



10/29/2025

FAILED INSPECTION NOTICE

Mark Schiffmaier
930 San Pablo Ave Suite A
Pinole, CA 94564

Property:
3145 KEITH DR
RICHMOND, CA 94803-1905-

PropID:
Client ID: 7123

Dear Owner/Agent,

This letter is to inform you that your property at **3145 KEITH DR RICHMOND, CA 94803-1905** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

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>
4.3	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.
4.10	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
3.3	Bathroom/Electrical Hazards Install GFCI above sink
8.6	General Health and Safety/Interior Stairs and Common Halls REPLACE common area smoke detector, exceeds 10 year life span
8.7	General Health and Safety/Other Interior Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - Outlet by entry of garage door



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

Ivan Chou
Property Care Inc
39180 Liberty St #124
Fremont, CA 94538-2582

Property:
4212 FRAN WAY
RICHMOND, CA 94803-1924-

PropID:
Client ID: 8134

Dear Owner/Agent,

This letter is to inform you that your property at **4212 FRAN WAY RICHMOND, CA 94803-1924** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/11/2025 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
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door, leads directly to outside of unit
2.3	Kitchen/Electrical Hazards Damaged outlet presents an electrical hazard. - lower outlet on wall across from countertop
1.3	Living Room/Electrical Hazards Replace burnt receptacle left of living room window
3.12	Bathroom/Tub or Shower Install safety guides on glass shower doors bathrooms 1 & 2



10/29/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Duane A & Rhonda I Day
2050 Hoke Dr
Pinole, CA 94564-1834

Property:
4412 FIELDCREST DR
RICHMOND, CA 94803-2002-

PropID:
Client ID: 3200

Dear Owner/Agent,

This letter is to inform you that your property at **4412 FIELDCREST DR RICHMOND, CA 94803-2002** **failed** the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/11/2025 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>
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5	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.
8.1	General Health and Safety/Access to Unit Install patio door screen



10/29/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Dino & Susan V Depianto
25 Christopher Court
El Sobrante, CA 94803

Property:
4600 MEADOWBROOK DR
RICHMOND, CA 94803-2028-

PropID:
Client ID: 8705

Dear Owner/Agent,

This letter is to inform you that your property at **4600 MEADOWBROOK DR RICHMOND, CA 94803-2028** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/11/2025 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
8.7	General Health and Safety/Other Interior Hazards REPLACE smoke detector in garage, exceeds 10 year life span



10/29/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Wakefield Investment Company
533 S 13Th St
Richmond, CA 94804-3702

Property:
4803 MEADOWBROOK DR
RICHMOND, CA 94803-2031-

PropID:
Client ID: 6151

Dear Owner/Agent,

This letter is to inform you that your property at **4803 MEADOWBROOK DR RICHMOND, CA 94803-2031** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/11/2025 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>
6.4	Building Exterior/Condition of Exterior Surfaces Replace missing weatherproof cover on front exterior outlet.
8.1	General Health and Safety/Access to Unit Remove keyed entry deadbolt from security gate and install turn style deadbolt lock
8.4	General Health and Safety/Garbage and Debris Remove old refrigerators/appliances from rear of unit
4.3	Other Rooms/Electrical Hazards No access to outlets, tenant to clear items to allow access for inspection



10/29/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Dino & Susan V Depianto
25 Christopher Court
El Sobrante, CA 94803

Property:
4620 WILDWOOD CT
RICHMOND, CA 94803-2042-

PropID:
Client ID: 8705

Dear Owner/Agent,

This letter is to inform you that your property at **4620 WILDWOOD CT RICHMOND, CA 94803-2042** **failed** the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/11/2025 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
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span (2009)



10/29/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Kuo-Wei Huang
2600 Monterey Rd
San Marino, CA 91108-1646

Property:
4686 SETTING SUN DR
RICHMOND, CA 94803-2110-

PropID:
Client ID: 5717

Dear Owner/Agent,

This letter is to inform you that your property at **4686 SETTING SUN DR RICHMOND, CA 94803-2110** **failed** the Housing Quality Standards (HQS) inspection on 10/21/2025.

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>
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged receptacle underneath window
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - REPLACE DAMAGED OUTLET AT FRONT ENTRY OF HOME
8.10	General Health and Safety/Site and Neighborhood Conditions Repair or remove dry rotted storage shed in rear of unit



10/29/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Manoj S Desai
29 Heather Ln
Orinda, CA 94563-3500

Property:
3624 MORNINGSIDE DR
RICHMOND, CA 94803-2126-

PropID:
Client ID: 4343

Dear Owner/Agent,

This letter is to inform you that your property at **3624 MORNINGSIDE DR RICHMOND, CA 94803-2126** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sinks in bathrooms 1 & 2
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. - INSTALL GFCI outlets by bathroom sinks throughout unit
	BATHROOM #3 - A missing and/or cracked coverplate presents an electrical hazard.



10/29/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Helen Lin-Chiao Lee
2728 Carlson Blvd
Richmond, CA 94804-5712

Property:
2976 DE ANZA DR
RICHMOND, CA 94803-2402-

PropID:
Client ID: 4175

Dear Owner/Agent,

This letter is to inform you that your property at **2976 DE ANZA DR RICHMOND, CA 94803-2402** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

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

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10/29/2025

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged outlet across from front door
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Rear common area smoke detector inoperable, repair or replace
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - replace damaged cover plate right of patio door
8.1	General Health and Safety/Access to Unit Install deadbolt on garage door
3.3	Bathroom/Electrical Hazards Bathroom GFCI in in law unit inoperable, repair or replace
8.7	General Health and Safety/Other Interior Hazards 1. Remove keyed entry lock on interior in law unit bedroom door 2. Replace cracked outlet behind door in in law unit
2.12	Kitchen/Sink Garbage disposal inoperable, repair

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Arthur & Katherine Perkul
865 Acampo Dr
Lafayette, CA 94549-5001

Property:
4547 FRAN WAY
RICHMOND, CA 94803-2425-

PropID:
Client ID: 7155

Dear Owner/Agent,

This letter is to inform you that your property at **4547 FRAN WAY RICHMOND, CA 94803-2425** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

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>
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 Exterior dryer vent missing cover, install
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.



10/29/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Virginia Masse
Po Box 125
Moraga, CA 94556

Property:
4527 ROBERT WAY
RICHMOND, CA 94803-2433-

PropID:
Client ID: 7654

Dear Owner/Agent,

This letter is to inform you that your property at **4527 ROBERT WAY RICHMOND, CA 94803-2433** **failed** the Housing Quality Standards (HQS) inspection on 10/21/2025.

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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace
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 (2011)



10/29/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Stanley T & Karen Yamamoto
756 Camino Ricardo
Moraga, CA 94556-1341

Property:
4549 SANTA RITA RD
RICHMOND, CA 94803-2455-

PropID:
Client ID: 6905

Dear Owner/Agent,

This letter is to inform you that your property at **4549 SANTA RITA RD RICHMOND, CA 94803-2455** **failed** the Housing Quality Standards (HQS) inspection on 10/21/2025.

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>
2.12	Kitchen/Sink Dishwasher inoperable, repair or remove
3.3	Bathroom/Electrical Hazards Install GFCI by bathroom sinks 1 & 2

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

Jeong-Huei Ma
644 Santa Fe
Albany, CA 94706-1442

Property:
4453 FRAN WAY
RICHMOND, CA 94803-2459-

PropID:
Client ID: 6664

Dear Owner/Agent,

This letter is to inform you that your property at **4453 FRAN WAY RICHMOND, CA 94803-2459** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

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

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10/29/2025

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
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.
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
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.
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.
3.12	Bathroom/Tub or Shower Clean discoloration in tub
3.3	Bathroom/Electrical Hazards Install GFCI receptacle above sink
8.7	General Health and Safety/Other Interior Hazards Remove old smoke detector bases lower level and level 1 common area
5.4	Secondary Rooms/Other Potential Hazardous Features Repair cracks on wall on wall in 1/2 bathroom/laundry room by garage

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Deborah Ann Parsons-Kinney Tre
2101 Vista Del Rio St
Crockett, CA 94525

Property:
3309 BRENTWOOD AVE
RICHMOND, CA 94803-2512-

PropID:
Client ID: 9163

Dear Owner/Agent,

This letter is to inform you that your property at **3309 BRENTWOOD AVE RICHMOND, CA 94803-2512** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

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

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<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. - LIVING ROOM AND DINING ROOM

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

Erik & Rose L Eichner
975 Arlington Blvd
El Cerrito, CA 94530-2703

Property:
3400 CLEARFIELD AVE
RICHMOND, CA 94803-2515-

PropID:
Client ID: 7361

Dear Owner/Agent,

This letter is to inform you that your property at **3400 CLEARFIELD AVE RICHMOND, CA 94803-2515** **failed** the Housing Quality Standards (HQS) inspection on 10/21/2025.

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

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.4	Building Exterior/Condition of Exterior Surfaces Front exterior dryer vent missing cover, install
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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

James S & Sharon J Burns
1525 Solitude Ln
Richmond, CA 94803-2615

Property:
1514 SOLITUDE LN
RICHMOND, CA 94803-2616-

PropID:
Client ID: 9938

Dear Owner/Agent,

This letter is to inform you that your property at **1514 SOLITUDE LN RICHMOND, CA 94803-2616** **failed** the Housing Quality Standards (HQS) inspection on 10/21/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.8	Other Rooms/Floor Condition Stretch carpet as it is bunched up in bedroom in multiple places
3.3	Bathroom/Electrical Hazards Install GFCI by sink in bathroom 2
8.1	General Health and Safety/Access to Unit Install door sweep on garage door leading to exterior
8.6	General Health and Safety/Interior Stairs and Common Halls Replace damaged receptacle in garage on right wall.



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

Wei Li Chen
6870 Charing Cross Rd
Berkeley, CA 94705-1719

Property:
1022 CANYON OAKS DR
RICHMOND, CA 94803-3642-

PropID:
Client ID: 10003

Dear Owner/Agent,

This letter is to inform you that your property at **1022 CANYON OAKS DR RICHMOND, CA 94803-3642** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

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>
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.
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
5.3	Secondary Rooms/Electrical Hazards Dining room outlet across from large window to be replaced, receptacle is damaged
3.3	Bathroom/Electrical Hazards INSTALL GFCI outlets by bathroom sinks throughout unit



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

Michael & Grace Khoury
6111 Hillside Dr
El Sobrante, CA 94803-3617

Property:
5476 VICTORIA LN
RICHMOND, CA 94803-3831-

PropID:
Client ID: 1680

Dear Owner/Agent,

This letter is to inform you that your property at **5476 VICTORIA LN RICHMOND, CA 94803-3831** **failed** the Housing Quality Standards (HQS) inspection on 10/21/2025.

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>
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.

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:
3179 GARRITY WAY Apt 725
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 725 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

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>
4.5	Other Rooms/Window Condition clear egress blocking window
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking access to water heater
1.7	Living Room/Wall Condition wall next to patio door damaged - repair/repaint

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3179 GARRITY WAY Apt 726
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 726 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

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 from around/blocking access to 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:
3179 GARRITY WAY Apt 728
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 728 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment unable to inspect due to door being blocked clear items blocking door
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.

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:
3179 GARRITY WAY Apt 734
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 734 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 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/blocking access to 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:
3179 GARRITY WAY Apt 735
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 735 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 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 water heater door hinge not properly secured - 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:
3179 GARRITY WAY Apt 736
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 736 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 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/blocking access to 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:
3179 GARRITY WAY Apt 737
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 737 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 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>
3.7	Bathroom/Wall Condition paint above around shower peeling - repair/repaint
1.4	Living Room/Security patio screen door handle broken and screen off track - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking access to 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:
3179 GARRITY WAY Apt 738
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 738 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 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/blocking access to 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:
3184 GARRITY WAY Apt 312
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3184 GARRITY WAY Apt 312 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 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 bases in both bathrooms loose - repair/replace
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



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3184 GARRITY WAY Apt 314
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3184 GARRITY WAY Apt 314 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 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>
5.4	Secondary Rooms/Other Potential Hazardous Features washing machine not draining fully - 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:
3184 GARRITY WAY Apt 316
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3184 GARRITY WAY Apt 316 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 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	paint peeling behind shower handle - repair/repaint
2.10 Kitchen/Stove or Range with Oven	microwave door handle missing - repair/replace
1.5 Living Room/Window Condition	patio blinds damaged - 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:
3184 GARRITY WAY Apt 318
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3184 GARRITY WAY Apt 318 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 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 master bedroom tub diverter 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



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3184 GARRITY WAY Apt 321
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3184 GARRITY WAY Apt 321 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven oven drawer damaged - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not flushing properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink draining very slow - repair/replace
5.4	Secondary Rooms/Other Potential Hazardous Features dryer knob missing - repair/replace
1.4	Living Room/Security patio door handle broken - repair/replace



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:
3184 GARRITY WAY Apt 323
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3184 GARRITY WAY Apt 323 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 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 access to 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:
3184 GARRITY WAY Apt 324
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3184 GARRITY WAY Apt 324 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/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:
3184 GARRITY WAY Apt 325
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3184 GARRITY WAY Apt 325 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 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>
3.7	Bathroom/Wall Condition paint peeling next to tub and peeling on ceiling above -repair/repaint
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hole in hallway wall - repair/repaint

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3184 GARRITY WAY Apt 326
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3184 GARRITY WAY Apt 326 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

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

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:
3184 GARRITY WAY Apt 328
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3184 GARRITY WAY Apt 328 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven microwave oven 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



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3184 GARRITY WAY Apt 338
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3184 GARRITY WAY Apt 338 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/15/2025 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>
4.8	Other Rooms/Floor Condition left side bedroom carpet damaged/soiled - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking access to 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:
3189 GARRITY WAY Apt 112
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3189 GARRITY WAY Apt 112 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/16/2025 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/blocking access to 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:
3189 GARRITY WAY Apt 114
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3189 GARRITY WAY Apt 114 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/16/2025 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/blocking access to 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:
3189 GARRITY WAY Apt 116
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3189 GARRITY WAY Apt 116 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/21/2025.

A re-inspection has been scheduled for 12/16/2025 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 dishwasher not draining properly - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from around/blocking access to water heater
1.4	Living Room/Security patio door handle broken - 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