



11/24/2025

FAILED INSPECTION NOTICE

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
203 SANFORD AVE
RICHMOND, CA 94801-1814-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **203 SANFORD AVE RICHMOND, CA 94801-1814** **failed** the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 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>
2.10	Kitchen/Stove or Range with Oven front right burner not self igniting - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
3.12	Bathroom/Tub or Shower tub diverter inop



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.

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

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
1302 YORK AVE
RICHMOND, CA 94801-1814-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **1302 YORK AVE RICHMOND, CA 94801-1814** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 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 all burners must self ignite
2.4	Kitchen/Security clear egress blocking back door from opening fully
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors smoke detectors missing/inop in both bedrooms



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.

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

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
1306 YORK AVE
RICHMOND, CA 94801-1814-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **1306 YORK AVE RICHMOND, CA 94801-1814** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 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 inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
4.4	Other Rooms/Security remove key lock from bedroom 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.

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Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
1308 YORK AVE
RICHMOND, CA 94801-1814-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **1308 YORK AVE RICHMOND, CA 94801-1814** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink draining very slowly - 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.

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Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
1310 YORK AVE
RICHMOND, CA 94801-1814-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **1310 YORK AVE RICHMOND, CA 94801-1814** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Co detector missing
4.4	Other Rooms/Security remove key lock from bedroom door
3.12	Bathroom/Tub or Shower tub diverter very hard to use - repair/replace
2.11	Kitchen/Refrigerator large hole in door seal - repair/replace



11/24/2025

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Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
228 SANFORD AVE
RICHMOND, CA 94801-1815-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **228 SANFORD AVE RICHMOND, CA 94801-1815** **failed** the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 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 detectors missing in both bedrooms
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
7.2	Heating and Plumbing/Safety of Heating Equipment remove egress from around water heater



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.

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

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
230 SANFORD AVE
RICHMOND, CA 94801-1815-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **230 SANFORD AVE RICHMOND, CA 94801-1815** **failed** the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control cover inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards Co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector - missing/inop
4.4	Other Rooms/Security bedroom closet doors off track - repair/replace



11/24/2025

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Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
1210 YORK ST
RICHMOND, CA 94801-1848-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **1210 YORK ST RICHMOND, CA 94801-1848** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 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>
1.5	Living Room/Window Condition no screens on windows
2.5	Kitchen/Window Condition screen missing
4.5	Other Rooms/Window Condition screens missing from all bedroom windows

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



11/24/2025

FAILED INSPECTION NOTICE

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
1212 YORK ST
RICHMOND, CA 94801-1848-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **1212 YORK ST RICHMOND, CA 94801-1848** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 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 detector missing/inop

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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11/24/2025

FAILED INSPECTION NOTICE

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
1214 YORK ST
RICHMOND, CA 94801-1848-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **1214 YORK ST RICHMOND, CA 94801-1848** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 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 inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repiar/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.

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Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Michael L & Elaine W Lau
Gianna Burns
2300 Henry Ave
Pinole, CA 94564

Property:
1509 PENNSYLVANIA AVE
RICHMOND, CA 94801-2881-

PropID:
Client ID: 15790

Dear Owner/Agent,

This letter is to inform you that your property at **1509 PENNSYLVANIA AVE RICHMOND, CA 94801-2881** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

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>
1.3	Living Room/Electrical Hazards Non-working outlet may be hazardous. Outlet under window has no power, repair
2.13	Kitchen/Space for Storage, Prep and Serving Kitchen countertop damaged behind sink, repair as hole is present and deteriorated caulking
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair



11/24/2025

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
143 1ST ST
RICHMOND, CA 94801-3440-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **143 1ST ST RICHMOND, CA 94801-3440** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 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 control cover inop
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector not properly secure - repair/replace



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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Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
145 1ST ST
RICHMOND, CA 94801-3440-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **145 1ST ST RICHMOND, CA 94801-3440** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 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 living room smoke/Co detector missing/inop
1.4	Living Room/Security clear egress from blocking front door from opening fully
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
3.13	Bathroom/Ventilation fan not working properly - repair/replace
2.12	Kitchen/Sink sink faucet constantly dripping/running - repair/replace



11/24/2025

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
149 1ST ST
RICHMOND, CA 94801-3440-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **149 1ST ST RICHMOND, CA 94801-3440** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 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 living room smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

David Rasmussen
180 Crest Rd
Novato, CA 94945-2701

Property:
70 SCENIC AVE
RICHMOND, CA 94801-3934-

PropID:
Client ID: 4962

Dear Owner/Agent,

This letter is to inform you that your property at **70 SCENIC AVE RICHMOND, CA 94801-3934** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 12/30/2025 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>
2.10	Kitchen/Stove or Range with Oven Front Right burner not self lighting, repair

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

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
137 4TH ST Apt C
RICHMOND, CA 94801-4602-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **137 4TH ST Apt C RICHMOND, CA 94801-4602** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 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 water heater door damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop
4.10	Other Rooms/Smoke Detectors bed room smoke detector missing

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

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
139 4TH ST Apt B
RICHMOND, CA 94801-4602-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **139 4TH ST Apt B RICHMOND, CA 94801-4602 failed** the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 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>
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door 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.

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11/24/2025

FAILED INSPECTION NOTICE

Tobias Kahan
Po Box 6127
Concord Ca 94524
Concord, CA 94524

Property:
139 4TH ST Apt A
RICHMOND, CA 94801-4602-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **139 4TH ST Apt A RICHMOND, CA 94801-4602** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/07/2026 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/Co detector missing/inop

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

Calvin W & Gay Y Chun
6827 Blake St
El Cerrito, CA 94530-1900

Property:
2715 CARLSON BLVD
RICHMOND, CA 94804-5711-

PropID:
Client ID: 6721

Dear Owner/Agent,

This letter is to inform you that your property at **2715 CARLSON BLVD RICHMOND, CA 94804-5711** **failed** the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 12/26/2025 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 Secure door knobs to door
4.5	Other Rooms/Window Condition 1. 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. Tenant to clear items to allow access to window for inspection



11/24/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Dt Venture Lp
Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
4630 POTRERO AVE Apt 9
RICHMOND, CA 94804-6602-

PropID:
Client ID: 15309

Dear Owner/Agent,

This letter is to inform you that your property at **4630 POTRERO AVE Apt 9 RICHMOND, CA 94804-6602** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 01/05/2026 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
3.4	Bathroom/Security Secure door to frame
3.13	Bathroom/Ventilation Install vent cover
4.4	Other Rooms/Security Install/secure door knobs
4.5	Other Rooms/Window Condition Clear items to allow access to window for inspection
7.1	Heating and Plumbing/Adequacy of Heating Equipment Rear heater inoperable, thermostat missing. Replace
1.3	Living Room/Electrical Hazards Replace damaged outlet underneath dining room window
8.6	General Health and Safety/Interior Stairs and Common Halls Complete repairs to floor, carpeting being taken up and not complete at time of inspection.



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.

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

Kun Huang
K & S Company Inc
1035 San Pablo Ave Suite 12
Albany, CA 94706-2277

Property:
12450 SAN PABLO AVE Apt B
RICHMOND, CA 94805-1982-

PropID:
Client ID: 14080

Dear Owner/Agent,

This letter is to inform you that your property at **12450 SAN PABLO AVE Apt B RICHMOND, CA 94805-1982** failed the Housing Quality Standards (HQS) inspection on 11/17/2025.

A re-inspection has been scheduled for 12/29/2025 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.

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