



10/28/2025

FAILED INSPECTION NOTICE

521 S 16TH ST
RICHMOND, CA 94801-

PropID:
Client ID: 5915

Dear Current Resident,

This letter is to inform you that your property at **521 S 16TH ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 11/26/2025 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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



10/28/2025

FAILED INSPECTION NOTICE

17 QUAIL HILL LN
RICHMOND, CA 94803-2833-

PropID:
Client ID: 9601

Dear Current Resident,

This letter is to inform you that your property at **17 QUAIL HILL LN RICHMOND, CA 94803-2833** **failed** the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 12/05/2025 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>
3.3	Bathroom/Electrical Hazards Install GFCI receptacle left of sink
4.3	Other Rooms/Electrical Hazards Replace cracked outlet underneath left window

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,

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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

3253 RHEEM AVE
RICHMOND, CA 94804-1145-

PropID:
Client ID: 3687

Dear Current Resident,

This letter is to inform you that your property at **3253 RHEEM AVE RICHMOND, CA 94804-1145** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 12/08/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key locks from all bedroom doors

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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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

2873 ESMOND AVE
RICHMOND, CA 94804-1313-

PropID:
Client ID: 10274

Dear Current Resident,

This letter is to inform you that your property at **2873 ESMOND AVE RICHMOND, CA 94804-1313** **failed** the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 12/08/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
1.4	Living Room/Security front door no closing locking properly - repair



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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

843 30TH ST
RICHMOND, CA 94804-1325-

PropID:
Client ID: 9973

Dear Current Resident,

This letter is to inform you that your property at **843 30TH ST RICHMOND, CA 94804-1325** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 12/08/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop -repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
4.4	Other Rooms/Security remove key door lock from bedroom door
1.4	Living Room/Security front security screen hard to open gets stuck repair/replace



10/28/2025

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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

2541 GARVIN AVE
RICHMOND, CA 94804-1376-

PropID:
Client ID: 9601

Dear Current Resident,

This letter is to inform you that your property at **2541 GARVIN AVE RICHMOND, CA 94804-1376** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 12/05/2025 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 Clear items blocking patio door (fire exit)
4.6	Other Rooms/Celing Condition Clean heavy yellow discoloration on ceiling
4.7	Other Rooms/Wall Condition Clean heavy yellow discoloration on patio door /window

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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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

99 MURDOCK ST
RICHMOND, CA 94804-1929-

PropID:
Client ID: 14196

Dear Current Resident,

This letter is to inform you that your property at **99 MURDOCK ST RICHMOND, CA 94804-1929** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 12/10/2025 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 bedroom smoke detector missing/inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.5	Other Rooms/Window Condition clear egress from blocking window
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet base loose- repair/replace
3.6	Bathroom/Ceiling Condition ceiling has discoloration - remove



10/28/2025

FAILED INSPECTION NOTICE

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10/28/2025

FAILED INSPECTION NOTICE

338 S 15TH ST
RICHMOND, CA 94804-2512-

PropID:
Client ID: 6249

Dear Current Resident,

This letter is to inform you that your property at **338 S 15TH ST RICHMOND, CA 94804-2512** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 11/25/2025 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>
5.3	Secondary Rooms/Electrical Hazards Garage - Outlet right of window cracked receptacle, replace

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

1609 CUTTING BLVD
RICHMOND, CA 94804-2656-

PropID:
Client ID: 5803

Dear Current Resident,

This letter is to inform you that your property at **1609 CUTTING BLVD RICHMOND, CA 94804-2656** **failed** the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 12/08/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.4	Kitchen/Security patio door not locking properly
3.5	Bathroom/Window Condition both bathroom windows not stay open - repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 2nd fl toilet inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 2nd fl sink leaking



10/28/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

2508 CUTTING BLVD Apt B
RICHMOND, CA 94804-2848-

PropID:
Client ID: 1465

Dear Current Resident,

This letter is to inform you that your property at **2508 CUTTING BLVD Apt B RICHMOND, CA 94804-2848** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 12/08/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.5	Bathroom/Window Condition screen missing
4.5	Other Rooms/Window Condition screens in bedrooms missing
1.4	Living Room/Security patio door hard to open/close - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite



10/28/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

2508 CUTTING BLVD Apt E
RICHMOND, CA 94804-2848-

PropID:
Client ID: 1465

Dear Current Resident,

This letter is to inform you that your property at **2508 CUTTING BLVD Apt E RICHMOND, CA 94804-2848** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 12/08/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.10	Kitchen/Stove or Range with Oven all burners must work - repair/replace
1.6	Living Room/Ceiling Condition ceiling bulging - repair/replace
1.4	Living Room/Security porch light inop



10/28/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

2508 CUTTING BLVD Apt F
RICHMOND, CA 94804-2848-

PropID:
Client ID: 1465

Dear Current Resident,

This letter is to inform you that your property at **2508 CUTTING BLVD Apt F RICHMOND, CA 94804-2848** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 12/08/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms inop
4.4	Other Rooms/Security remove key door locks from all bedroom doors
3.8	Bathroom/Floor Condition floor damaged - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower shower h/c handle missing
2.8	Kitchen/Floor Condition floor damaged -repair/replace



10/28/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

128 S 41ST ST
RICHMOND, CA 94804-3335-

PropID:
Client ID: 1750

Dear Current Resident,

This letter is to inform you that your property at **128 S 41ST ST RICHMOND, CA 94804-3335** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 12/10/2025 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 living room smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite

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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City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

424 S 49TH ST Apt 1
RICHMOND, CA 94804-3478-

PropID:
Client ID: 8970

Dear Current Resident,

This letter is to inform you that your property at **424 S 49TH ST Apt 1 RICHMOND, CA 94804-3478** **failed** the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 12/05/2025 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 Replace cracked receptacle underneath window

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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

1577 SAN JOAQUIN ST
RICHMOND, CA 94804-5135-

PropID:
Client ID: 15991

Dear Current Resident,

This letter is to inform you that your property at **1577 SAN JOAQUIN ST RICHMOND, CA 94804-5135** **failed** the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 11/25/2025 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	Repair leak behind shower control knob
7.4 Heating and Plumbing/Water Heater	Tenant to remove personal items being stored in hot water heater closet
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heater inoperable, repair
8.1 General Health and Safety/Access to Unit	Patio screen damaged/ torn at bottom. Repair
2.10 Kitchen/Stove or Range with Oven	Replace missing range hood vent screen



10/28/2025

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

346 38TH ST
RICHMOND, CA 94805-2209-

PropID:
Client ID: 8970

Dear Current Resident,

This letter is to inform you that your property at **346 38TH ST RICHMOND, CA 94805-2209** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 12/05/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

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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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

348 38TH ST
RICHMOND, CA 94805-2209-

PropID:
Client ID: 8970

Dear Current Resident,

This letter is to inform you that your property at **348 38TH ST RICHMOND, CA 94805-2209** failed the Housing Quality Standards (HQS) inspection on 10/15/2025.

A re-inspection has been scheduled for 12/05/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2- replace cracked receptacle under window

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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