAY Apt 532
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3175 GARRITY WAY Apt 532 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/17/2025.

A re-inspection has been scheduled for 12/12/2025 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 garbage disposal 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