



10/29/2025

FAILED INSPECTION NOTICE

Obadiah Bailey
3600 Hillcrest Rd
El Sobrante, CA 94803-2806

Property:
1404 YORK ST
RICHMOND, CA 94801-1833-

PropID:
Client ID: 4965

Dear Owner/Agent,

This letter is to inform you that your property at **1404 YORK ST RICHMOND, CA 94801-1833** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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 Install quick release for security bars or remove bars from window
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door
3.5	Bathroom/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace. 1/2 bathroom by garage
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source inside of unit. Currently there is no heating source in unit. Owner can install electric baseboard heaters or wall furnace adequate for entire unit
4.4	Other Rooms/Security Remove keyed lock from interior 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

Francisco Garcia Castaneda
25 Duboce Ave
Richmond, CA 94801

Property:
1330 KELSEY ST
RICHMOND, CA 94801-1911-

PropID:
Client ID: 8684

Dear Owner/Agent,

This letter is to inform you that your property at **1330 KELSEY ST RICHMOND, CA 94801-1911** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/08/2025 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>
4.3	Other Rooms/Electrical Hazards A missing and/or cracked cover plate presents an electrical hazard. - outlet right of window
3.12	Bathroom/Tub or Shower Center tub knob missing, replace
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
7.5	Heating and Plumbing/Water Supply Low water pressure in kitchen, repair
8.7	General Health and Safety/Other Interior Hazards Replace damaged receptacle left of patio door
8.1	General Health and Safety/Access to Unit Install patio door screen
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



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

Jesus Santos & Lucy Alfaro
2759 Rollingwood Dr
San Pablo, CA 94806

Property:
569 DUBOCE AVE
RICHMOND, CA 94801-1971-

PropID:
Client ID: 8389

Dear Owner/Agent,

This letter is to inform you that your property at **569 DUBOCE AVE RICHMOND, CA 94801-1971** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/08/2025 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 keyed lock from interior door.
8.7	General Health and Safety/Other Interior Hazards Hallway light outside of front bathroom inoperable, repair
7.4	Heating and Plumbing/Water Heater No access to water heater as door is locked with secondary lock, must be inspected.
2.3	Kitchen/Electrical Hazards Replace outlets by sink by installing GFCI receptacles
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector as it has exceeded 10 year life span (2008)
3.3	Bathroom/Electrical Hazards Install GFCi by bathroom sink
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.



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

Dorothy Williams-Fox
1352 Parkridge Dr
Richmond, CA 94803-1234

Property:
1458 CHERRY ST
RICHMOND, CA 94801-2154-

PropID:
Client ID: 2082

Dear Owner/Agent,

This letter is to inform you that your property at **1458 CHERRY ST RICHMOND, CA 94801-2154** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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

Abner I Cruz-Ramirez
555 S 29Th St
Richmond, CA 94804-4011

Property:
887 9TH ST
RICHMOND, CA 94801-2232-

PropID:
Client ID: 6028

Dear Owner/Agent,

This letter is to inform you that your property at **887 9TH ST RICHMOND, CA 94801-2232** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/08/2025 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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Salvador & Guadalupe Hernandez
2726 16Th St
San Pablo, CA 94806-2302

Property:
1619 HELLINGS AVE
RICHMOND, CA 94801-2469-

PropID:
Client ID: 9347

Dear Owner/Agent,

This letter is to inform you that your property at **1619 HELLINGS AVE RICHMOND, CA 94801-2469** **failed** the Housing Quality Standards (HQS) inspection on 10/22/2025.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector by kitchen, exceeds 10 year life span (2011)
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
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present



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

Arlington Investment Co
1521 5Th St
Berkeley, CA 94710-1712

Property:
751 20TH ST
RICHMOND, CA 94801-2505-

PropID:
Client ID: 9831

Dear Owner/Agent,

This letter is to inform you that your property at **751 20TH ST RICHMOND, CA 94801-2505** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
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 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

Long Sheng Yu
2983 Wichita Ct
Grand Junction, CO 01560-1220

Property:
2037 GARVIN AVE
RICHMOND, CA 94801-2564-

PropID:
Client ID: 10072

Dear Owner/Agent,

This letter is to inform you that your property at **2037 GARVIN AVE RICHMOND, CA 94801-2564** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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

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



10/29/2025

FAILED INSPECTION NOTICE

<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.
4.4 Other Rooms/Security	Remove keyed lock from interior door.
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.
3.10 Bathroom/Flush Toilet in Enclosed Room in Unit	Secure toilet to floor in rear bathroom
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.
8.6 General Health and Safety/Interior Stairs and Common Halls	Common area smoke detector removed, replace
8.7 General Health and Safety/Other Interior Hazards	Install carbon monoxide detector in unit
1.5 Living Room/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. Lock missing, 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

Miguel Gonzalez
27787 Baldwin St
Hayward, CA 94544-5261

Property:
681 6TH ST
RICHMOND, CA 94801-2672-

PropID:
Client ID: 10247

Dear Owner/Agent,

This letter is to inform you that your property at **681 6TH ST RICHMOND, CA 94801-2672** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/08/2025 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>
8.4	General Health and Safety/Garbage and Debris
	1. Remove old appliances and furniture on site located on exterior of unit
	2. Remove excessive recycling in rear of unit
4.5	Other Rooms/Window Condition
	Move furniture blocking window (fire exit)
4.4	Other Rooms/Security
	Remove latch lock from door
4.3	Other Rooms/Electrical Hazards
	No access to outlets for inspection due to excessive amount of items in room.
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	Rear stairs
	- handrail dry rotted, replace
2.13	Kitchen/Space for Storage, Prep and Serving
	Kit. = Missing Cabinet Drawer.
	- replace missing cabinet drawer front left side of kitchen cabinetry



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

Paul C Allen
2346 Mono Ave
El Cerrito, CA 94530-1646

Property:
506 18TH ST
RICHMOND, CA 94801-2814-

PropID:
Client ID: 8299

Dear Owner/Agent,

This letter is to inform you that your property at **506 18TH ST RICHMOND, CA 94801-2814** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards A missing and/or cracked cover plate presents an electrical hazard. - replace damaged cover plate left of window
3.12	Bathroom/Tub or Shower Shower head leaking in rear, 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

Henry Hopkins
336 20Th St
Richmond, CA 94801

Property:
325 20TH ST
RICHMOND, CA 94801-3224-

PropID:
Client ID: 9161

Dear Owner/Agent,

This letter is to inform you that your property at **325 20TH ST RICHMOND, CA 94801-3224** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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 Install striker plate on door frame
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.
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - cover plate on back side of counter top missing, install.
3.3	Bathroom/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - cover plates missing (x2)
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, 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

Shall Key & Annie Du Chan
764 Larchmont Drive
Daly City, CA 94015

Property:
661 22ND ST
RICHMOND, CA 94801-3371-

PropID:
Client ID: 9015

Dear Owner/Agent,

This letter is to inform you that your property at **661 22ND ST RICHMOND, CA 94801-3371** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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>
4.5	Other Rooms/Window Condition
	1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
	2. Install quick release for security bars or remove bars from window
2.5	Kitchen/Window Condition
	Window screen damaged, repair
5.2	Secondary Rooms/Security
	Door leading to garage has damaged frame, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
8.10	General Health and Safety/Site and Neighborhood Conditions
	No access to rear yard due to loose dogs, yard must be inspected



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

Jesus Santos & Lucy Alfaro
2759 Rollingwood Dr
San Pablo, CA 94806

Property:
17 13TH ST
RICHMOND, CA 94801-3529-

PropID:
Client ID: 8389

Dear Owner/Agent,

This letter is to inform you that your property at **17 13TH ST RICHMOND, CA 94801-3529** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace as base is still present
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.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - left and right side of living room window
5.3	Secondary Rooms/Electrical Hazards 1. Dining room outlets have no power, repair 2. Garage outlet has hot/neutral reverse, repair
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.
2.3	Kitchen/Electrical Hazards Outlet at entry on left wall has no power, repair
4.3	Other Rooms/Electrical Hazards No access to outlets for inspection, declutter room
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.
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window screen missing, 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

Hermelinda Lopez
Belza Lopez
131 Wellington Pl
Vallejo, CA 94591

Property:
27 17TH ST
RICHMOND, CA 94801-3609-

PropID:
Client ID: 3661

Dear Owner/Agent,

This letter is to inform you that your property at **27 17TH ST RICHMOND, CA 94801-3609** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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

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



10/29/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris 1. Move old appliances and excessive amount of items in shared exterior common area in front of unit 2. Remove excessive trash in rear of unit
4.4	Other Rooms/Security Remove keyed lock from interior door. - remove deadbolt lock from bedroom door
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
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.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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.
8.1	General Health and Safety/Access to Unit Front security gate damaged, replace or remove



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

Hermelinda Lopez
Belza Lopez
131 Wellington Pl
Vallejo, CA 94591

Property:
29 17TH ST
RICHMOND, CA 94801-3609-

PropID:
Client ID: 3661

Dear Owner/Agent,

This letter is to inform you that your property at **29 17TH ST RICHMOND, CA 94801-3609** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector & carbon monoxide detector inoperable, replace
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded 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.
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.
3.5	Bathroom/Window Condition Window screen damaged, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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

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 118
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 118 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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>
3.12 Bathroom/Tub or Shower	master bedroom tub diverter inop - repair/replace
2.12 Kitchen/Sink	dishwasher 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:
3189 GARRITY WAY Apt 121
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 121 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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>
8.7	General Health and Safety/Other Interior Hazards smoke detector missing in hallway leading to garage
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items 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:
3189 GARRITY WAY Apt 122
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 122 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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>
4.7	Other Rooms/Wall Condition bedroom outlet cover damaged - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards smoke detector in hallway leading to garage 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:
3189 GARRITY WAY Apt 123
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 123 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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>
2.10	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:
3189 GARRITY WAY Apt 132
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 132 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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>
5.4	Secondary Rooms/Other Potential Hazardous Features laundry room fan very loud - 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:
3189 GARRITY WAY Apt 133
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 133 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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>
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 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:
3189 GARRITY WAY Apt 134
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 134 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/16/2025 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 handle sticking - repair/replace
1.4	Living Room/Security clear egress items blocking patio 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

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

Property:
3189 GARRITY WAY Apt 137
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 137 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/16/2025 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 unable to access water heater to inspect - clear egress/items blocking water heater 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

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

Property:
3189 GARRITY WAY Apt 138
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 138 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/16/2025 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
4.10	Other Rooms/Smoke Detectors smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI damaged /broken - repair/replace
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
2.10	Kitchen/Stove or Range with Oven front right burner inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items around/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:
3193 GARRITY WAY Apt 212
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 212 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

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>
8.7	General Health and Safety/Other Interior Hazards smoke detector missing in hallway leading to 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:
3193 GARRITY WAY Apt 214
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 214 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/16/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security alarm system panel missing - repair/replace
4.5	Other Rooms/Window Condition bedroom screen missing/off track - 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:
3193 GARRITY WAY Apt 216
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 216 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/16/2025 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 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:
3193 GARRITY WAY Apt 222
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 222 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/16/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.8	Living Room/Floor Condition carpeting throughout unit damaged/torn/worn - repair/replace
2.12	Kitchen/Sink dishwasher leaking - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bathroom sink draining slowly - repair
2.10	Kitchen/Stove or Range with Oven microwave oven inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress /items in hallway leading to garage
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items around/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:
3193 GARRITY WAY Apt 223
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 223 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/16/2025 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 key lock from bedroom door
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:
3193 GARRITY WAY Apt 224
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 224 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/16/2025 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 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:
3193 GARRITY WAY Apt 225
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 225 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/16/2025 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 clear egress/items from blocking door opening all the way to garage
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items 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:
3193 GARRITY WAY Apt 228
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 228 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/16/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light cover damaged - repair/replace
1.4	Living Room/Security alarm system not working properly - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items 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:
3193 GARRITY WAY Apt 231
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 231 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/16/2025 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 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:
3193 GARRITY WAY Apt 232
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 232 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/16/2025 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 in both bathrooms loose - repair/replace
2.12	Kitchen/Sink hood range light inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items 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:
3193 GARRITY WAY Apt 233
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3193 GARRITY WAY Apt 233 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/22/2025.

A re-inspection has been scheduled for 12/16/2025 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 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