



11/24/2025

FAILED INSPECTION NOTICE

Ali Mahmoud Farag
Heba Farag
22705 Atherton St
Hayward, CA 94541

Property:
1532 CHANSLOR AVE Apt #P
RICHMOND, CA 94801-3278-

PropID:
Client ID: 13118

Dear Owner/Agent,

This letter is to inform you that your property at **1532 CHANSLOR AVE Apt #P RICHMOND, CA 94801-3278** failed the Housing Quality Standards (HQS) inspection on 11/18/2025.

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 Range hood light inoperable, repair Range hood vent screen missing, replace
2.12	Kitchen/Sink Dishwasher inoperable, repair/remove
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
4.4	Other Rooms/Security Remove latch lock from exterior of bedroom door
8.1	General Health and Safety/Access to Unit Install unit number "P" outside of unit Repair damaged front security gate, torn at bottom



11/24/2025

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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

Juan Manuel Baca Ruiz
4441 Walters Rd
Fairfield, CA 94533

Property:
1215 CHANSLOR AVE Apt 1
RICHMOND, CA 94801-3547-

PropID:
Client ID: 19030

Dear Owner/Agent,

This letter is to inform you that your property at **1215 CHANSLOR AVE Apt 1 RICHMOND, CA 94801-3547** failed the Housing Quality Standards (HQS) inspection on 11/18/2025.

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.

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.

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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:
324 S 4TH ST
RICHMOND, CA 94804-2250-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **324 S 4TH ST RICHMOND, CA 94804-2250** failed the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/08/2026 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>
3.12	Bathroom/Tub or Shower tub diverter 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

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

Property:
330 S 4TH ST
RICHMOND, CA 94804-2250-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **330 S 4TH ST RICHMOND, CA 94804-2250** failed the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/08/2026 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 missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector in both bedrooms missing/inop
3.12	Bathroom/Tub or Shower tub diverter not working properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving underneath sink damaged and large hole - repair/replace
8.3	General Health and Safety/Evidence of Infestation rat infection - remove/treat
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



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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:
2113 FLORIDA AVE
RICHMOND, CA 94804-2730-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **2113 FLORIDA AVE RICHMOND, CA 94804-2730** **failed** the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/08/2026 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>
4.10	Other Rooms/Smoke Detectors smoke detector missing in both bedrooms
4.4	Other Rooms/Security remove key locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards living room smoke detector inop
3.3	Bathroom/Electrical Hazards bathroom light fixture rusted badly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control cover inop



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:
245 S 22ND ST
RICHMOND, CA 94804-2754-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **245 S 22ND ST RICHMOND, CA 94804-2754** failed the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/08/2026 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>
1.5	Living Room/Window Condition living room screen damaged - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door missing
8.7	General Health and Safety/Other Interior Hazards 1st and 2nd fl smoke/Co detectors missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2nd fl heater inop
4.10	Other Rooms/Smoke Detectors 2nd floor bedroom smoke detector missing



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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:
247 S 22ND ST
RICHMOND, CA 94804-2754-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **247 S 22ND ST RICHMOND, CA 94804-2754** failed the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/08/2026 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
3.5	Bathroom/Window Condition window frame is very badly discolored - remove/repaint
4.4	Other Rooms/Security bedroom door not opening and closing properly

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:
251 S 22ND ST
RICHMOND, CA 94804-2754-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **251 S 22ND ST RICHMOND, CA 94804-2754** failed the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/08/2026 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 inop - repair/replace
2.12	Kitchen/Sink garbage disposal making very loud noise - repair/replace
2.3	Kitchen/Electrical Hazards light flickers - repair/replace
1.4	Living Room/Security unit address missing - 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:
841 S 45TH ST Apt 2
RICHMOND, CA 94804-4452-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **841 S 45TH ST Apt 2 RICHMOND, CA 94804-4452** **failed** the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/08/2026 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>
4.4	Other Rooms/Security remove key lock from bedroom door
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector inop
2.10	Kitchen/Stove or Range with Oven hood range vent screen missing- repair/replace
2.12	Kitchen/Sink dishwasher not working properly - 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:
841 S 45TH ST Apt 3
RICHMOND, CA 94804-4452-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **841 S 45TH ST Apt 3 RICHMOND, CA 94804-4452** **failed** the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/08/2026 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 smoke/Co detector missing
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
6.2	Building Exterior/Condition of Stairs, Rails, and Porches security bars on all units very badly rusted - repaint



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:
841 S 45TH ST Apt 4
RICHMOND, CA 94804-4452-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **841 S 45TH ST Apt 4 RICHMOND, CA 94804-4452** **failed** the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/08/2026 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>
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - 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:
841 S 45TH ST Apt 5
RICHMOND, CA 94804-4452-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **841 S 45TH ST Apt 5 RICHMOND, CA 94804-4452** **failed** the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/08/2026 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>
3.12 Bathroom/Tub or Shower	tub faucet handle not properly secured - repair/replace
8.7 General Health and Safety/Other Interior Hazards	bedroom closet has large amount of discoloration - remove/repaint
2.3 Kitchen/Electrical Hazards	light flickers - repair
2.12 Kitchen/Sink	faucet leaks - repair/replace



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:
841 S 45TH ST Apt 6
RICHMOND, CA 94804-4452-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **841 S 45TH ST Apt 6 RICHMOND, CA 94804-4452** **failed** the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/08/2026 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 hood range light 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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Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

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

Property:
401 35TH ST
RICHMOND, CA 94805-2121-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **401 35TH ST RICHMOND, CA 94805-2121** failed the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/08/2026 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 front right burner not working properly

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:
405 35TH ST
RICHMOND, CA 94805-2121-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **405 35TH ST RICHMOND, CA 94805-2121** failed the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/08/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches back porch light inop - repair/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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11/24/2025

FAILED INSPECTION NOTICE

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

Property:
407 35TH ST
RICHMOND, CA 94805-2121-

PropID:
Client ID: 3135

Dear Owner/Agent,

This letter is to inform you that your property at **407 35TH ST RICHMOND, CA 94805-2121** failed the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/08/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.4	Kitchen/Security remove egress from blocking back door from opening fully
2.10	Kitchen/Stove or Range with Oven hood range light 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

Spr Homes Llc
2300 Henry Ave
Pinole, CA 94564

Property:
4401 BELL WAY
RICHMOND, CA 94806-1703-

PropID:
Client ID: 19526

Dear Owner/Agent,

This letter is to inform you that your property at **4401 BELL WAY RICHMOND, CA 94806-1703** failed the Housing Quality Standards (HQS) inspection on 11/18/2025.

A re-inspection has been scheduled for 01/06/2026 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.

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.

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