



11/24/2025

**FAILED INSPECTION NOTICE**

Tracy A Lamar  
265 Glenview Cir  
Vallejo, CA 94591

Property:  
466 3RD ST  
RICHMOND, CA 94801-2627-

PropID:  
Client ID: 8307

Dear Owner/Agent,

This letter is to inform you that your property at **466 3RD ST RICHMOND, CA 94801-2627** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/29/2025 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 Replace, exceeds 10 year life span.
8.4	General Health and Safety/Garbage and Debris REMOVE ALL OLD APPLIANCES ON EXTERIOR OF COMPLEX.

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



11/24/2025

## FAILED INSPECTION NOTICE

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
420 GOLDEN GATE AVE Apt 101  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **420 GOLDEN GATE AVE Apt 101 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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>
4.4	Other Rooms/Security Remove deadbolt lock from door and cover openings from where lock was removed.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet on right wall from entry
3.12	Bathroom/Tub or Shower Clean discoloration in tub



11/24/2025

**FAILED INSPECTION NOTICE**

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

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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



11/24/2025

**FAILED INSPECTION NOTICE**

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
430 GOLDEN GATE AVE Apt 104  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **430 GOLDEN GATE AVE Apt 104 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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 Range hood vent screen missing, replace
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
8.4	General Health and Safety/Garbage and Debris Move appliances from patio

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



11/24/2025

**FAILED INSPECTION NOTICE**

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
430 GOLDEN GATE AVE Apt 204  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **430 GOLDEN GATE AVE Apt 204 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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
3.6	Bathroom/Ceiling Condition Clean discoloration on bathroom ceiling
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)

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

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

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
420 GOLDEN GATE AVE Apt 202  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **420 GOLDEN GATE AVE Apt 202 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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 Clean discoloration on window
3.13	Bathroom/Ventilation Clean dust build up on vent fan
2.10	Kitchen/Stove or Range with Oven Range hood inoperable (light & fan)

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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City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
420 GOLDEN GATE AVE Apt 201  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **420 GOLDEN GATE AVE Apt 201 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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 Clean discoloration on window
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Rust in sink, repair
8.1	General Health and Safety/Access to Unit Install patio screen

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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Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
420 GOLDEN GATE AVE Apt 301  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **420 GOLDEN GATE AVE Apt 301 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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 Repair damaged flooring
4.8	Other Rooms/Floor Condition Repair damaged flooring
4.5	Other Rooms/Window Condition Window cranks missing, replace
4.4	Other Rooms/Security Secure door knobs to door
1.5	Living Room/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 Range hood light inoperable, repair





11/24/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
420 GOLDEN GATE AVE Apt 302  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **420 GOLDEN GATE AVE Apt 302 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.6	Bathroom/Ceiling Condition Repair cracks on bathroom ceiling
8.1	General Health and Safety/Access to Unit Install patio screen

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



11/24/2025

## FAILED INSPECTION NOTICE

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
420 GOLDEN GATE AVE Apt 303  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **420 GOLDEN GATE AVE Apt 303 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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
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.
8.1	General Health and Safety/Access to Unit Install patio screen
2.11	Kitchen/Refrigerator Light inoperable, repair
2.3	Kitchen/Electrical Hazards Outlets right side of sink missing cover plates, install



11/24/2025

**FAILED INSPECTION NOTICE**

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11/24/2025

## FAILED INSPECTION NOTICE

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
430 GOLDEN GATE AVE Apt 304  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **430 GOLDEN GATE AVE Apt 304 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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.
2.5	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.



11/24/2025

**FAILED INSPECTION NOTICE**

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

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
430 GOLDEN GATE AVE Apt 306  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **430 GOLDEN GATE AVE Apt 306 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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 Install safety guides for shower doors
3.6	Bathroom/Ceiling Condition Repair bathroom ceiling

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,

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Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
420 GOLDEN GATE AVE Apt 401  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **420 GOLDEN GATE AVE Apt 401 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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.
8.1	General Health and Safety/Access to Unit Secure front door deadbolt lock mechanism to door, loose

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





11/24/2025

**FAILED INSPECTION NOTICE**

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
420 GOLDEN GATE AVE Apt 402  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **420 GOLDEN GATE AVE Apt 402 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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>
2.5	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.
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.



11/24/2025

**FAILED INSPECTION NOTICE**

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

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11/24/2025

**FAILED INSPECTION NOTICE**

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
420 GOLDEN GATE AVE Apt 403  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **420 GOLDEN GATE AVE Apt 403 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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 Heater inoperable, repair

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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11/24/2025

## FAILED INSPECTION NOTICE

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
430 GOLDEN GATE AVE Apt 404  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **430 GOLDEN GATE AVE Apt 404 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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 keyed lock from interior door.
4.5	Other Rooms/Window Condition Move items blocking window (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub
8.1	General Health and Safety/Access to Unit Install patio screen
2.12	Kitchen/Sink Garbage disposal inoperable, repair



11/24/2025

**FAILED INSPECTION NOTICE**

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11/24/2025

**FAILED INSPECTION NOTICE**

Olek P10 Llc  
724 Ranger Cir  
Foster City Ca 94404-1727  
Foster City, CA 94404-1727

Property:  
430 GOLDEN GATE AVE Apt 405  
RICHMOND, CA 94801-3884-

PropID:  
Client ID: 17386

Dear Owner/Agent,

This letter is to inform you that your property at **430 GOLDEN GATE AVE Apt 405 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/30/2025 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 inoperable as tub runs at same time as shower, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install patio screen
4.5	Other Rooms/Window Condition Clear items to allow access to window for inspection



11/24/2025

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/24/2025

**FAILED INSPECTION NOTICE**

Moira L Noiseux  
6047 Christie Ave  
Duluth, GA 94608

Property:  
27 MARINA LAKES DR  
RICHMOND, CA 94804-

PropID:  
Client ID: 18847

Dear Owner/Agent,

This letter is to inform you that your property at **27 MARINA LAKES DR RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 11/13/2025.

**A re-inspection has been scheduled for 12/24/2025 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.2	Heating and Plumbing/Safety of Heating Equipment remove egress from around 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