



10/29/2025

FAILED INSPECTION NOTICE

Howard L & Earline D Blanchard
7830 Hansom Dr
Oakland, CA 94605-3809

Property:
236 MARINA LAKES DR
RICHMOND, CA 94804-

PropID:
Client ID: 9681

Dear Owner/Agent,

This letter is to inform you that your property at **236 MARINA LAKES DR RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/10/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.2	Heating and Plumbing/Safety of Heating Equipment Tenant to clear items blocking bedroom heater.
8.4	General Health and Safety/Garbage and Debris Declutter unit
7.4	Heating and Plumbing/Water Heater Clear personal items being stored in hot water heater closet
4.5	Other Rooms/Window Condition Move items blocking clear path to window. Window must be inspected.
3.12	Bathroom/Tub or Shower Caulk inside of tub enclosure
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. -REPLACE, exceeds 10 year life span



10/29/2025

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

Christopher Gilbert
2872 29Th Ave West
Seattle, WA 98199

Property:
2842 TULARE AVE
RICHMOND, CA 94804-1028-

PropID:
Client ID: 9723

Dear Owner/Agent,

This letter is to inform you that your property at **2842 TULARE AVE RICHMOND, CA 94804-1028** **failed** the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
8.7	General Health and Safety/Other Interior Hazards 1. Carbon monoxide detector inoperable, replace - level 1 2. Install carbon monoxide detector lower level
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
3.12	Bathroom/Tub or Shower Leak behind shower control knob, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level. - LOWER LEVEL BEDROOM



10/29/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Mabel Tse
2827 Somerset Ave
Castro Valley, CA 94546-3342

Property:
2725 RHEEM AVE
RICHMOND, CA 94804-1076-

PropID:
Client ID: 9297

Dear Owner/Agent,

This letter is to inform you that your property at **2725 RHEEM AVE RICHMOND, CA 94804-1076** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
4.10	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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.12	Bathroom/Tub or Shower Install safety guides for glass shower doors lower level.
8.4	General Health and Safety/Garbage and Debris Remove refrigerator from rear exterior



10/29/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Wo Chung Cheng
1850 Ortega St
San Francisco, CA 94122

Property:
2747 RHEEM AVE
RICHMOND, CA 94804-1076-

PropID:
Client ID: 9021

Dear Owner/Agent,

This letter is to inform you that your property at **2747 RHEEM AVE RICHMOND, CA 94804-1076** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
3.12 Bathroom/Tub or Shower	Shower head leaking, repair
2.12 Kitchen/Sink	Garbage disposal inoperable, repair/replace or remove

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Richard A Spencer
172 Gordon Way
Martinez, CA 94553

Property:
2322 ANDRADE AVE Apt C
RICHMOND, CA 94804-1255-

PropID:
Client ID: 11429

Dear Owner/Agent,

This letter is to inform you that your property at **2322 ANDRADE AVE Apt C RICHMOND, CA 94804-1255** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
4.3	Other Rooms/Electrical Hazards open ground outlet. replace outlet

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Richard A Spencer
172 Gordon Way
Martinez, CA 94553

Property:
2322 ANDRADE AVE Apt D
RICHMOND, CA 94804-1255-

PropID:
Client ID: 11429

Dear Owner/Agent,

This letter is to inform you that your property at **2322 ANDRADE AVE Apt D RICHMOND, CA 94804-1255** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
3.12	Bathroom/Tub or Shower

remove black discoloration and rust from tub.

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10/29/2025

FAILED INSPECTION NOTICE

Bobbie & Margaret Knowles
401 Angelina Way
Vallejo, CA 94589-3233

Property:
3121 ESMOND AVE
RICHMOND, CA 94804-1319-

PropID:
Client ID: 5378

Dear Owner/Agent,

This letter is to inform you that your property at **3121 ESMOND AVE RICHMOND, CA 94804-1319** **failed** the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
1.3	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. - DINING ROOM outlets have open grounds
3.3	Bathroom/Electrical Hazards GFCI has hot/neutral reverse, repair
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Rear patio deck boards dry rotted, repair damaged boards



10/29/2025

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Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Armando Esparza Torres Tre
2981 Chevy Way
San Pablo, CA 94806-3215

Property:
2422 GARVIN AVE
RICHMOND, CA 94804-1347-

PropID:
Client ID: 4389

Dear Owner/Agent,

This letter is to inform you that your property at **2422 GARVIN AVE RICHMOND, CA 94804-1347** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. - replace, exceeds 10 year life span
8.7	General Health and Safety/Other Interior Hazards Replace common area smoke detector level 2
3.12	Bathroom/Tub or Shower Shower head leaking, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Rear right fence top rail dry rooted, remove or repair damaged section of top railing above fence



10/29/2025

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Julio & Miriam Mendez
5403 Sobrante Ave
El Sobrante, CA 94803-1435

Property:
752 30TH ST
RICHMOND, CA 94804-1406-

PropID:
Client ID: 6179

Dear Owner/Agent,

This letter is to inform you that your property at **752 30TH ST RICHMOND, CA 94804-1406** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.10	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

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Yeeling Chi
1517 Lodi Ave
San Mateo, CA 94401-3642

Property:
2710 DOWNER AVE
RICHMOND, CA 94804-1440-

PropID:
Client ID: 10012

Dear Owner/Agent,

This letter is to inform you that your property at **2710 DOWNER AVE RICHMOND, CA 94804-1440** **failed** the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
1.3	Living Room/Electrical Hazards Repair/Replace Wall Electrical Outlet. - replace damaged outlet at top of stairs
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged outlet underneath window
8.7	General Health and Safety/Other Interior Hazards Replace inoperable CO2 detector, it exceeds 10 year life span (2013)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace inoperable common area smoke detector, exceeds 10 year life span (2011)



10/29/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Christine D Preston
539 28Th St
Richmond, CA 94804-1515

Property:
544 28TH ST
RICHMOND, CA 94804-1516-

PropID:
Client ID: 6170

Dear Owner/Agent,

This letter is to inform you that your property at **544 28TH ST RICHMOND, CA 94804-1516** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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 Replace common area smoke detector, exceeds 10 year life span

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

Ricardo & Nancy Gomez
1482 Ashwood Dr
Martinez, CA 94553-5343

Property:
613 30TH ST
RICHMOND, CA 94804-1525-

PropID:
Client ID: 9441

Dear Owner/Agent,

This letter is to inform you that your property at **613 30TH ST RICHMOND, CA 94804-1525** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
4.10	Other Rooms/Smoke Detectors Replace smoke detector in lower level bedroom, exceeds 10 year life span
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector level 2 exceeds 10 year life span, replace
3.3	Bathroom/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - Lower level bathroom
2.10	Kitchen/Stove or Range with Oven Front left burner inoperable, 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

Maggie Resnick
2036 Carquinez Ave
El Cerrito, CA 94530-1840

Property:
673 33RD ST
RICHMOND, CA 94804-1537-

PropID:
Client ID: 6699

Dear Owner/Agent,

This letter is to inform you that your property at **673 33RD ST RICHMOND, CA 94804-1537** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle left of patio door
6.4	Building Exterior/Condition of Exterior Surfaces Rear exterior outlet has cracked receptacle, replace

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

T-Bryant Properties Llc
William Bryant
2965 Shasta Rd
Berkeley, CA 94708

Property:
3110 ROOSEVELT AVE
RICHMOND, CA 94804-1546-

PropID:
Client ID: 7318

Dear Owner/Agent,

This letter is to inform you that your property at **3110 ROOSEVELT AVE RICHMOND, CA 94804-1546** **failed** the Housing Quality Standards (HQS) inspection on 10/24/2025.

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

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Area	REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS
8.6	General Health and Safety/Interior Stairs and Common Halls Repair cracks on hallway ceiling
4.4	Other Rooms/Security Install door knob on door, door knob not present on bedroom door
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
3.3	Bathroom/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. -GFCI has hot/neutral reverse, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.
3.12	Bathroom/Tub or Shower Repair leak behind cold water control knob



10/29/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Randall R & Frances N Wong
165 Mitey Mite Ln
El Sobrante, CA 94803-2536

Property:
3227 ROOSEVELT AVE
RICHMOND, CA 94804-1547-

PropID:
Client ID: 2721

Dear Owner/Agent,

This letter is to inform you that your property at **3227 ROOSEVELT AVE RICHMOND, CA 94804-1547** **failed** the Housing Quality Standards (HQS) inspection on 10/24/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12 Bathroom/Tub or Shower	Resurface tub, peeling paint and rust present.
1.4 Living Room/Security	Remove sliding lock from bottom of front door

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

Wah Yun & Rui Chan Yu
910 Bridgeway Cir
El Sobrante, CA 94803-2850

Property:
452 30TH ST
RICHMOND, CA 94804-1741-

PropID:
Client ID: 7241

Dear Owner/Agent,

This letter is to inform you that your property at **452 30TH ST RICHMOND, CA 94804-1741** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
3.3	Bathroom/Electrical Hazards Install GFCI protected outlet by sink
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 (2008)
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit TOILET IN REAR BATHROOM BY REAR DOOR IS INOPERABLE, REPAIR



10/29/2025

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

Deena Love
96 Murdock St
Richmond, CA 94804

Property:
45 GROVE ST
RICHMOND, CA 94804-1917-

PropID:
Client ID: 9127

Dear Owner/Agent,

This letter is to inform you that your property at **45 GROVE ST RICHMOND, CA 94804-1917** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/10/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	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. - REPLACE, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Front right burner 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

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

Property:
3195 GARRITY WAY Apt 824
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 824 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
1.3	Living Room/Electrical Hazards outlet cover not secure - repair/replace
1.4	Living Room/Security alarm not connected 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 825
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 825 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
3.12	Bathroom/Tub or Shower diverter 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 826
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 826 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
3.12	Bathroom/Tub or Shower wall peeling behind shower head - repair/repaint

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3195 GARRITY WAY Apt 827
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 827 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress items blocking water heater door clear egress /items around/blocking water heater access

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 828
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 828 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
1.4	Living Room/Security alarm system not properly secured /working properly - repair
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress /items around/blocking water heater access

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3195 GARRITY WAY Apt 832
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 832 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control not working properly - repair/replace fire place not working properly -repair
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair
2.12	Kitchen/Sink Dishwasher not working properly - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment fire place inop -repair
1.4	Living Room/Security patio screen door off track - repair/replace



10/29/2025

FAILED INSPECTION NOTICE

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3195 GARRITY WAY Apt 833
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 833 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress /items around/blocking water heater access

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 835
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 835 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control not working properly - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress /items around/blocking water heater access

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 836
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 836 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
3.12	Bathroom/Tub or Shower tub diverter 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 837
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 837 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink dishwasher not 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 838
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 838 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 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 hallway smoke detector missing - repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3199 GARRITY WAY Apt 918
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 918 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 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 throughout entire unit - damaged/ worn - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/replace
2.4	Kitchen/Security bottom of back door corroding - 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:
3199 GARRITY WAY Apt 921
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 921 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 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 water heater access

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:
3199 GARRITY WAY Apt 923
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 923 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 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 water heater access

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:
3199 GARRITY WAY Apt 927
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 927 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition clear egress blocking window access
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress /items around/blocking water heater access
1.4	Living Room/Security patio screen door worn/corroding - 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:
3199 GARRITY WAY Apt 931
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 931 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 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 access

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3199 GARRITY WAY Apt 933
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 933 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 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 access

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:
3199 GARRITY WAY Apt 934
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 934 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 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 access

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:
3199 GARRITY WAY Apt 935
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 935 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 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 access
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards clear egress in front of patio door
1.4	Living Room/Security patio screen door not locking properly - repair /replace



10/29/2025

FAILED INSPECTION NOTICE

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/29/2025

FAILED INSPECTION NOTICE

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

Property:
3199 GARRITY WAY Apt 936
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 936 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 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 access

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:
3199 GARRITY WAY Apt 937
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 937 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 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 access

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:
3199 GARRITY WAY Apt 938
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 938 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/24/2025.

A re-inspection has been scheduled for 12/18/2025 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 inspect water heater due to items blocking door - clear egress/items blocking 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