



10/29/2025

FAILED INSPECTION NOTICE

Ying Tsung Cheung
741 39Th St
Richmond, CA 94805

Property:
543 18TH ST
RICHMOND, CA 94801-2813-

PropID:
Client ID: 1080

Dear Owner/Agent,

This letter is to inform you that your property at **543 18TH ST RICHMOND, CA 94801-2813** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

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 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. |
| 2.10 | Kitchen/Stove or Range with Oven Oven inoperable, repair |
| 3.13 | Bathroom/Ventilation Clean vent fan rear bathroom |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair |
| 8.7 | General Health and Safety/Other Interior Hazards Unable to locate CO2 detector in unit, locate or install. |
| 8.4 | General Health and Safety/Garbage and Debris Remove old furniture in rear of complex in yard |



10/29/2025

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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

Yaowu Liu
5600 Alta Punta Ave
El Cerrito, CA 94530

Property:
221 17TH ST
RICHMOND, CA 94801-3216-

PropID:
Client ID: 2900

Dear Owner/Agent,

This letter is to inform you that your property at **221 17TH ST RICHMOND, CA 94801-3216** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

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.



10/29/2025

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 5.3 | Secondary Rooms/Electrical Hazards Replace garage outlet - something broken in lower receptacle - outlet has open grounds, 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. |
| 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. |
| 2.3 | Kitchen/Electrical Hazards 1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet at entry has open grounds, repair 2. GFCI right side of sink has no power, repair or replace |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair |
| 4.3 | Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet on center wall has hot/ neutral reverse, repair |
| 3.12 | Bathroom/Tub or Shower Leak behind shower control knob, repair |
| 4.10 | Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. |



10/29/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Anthony P Nash
713 Rhode Island St
San Francisco, CA 94114-2617

Property:
1514 NEVIN PLZ
RICHMOND, CA 94801-3258-

PropID:
Client ID: 5282

Dear Owner/Agent,

This letter is to inform you that your property at **1514 NEVIN PLZ RICHMOND, CA 94801-3258** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

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

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls COMMON AREA SMOKE DETECTORS ON ALL LEVELS 1, 2 & 3 all exceed 10 year life spans. REPLACE |
| 8.7 | General Health and Safety/Other Interior Hazards Carbon monoxide detectors levels 1, 2 & 3 all exceed 10 year life span, replace |
| 2.12 | Kitchen/Sink Dishwasher inoperable, repair |
| | Garbage disposal inoperable, repair |
| 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 |
| 6.4 | Building Exterior/Condition of Exterior Surfaces Front exterior outlet missing weatherproof cover, install |



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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Jose J & Maria C Perez
2872 Hilltop Mall Rd
San Pablo, CA 94806-2100

Property:
2127 BURBECK AVE
RICHMOND, CA 94801-3338-

PropID:
Client ID: 10780

Dear Owner/Agent,

This letter is to inform you that your property at **2127 BURBECK AVE RICHMOND, CA 94801-3338** **failed** the Housing Quality Standards (HQS) inspection on 10/23/2025.

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

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

| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit Bath Sink Cracked/Needs Repair/Replacement. |

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Jose Luis
17 Calypso Shrs
Novato, CA 94949-5308

Property:
32 3RD ST
RICHMOND, CA 94801-3564-

PropID:
Client ID: 10564

Dear Owner/Agent,

This letter is to inform you that your property at **32 3RD ST RICHMOND, CA 94801-3564** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

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

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

| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector level 1, exceeds 10 year life span (2010) |
| 2.12 | Kitchen/Sink Dishwasher inoperable, repair |
| 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 PROTECTED RECEPTACLES IN ALL 3 BATHROOMS BY SINKS |



10/29/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Stanley X & Anita H Chan
55 Franciscan Dr
Daly City, CA 94014

Property:
138 16TH ST
RICHMOND, CA 94801-3608-

PropID:
Client ID: 9981

Dear Owner/Agent,

This letter is to inform you that your property at **138 16TH ST RICHMOND, CA 94801-3608** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

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> |
|-------------|--|
| 4.10 | 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. - low audible alert, replace |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Front heater inoperable, repair |
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit Sink Clogged. |



10/29/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Jian Yuan Liang
2431 20Th Ave
San Francisco, CA 94116

Property:
1626 BISSELL AVE
RICHMOND, CA 94801-3632-

PropID:
Client ID: 9482

Dear Owner/Agent,

This letter is to inform you that your property at **1626 BISSELL AVE RICHMOND, CA 94801-3632** **failed** the Housing Quality Standards (HQS) inspection on 10/23/2025.

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

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

| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u> |
|--|--|
| 3.5 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. |
| 3.3 Bathroom/Electrical Hazards | A missing and/or cracked coverplate presents an electrical hazard. |
| 5.4 Secondary Rooms/Other Potential Hazardous Features | Repair cracks and peeling paint on dining room ceiling |
| 2.10 Kitchen/Stove or Range with Oven | Burners not self lighting, repair |
| 6.3 Building Exterior/Condition of Roof and Gutters | Rear roof fascia dry rotted, repair |



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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Don Mill
877 Ocean Ave
Richmond, CA 94801-3735

Property:
917 WESTERN DR
RICHMOND, CA 94801-3765-

PropID:
Client ID: 7177

Dear Owner/Agent,

This letter is to inform you that your property at **917 WESTERN DR RICHMOND, CA 94801-3765** **failed** the Housing Quality Standards (HQS) inspection on 10/23/2025.

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

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

| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u> |
|-------------|---|
| 4.3 | Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace cracked outlet by window |
| 4.4 | Other Rooms/Security Remove keyed lock from interior door. |

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Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Michael G & Karen Shaw
487 Las Colindas Dr
San Rafael, CA 94903-2408

Property:
324 WASHINGTON AVE
RICHMOND, CA 94801-3904-

PropID:
Client ID: 5858

Dear Owner/Agent,

This letter is to inform you that your property at **324 WASHINGTON AVE RICHMOND, CA 94801-3904** **failed** the Housing Quality Standards (HQS) inspection on 10/23/2025.

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

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

| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 1.6 | Living Room/Ceiling Condition Repair cracks on living room ceiling |
| 4.6 | Other Rooms/Celing Condition Repair large cracks on ceiling . |
| 4.7 | Other Rooms/Wall Condition Repair cracks on walls |
| 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 insturctions. - Replace, exceeds 10 year life span |
| 8.1 | General Health and Safety/Access to Unit Install deadbolt lock on rear door, leads directly to outside of unit |
| 5.4 | Secondary Rooms/Other Potential Hazardous Features Repair cracks on dining room walls and ceiling. |



10/29/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Eric And Barry Grant
Eric S Grant
4651 Greenbush Dr
Concord, CA 94521-2020

Property:
421 SANTA FE AVE
RICHMOND, CA 94801-3910-

PropID:
Client ID: 5779

Dear Owner/Agent,

This letter is to inform you that your property at **421 SANTA FE AVE RICHMOND, CA 94801-3910** **failed** the Housing Quality Standards (HQS) inspection on 10/23/2025.

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> |
|-------------|--|
| 8.7 | General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present |

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Eric And Barry Grant
Eric S Grant
4651 Greenbush Dr
Concord, CA 94521-2020

Property:
419 SANTA FE AVE
RICHMOND, CA 94801-3910-

PropID:
Client ID: 5779

Dear Owner/Agent,

This letter is to inform you that your property at **419 SANTA FE AVE RICHMOND, CA 94801-3910** **failed** the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/15/2025 between 09:00AM and 12:00PM.

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| Area | REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS |
|------|--|
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display. Repair |
| 1.3 | Living Room/Electrical Hazards Repair/Replace Wall Electrical Outlet. - replace damaged receptacle right of heater |

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

Barbara Downey Ambrose
3470 Ambra Way
San Jose, CA 95132-2053

Property:
90 BELVEDERE AVE
RICHMOND, CA 94801-4023-

PropID:
Client ID: 4875

Dear Owner/Agent,

This letter is to inform you that your property at **90 BELVEDERE AVE RICHMOND, CA 94801-4023** **failed** the Housing Quality Standards (HQS) inspection on 10/23/2025.

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

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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 Replace cracked receptacle at entry of unit |
| 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 |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair |
| 3.12 | Bathroom/Tub or Shower Shower head lower level has constant drip, repair |



10/29/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Linda M Luzar Tre
368 Cameron Cir
San Ramon, CA 94583-2541

Property:
315 NEVADA AVE
RICHMOND, CA 94801-4049-

PropID:
Client ID: 5058

Dear Owner/Agent,

This letter is to inform you that your property at **315 NEVADA AVE RICHMOND, CA 94801-4049** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

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> |
|-------------|--|
| 4.10 | 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. |
| 2.12 | Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal. |

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

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

Property:
3193 GARRITY WAY Apt 234
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 234 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

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> |
|-------------|---|
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment fireplace inop - repair |
| 7.2 | Heating and Plumbing/Safety of Heating Equipment clear egress/items 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3193 GARRITY WAY Apt 235
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 235 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/16/2025 between 01:00PM and 04:00PM.

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| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 2.12 | Kitchen/Sink dishwasher not working properly - repair/replace |

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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 236
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 236 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|---|
| 1.4 | Living Room/Security patio door not locking properly - repair/replace |
| 7.2 | Heating and Plumbing/Safety of Heating Equipment clear egress/items 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:
3193 GARRITY WAY Apt 237
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 237 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 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> |
|-------------|--|
| 1.8 | Living Room/Floor Condition carpeting tearing /worn - repair/replace |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace |
| 3.7 | Bathroom/Wall Condition wall next to tub peeling - repair/repaint |
| 3.12 | Bathroom/Tub or Shower wall behind shower head peeling - repair/repaint |



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:
3194 GARRITY WAY Apt 1012
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1012 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 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:
3194 GARRITY WAY Apt 1014
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1014 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 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 |

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:
3194 GARRITY WAY Apt 1018
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1018 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 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 Co detector missing / inop |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet not working properly - repair/replace toilet base in both bathrooms loose - repair/replace |

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3194 GARRITY WAY Apt 1023
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1023 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 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 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:
3194 GARRITY WAY Apt 1024
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1024 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 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> |
|-------------|--|
| 1.4 | Living Room/Security patio door not locking properly - repair/replace |

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3194 GARRITY WAY Apt 1027
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1027 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 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 clear egress/items blocking access to water heater door - no able to inspect water heater - clear |

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:
3194 GARRITY WAY Apt 1031
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1031 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 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 | paint behind shower head peeling - repair/repaint |
| 1.4 Living Room/Security | security tablet missing - 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:
3194 GARRITY WAY Apt 1032
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1032 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 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> |
|-------------|---|
| 2.3 | Kitchen/Electrical Hazards GFCI outlet not resetting - repair/replace |
| 7.2 | Heating and Plumbing/Safety of Heating Equipment clear egress/items 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:
3194 GARRITY WAY Apt 1033
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1033 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 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 tub diverter inop - repair/replace |
| 7.2 | Heating and Plumbing/Safety of Heating Equipment clear egress/items 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:
3194 GARRITY WAY Apt 1034
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1034 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 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 door lock from bedroom door |
| 7.2 | Heating and Plumbing/Safety of Heating Equipment clear egress/items 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:
3194 GARRITY WAY Apt 1035
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1035 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 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 | tub & shower tiles have discoloration - remove |
| 2.12 Kitchen/Sink | garbage disposal inop - repair/replace |
| 7.2 Heating and Plumbing/Safety of Heating Equipment | clear egress/items 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:
3194 GARRITY WAY Apt 1038
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3194 GARRITY WAY Apt 1038 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 between 11:00AM and 02:00PM.

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace |

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3195 GARRITY WAY Apt 812
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3195 GARRITY WAY Apt 812 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 between 11:00AM and 02:00PM.

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 2.1 | Kitchen/Kitchen Area Present dishwasher not working properly - repair/replace |

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3195 GARRITY WAY Apt 816
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3195 GARRITY WAY Apt 816 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 between 11:00AM and 02:00PM.

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

| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u> |
|-------------|---|
| 4.10 | Other Rooms/Smoke Detectors bedroom smoke detector missing - repair/replace |
| 3.4 | Bathroom/Security door handle loose not secured - repair/replace |
| 4.4 | Other Rooms/Security remove keypad lock from bedroom door must be a privacy lock |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace |
| 2.10 | Kitchen/Stove or Range with Oven microwave oven not inop - repair/replace |
| 5.4 | Secondary Rooms/Other Potential Hazardous Features smoke detector needed in garage / used for sleeping |
| 1.5 | Living Room/Window Condition patio blinds damaged - repair/replace |
| 7.2 | Heating and Plumbing/Safety of Heating Equipment clear egress/items around/blocking access to 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:
3195 GARRITY WAY Apt 818
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3195 GARRITY WAY Apt 818 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 between 11:00AM and 02:00PM.

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|---|
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose - repair/replace |
| 7.2 | Heating and Plumbing/Safety of Heating Equipment clear egress/items 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:
3195 GARRITY WAY Apt 821
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3195 GARRITY WAY Apt 821 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 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 clear egress/items blocking garage door from opening fully |

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:
3195 GARRITY WAY Apt 822
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3195 GARRITY WAY Apt 822 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/23/2025.

A re-inspection has been scheduled for 12/17/2025 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 not properly secured - repair |
| 2.12 | Kitchen/Sink dishwasher not working properly - repair/replace |

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program