



11/12/2025

FAILED INSPECTION NOTICE

Elodia Gutierrez
246 7Th Street
Richmond, CA 94801

Property:
435 S 16TH ST
RICHMOND, CA 94804-2521-

PropID:
Client ID: 3812

Dear Owner/Agent,

This letter is to inform you that your property at **435 S 16TH ST RICHMOND, CA 94804-2521** failed the Housing Quality Standards (HQS) inspection on 10/31/2025.

A re-inspection has been scheduled for 12/23/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



11/12/2025

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



11/12/2025

FAILED INSPECTION NOTICE

Stanislaw & Alina Niedzwiedz
118 Meadow Ln
Orinda, CA 94563

Property:
5019 BARRETT AVE
RICHMOND, CA 94805-1968-

PropID:
Client ID: 3947

Dear Owner/Agent,

This letter is to inform you that your property at **5019 BARRETT AVE RICHMOND, CA 94805-1968** **failed** the Housing Quality Standards (HQS) inspection on 10/31/2025.

A re-inspection has been scheduled for 12/22/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security holes in bedroom door - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment all 4 water heaters missing bottom earthquake strap - 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



11/12/2025

FAILED INSPECTION NOTICE

Anshu Thapa Kc & Mahan Kc
3237 Estates Ave
Pinole, CA 94564

Property:
331 36TH ST
RICHMOND, CA 94805-2125-

PropID:
Client ID: 19527

Dear Owner/Agent,

This letter is to inform you that your property at **331 36TH ST RICHMOND, CA 94805-2125** failed the Housing Quality Standards (HQS) inspection on 10/31/2025.

A re-inspection has been scheduled for 12/23/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.

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



11/12/2025

FAILED INSPECTION NOTICE

Anshu Thapa Kc & Mahan Kc
3237 Estates Ave
Pinole, CA 94564

Property:
333 36TH ST
RICHMOND, CA 94805-2125-

PropID:
Client ID: 19527

Dear Owner/Agent,

This letter is to inform you that your property at **333 36TH ST RICHMOND, CA 94805-2125** failed the Housing Quality Standards (HQS) inspection on 10/31/2025.

A re-inspection has been scheduled for 12/23/2025 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 inop - repair/replace
8.1	General Health and Safety/Access to Unit garage backdoor not closing securely - repair/replace door striker plate missing as well - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
3.12	Bathroom/Tub or Shower caulking in tub & shower area badly worn / discolored - remove - recaulk - repair
2.10	Kitchen/Stove or Range with Oven oven door hinge working properly - repair/replace
4.2	Other Rooms/Electricity/Illumination bedroom light inop



11/12/2025

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



11/12/2025

FAILED INSPECTION NOTICE

Richmond Essex Lp
TRENNILLE A BRASS
2601 Hilltop Drive, Leasing Office
Richmond, CA 94806

Property:
2601 HILLTOP DR Apt 621
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 621 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 10/31/2025.

A re-inspection has been scheduled for 12/22/2025 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>
7.4	Heating and Plumbing/Water Heater No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet
8.2	General Health and Safety/Exits Tenant to remove excessive items on patio blocking patio door exits
8.6	General Health and Safety/Interior Stairs and Common Halls Left common area smoke detector low audible alert, repair or replace



11/12/2025

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



11/12/2025

FAILED INSPECTION NOTICE

Richmond Essex Lp
TRENNILLE A BRASS
2601 Hilltop Drive, Leasing Office
Richmond, CA 94806

Property:
2601 HILLTOP DR Apt 731
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 731 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 10/31/2025.

A re-inspection has been scheduled for 12/22/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Tenant to clean heavy discoloration in toilet, bathrooms 1 & 2

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



11/12/2025

FAILED INSPECTION NOTICE

Richmond Essex Lp
TRENNILLE A BRASS
2601 Hilltop Drive, Leasing Office
Richmond, CA 94806

Property:
2601 HILLTOP DR Apt 915
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 915 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 10/31/2025.

A re-inspection has been scheduled for 12/22/2025 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 Right common area smoke detector removed, replace
4.7	Other Rooms/Wall Condition Closet doors off track, repair
2.10	Kitchen/Stove or Range with Oven 1. Range hood light inoperable, repair 2. range hood filter screen missing, replace



11/12/2025

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



11/12/2025

FAILED INSPECTION NOTICE

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

Property:
3193 GARRITY WAY Apt 218
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 218 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 10/31/2025.

A re-inspection has been scheduled for 12/22/2025 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>
1.8	Living Room/Floor Condition Flooring heavily soiled, tenant has been inside of unit over 13 years. Clean flooring or replace.
4.8	Other Rooms/Floor Condition Flooring heavily soiled, clean or replace
8.6	General Health and Safety/Interior Stairs and Common Halls Common area carpeting heavily soiled, clean or replace



11/12/2025

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