



10/29/2025

**FAILED INSPECTION NOTICE**

Ka Lung Cheng  
351 Raymond Ave  
San Francisco, CA 94134-2329

Property:  
330 SANFORD AVE  
RICHMOND, CA 94801-1916-

PropID:  
Client ID: 10006

Dear Owner/Agent,

This letter is to inform you that your property at **330 SANFORD AVE RICHMOND, CA 94801-1916** **failed** the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 11/26/2025 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.



10/29/2025

## FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display. Repair
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. 1- Regular outlet has open grounds 2- GFCI has hot/neutral reverse, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 1- outlet behind stove has hot/neutral reverse  2- install gfcı by kitchen sink
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.
8.4	General Health and Safety/Garbage and Debris Remove old appliances and building supplies from yard

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



10/29/2025

**FAILED INSPECTION NOTICE**

Ka Lung Cheng  
351 Raymond Ave  
San Francisco, CA 94134-2329

Property:  
338 SANFORD AVE  
RICHMOND, CA 94801-1916-

PropID:  
Client ID: 10006

Dear Owner/Agent,

This letter is to inform you that your property at **338 SANFORD AVE RICHMOND, CA 94801-1916** **failed** the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 11/26/2025 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.



10/29/2025

## FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12	Bathroom/Tub or Shower 1. Resurface tub 2. secure shower control knob, loose
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector and carbon monoxide detector missing, replace/install
4.4	Other Rooms/Security Remove keyed lock from interior door (Tenant)  Install striker plate on door
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.5	Other Rooms/Window Condition 1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.  2. Tenant to move bed blocking only window in room (fire exit)
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. - outlet on right wall has no power
2.10	Kitchen/Stove or Range with Oven Stove/ Oven inoperable, repair or replace
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of sink



10/29/2025

**FAILED INSPECTION NOTICE**

8.10 General Health and Safety/Site and Neighborhood Conditions  
NO ACCESS TO BACKYARD, LOOSE DOGS

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



10/29/2025

**FAILED INSPECTION NOTICE**

James & Alice Chen Lu  
228 Malachite  
Hercules, CA 94547-1665

Property:  
1003 ROOSEVELT AVE Apt B  
RICHMOND, CA 94801-2773-

PropID:  
Client ID: 8911

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt B RICHMOND, CA 94801-2773** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 11/26/2025 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.

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



10/29/2025

**FAILED INSPECTION NOTICE**

James & Alice Chen Lu  
228 Malachite  
Hercules, CA 94547-1665

Property:  
1003 ROOSEVELT AVE Apt C  
RICHMOND, CA 94801-2773-

PropID:  
Client ID: 8911

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt C RICHMOND, CA 94801-2773** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 11/26/2025 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>
4.5	Other Rooms/Window Condition Move furniture blocking access to 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



10/29/2025

**FAILED INSPECTION NOTICE**

James & Alice Chen Lu  
228 Malachite  
Hercules, CA 94547-1665

Property:  
1003 ROOSEVELT AVE Apt F  
RICHMOND, CA 94801-2773-

PropID:  
Client ID: 8911

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt F RICHMOND, CA 94801-2773** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 11/26/2025 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 Clean discoloration in tub

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





10/29/2025

**FAILED INSPECTION NOTICE**

James & Alice Chen Lu  
228 Malachite  
Hercules, CA 94547-1665

Property:  
1003 ROOSEVELT AVE Apt G  
RICHMOND, CA 94801-2773-

PropID:  
Client ID: 8911

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt G RICHMOND, CA 94801-2773** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 11/26/2025 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



10/29/2025

**FAILED INSPECTION NOTICE**

Y & C Investments Llc  
5831 Huntington Ave  
Richmond, CA 94804

Property:  
521 18TH ST  
RICHMOND, CA 94801-2813-

PropID:  
Client ID: 8433

Dear Owner/Agent,

This letter is to inform you that your property at **521 18TH ST RICHMOND, CA 94801-2813** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 12/08/2025 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>
4.5	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



10/29/2025

**FAILED INSPECTION NOTICE**

Yu Wang  
JIE WANG  
20 Corliss Dr  
Moraga, CA 94556-1205

Property:  
643 16TH ST Apt A  
RICHMOND, CA 94801-2871-

PropID:  
Client ID: 9229

Dear Owner/Agent,

This letter is to inform you that your property at **643 16TH ST Apt A RICHMOND, CA 94801-2871** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 12/08/2025 between 09:00AM and 12:00PM.**

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



10/29/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, install
2.10	Kitchen/Stove or Range with Oven 1. Burners not self lighting, repair  2. Install vent screens for range hood
8.10	General Health and Safety/Site and Neighborhood Conditions Remove old furniture in rear of complex
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged receptacle underneath window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor
3.13	Bathroom/Ventilation Clean dust build up on vent fan in secondary bathroom
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.

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



10/29/2025

**FAILED INSPECTION NOTICE**

Mission Hills Investment  
SIMON KUO  
40170 Canyon Heights Dr  
Fremont, CA 94539-3082

Property:  
209 1ST ST  
RICHMOND, CA 94801-3442-

PropID:  
Client ID: 8541

Dear Owner/Agent,

This letter is to inform you that your property at **209 1ST ST RICHMOND, CA 94801-3442** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 12/08/2025 between 11:00AM and 02:00PM.**

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10 Other Rooms/Smoke Detectors	Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.4 Other Rooms/Security	Remove keyed lock from interior door.

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



10/29/2025

**FAILED INSPECTION NOTICE**

Y & C Investments Llc  
5831 Huntington Ave  
Richmond, CA 94804

Property:  
1932 CHANSLOR AVE Apt A  
RICHMOND, CA 94801-3648-

PropID:  
Client ID: 8433

Dear Owner/Agent,

This letter is to inform you that your property at **1932 CHANSLOR AVE Apt A RICHMOND, CA 94801-3648** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 12/08/2025 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 Outlet right of stove has open grounds, 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



10/29/2025

**FAILED INSPECTION NOTICE**

Jose & Olga Padilla  
55 Independence Dr  
American Canyon, CA 94503-1284

Property:  
3058 DESERET DR  
RICHMOND, CA 94803-2331-

PropID:  
Client ID: 5719

Dear Owner/Agent,

This letter is to inform you that your property at **3058 DESERET DR RICHMOND, CA 94803-2331** **failed** the Housing Quality Standards (HQS) inspection on 10/20/2025.

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



10/29/2025

## FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
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.
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.
4.4	Other Rooms/Security Install striker plate on door
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - Replace outlets on left and right side of sink with GFCI
5.3	Secondary Rooms/Electrical Hazards 1. Outlet left of garage door inside of unit has missing cover plate, replace  2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlets in garage
6.4	Building Exterior/Condition of Exterior Surfaces Install weatherproof cover on exterior outlet





10/29/2025

**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



10/29/2025

**FAILED INSPECTION NOTICE**

Richard M Fife  
115 Commodore Dr  
Richmond, CA 94804-4535

Property:  
28 MARINA LAKES DR  
RICHMOND, CA 94804-

PropID:  
Client ID: 1358

Dear Owner/Agent,

This letter is to inform you that your property at **28 MARINA LAKES DR RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 12/10/2025 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.
2.12 Kitchen/Sink	Garbage disposal 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



10/29/2025

**FAILED INSPECTION NOTICE**

Yu Wang  
JIE WANG  
20 Corliss Dr  
Moraga, CA 94556-1205

Property:  
2925 CENTER AVE  
RICHMOND, CA 94804-3022-

PropID:  
Client ID: 9229

Dear Owner/Agent,

This letter is to inform you that your property at **2925 CENTER AVE RICHMOND, CA 94804-3022** **failed** the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 12/08/2025 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 Install quick release for security bars or remove bars (fire exit)
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.

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



10/29/2025

**FAILED INSPECTION NOTICE**

Yu Wang  
JIE WANG  
20 Corliss Dr  
Moraga, CA 94556-1205

Property:  
357 S 36TH ST  
RICHMOND, CA 94804-3229-

PropID:  
Client ID: 9229

Dear Owner/Agent,

This letter is to inform you that your property at **357 S 36TH ST RICHMOND, CA 94804-3229** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 12/08/2025 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 10/20/2025 Three prong outlet not testing as designed, must be grounded, replaced with two prong receptacle or replaced with a GFCI.
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



10/29/2025

**FAILED INSPECTION NOTICE**

Richard M Fife  
115 Commodore Dr  
Richmond, CA 94804-4535

Property:  
23 MARINA LAKES DR  
RICHMOND, CA 94804-7447-

PropID:  
Client ID: 1358

Dear Owner/Agent,

This letter is to inform you that your property at **23 MARINA LAKES DR RICHMOND, CA 94804-7447** **failed** the Housing Quality Standards (HQS) inspection on 10/20/2025.

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

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



10/29/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3175 GARRITY WAY Apt 535  
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 535 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**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>
4.4	Other Rooms/Security bedroom door damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke detector missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace
2.1	Kitchen/Kitchen Area Present hood range light inop - repair/replace
5.3	Secondary Rooms/Electrical Hazards fan in wash room inop /repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear items/egress blocking water heater



10/29/2025

**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



10/29/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3175 GARRITY WAY Apt 537  
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 537 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**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





10/29/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3178 GARRITY WAY Apt 412  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 412 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**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
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking 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



10/29/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3178 GARRITY WAY Apt 416  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 416 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**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 master bedroom toilet base loose - repair/replace
3.7	Bathroom/Wall Condition master bedroom toilet tissue holder 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



10/29/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3178 GARRITY WAY Apt 418  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 418 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

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



10/29/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3178 GARRITY WAY Apt 422  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 422 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 12/12/2025 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>
4.4	Other Rooms/Security remove key lock from bedroom door
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking/around water heater
8.1	General Health and Safety/Access to Unit front door alarm system not working properly -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



10/29/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3178 GARRITY WAY Apt 424  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 424 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

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



10/29/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3178 GARRITY WAY Apt 428  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 428 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 12/12/2025 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>
2.12	Kitchen/Sink dishwasher not working properly repair/replace

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/29/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3178 GARRITY WAY Apt 432  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 432 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

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



10/29/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3178 GARRITY WAY Apt 433  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 433 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 12/12/2025 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>
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /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





10/29/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3178 GARRITY WAY Apt 434  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 434 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 12/12/2025 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>
4.4	Other Rooms/Security remove all key door locks from bedroom all bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items blocking /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



10/29/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3178 GARRITY WAY Apt 435  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 435 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 12/15/2025 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



10/29/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3179 GARRITY WAY Apt 714  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3179 GARRITY WAY Apt 714 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/20/2025.

**A re-inspection has been scheduled for 12/15/2025 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 blocking/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