



11/24/2025

FAILED INSPECTION NOTICE

Tahir M & Fahima H Shahab
32434 Celeste Ct
Union City, CA 95937-234

Property:
254 CHESLEY AVE
RICHMOND, CA 94801-1560-

PropID:
Client ID: 16830

Dear Owner/Agent,

This letter is to inform you that your property at **254 CHESLEY AVE RICHMOND, CA 94801-1560** failed the Housing Quality Standards (HQS) inspection on 11/20/2025.

A re-inspection has been scheduled for 01/06/2026 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 not working, 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.

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

Maria Ledesma
36055 Turpin Way
Richmond, CA 94536

Property:
1301 RHEEM AVE
RICHMOND, CA 94801-2334-

PropID:
Client ID: 18575

Dear Owner/Agent,

This letter is to inform you that your property at **1301 RHEEM AVE RICHMOND, CA 94801-2334** failed the Housing Quality Standards (HQS) inspection on 11/20/2025.

A re-inspection has been scheduled for 01/06/2026 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>
2.8	Kitchen/Floor Condition Cracked tiles on kitchen floor, 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Marrkel & Robyn Smith
2891 Doidge Ave
Pinole, CA 94564

Property:
571 2ND ST
RICHMOND, CA 94801-2603-

PropID:
Client ID: 19149

Dear Owner/Agent,

This letter is to inform you that your property at **571 2ND ST RICHMOND, CA 94801-2603** failed the Housing Quality Standards (HQS) inspection on 11/20/2025.

A re-inspection has been scheduled for 01/06/2026 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 1st floor smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1st and 2nd floor heater inop
7.2	Heating and Plumbing/Safety of Heating Equipment clear items from blocking heater egress
2.12	Kitchen/Sink sink leaking from underneath - repair
3.8	Bathroom/Floor Condition bathroom floor worn/peeling up - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub faucet leaking - repair/replace
3.4	Bathroom/Security remove key door lock
4.4	Other Rooms/Security remove key door lock from bedroom door



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

P And M Capital Ventures Llc
6069 Hedgecrest Cir
San Ramon, CA 94582

Property:
547 5TH ST
RICHMOND, CA 94801-2615-

PropID:
Client ID: 18159

Dear Owner/Agent,

This letter is to inform you that your property at **547 5TH ST RICHMOND, CA 94801-2615** failed the Housing Quality Standards (HQS) inspection on 11/20/2025.

A re-inspection has been scheduled for 01/06/2026 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
8.7	General Health and Safety/Other Interior Hazards living room/ hall smoke/Co detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing



11/24/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Micaiah Reuben Filkins
1235 Morning Sun Way
Las Vegas, NV 89110

Property:
506 BARRETT AVE
RICHMOND, CA 94801-2679-

PropID:
Client ID: 18207

Dear Owner/Agent,

This letter is to inform you that your property at **506 BARRETT AVE RICHMOND, CA 94801-2679** **failed** the Housing Quality Standards (HQS) inspection on 11/20/2025.

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 living room smoke/Co detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
3.6	Bathroom/Ceiling Condition ceiling badly discolored -remove/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite



11/24/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Micaiah Reuben Filkins
1235 Morning Sun Way
Las Vegas, NV 89110

Property:
510 BARRETT AVE
RICHMOND, CA 94801-2679-

PropID:
Client ID: 18207

Dear Owner/Agent,

This letter is to inform you that your property at **510 BARRETT AVE RICHMOND, CA 94801-2679** **failed** the Housing Quality Standards (HQS) inspection on 11/20/2025.

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 living room smoke/Co detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
1.4	Living Room/Security front door frame damaged - repair/replace door striker plate missing- repair



11/24/2025

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Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Micaiah Reuben Filkins
1235 Morning Sun Way
Las Vegas, NV 89110

Property:
512 BARRETT AVE
RICHMOND, CA 94801-2679-

PropID:
Client ID: 18207

Dear Owner/Agent,

This letter is to inform you that your property at **512 BARRETT AVE RICHMOND, CA 94801-2679** **failed** the Housing Quality Standards (HQS) inspection on 11/20/2025.

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>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
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
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source.
3.2	Bathroom/Electricity light inop



11/24/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Micaiah Reuben Filkins
1235 Morning Sun Way
Las Vegas, NV 89110

Property:
516 BARRETT AVE
RICHMOND, CA 94801-2679-

PropID:
Client ID: 18207

Dear Owner/Agent,

This letter is to inform you that your property at **516 BARRETT AVE RICHMOND, CA 94801-2679** **failed** the Housing Quality Standards (HQS) inspection on 11/20/2025.

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.

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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City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Yalsay Llc
Lance G Willis
1441 Center Ave
Martinez, CA 94553

Property:
571 20TH
RICHMOND, CA 94801-2892-

PropID:
Client ID: 19397

Dear Owner/Agent,

This letter is to inform you that your property at **571 20TH RICHMOND, CA 94801-2892** failed the Housing Quality Standards (HQS) inspection on 11/20/2025.

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

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Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Elijah K Karanja
2533 Baywood Way
Richmond, CA 94804

Property:
1619 CHANSLOR AVE Apt 1
RICHMOND, CA 94801-3658-

PropID:
Client ID: 16147

Dear Owner/Agent,

This letter is to inform you that your property at **1619 CHANSLOR AVE Apt 1 RICHMOND, CA 94801-3658** failed the Housing Quality Standards (HQS) inspection on 11/20/2025.

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Elijah K Karanja
2533 Baywood Way
Richmond, CA 94804

Property:
1619 CHANSLOR AVE Apt 4
RICHMOND, CA 94801-3658-

PropID:
Client ID: 16147

Dear Owner/Agent,

This letter is to inform you that your property at **1619 CHANSLOR AVE Apt 4 RICHMOND, CA 94801-3658** failed the Housing Quality Standards (HQS) inspection on 11/20/2025.

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Arnulfo Ramirez
11461 San Pablo Ave 407
El Cerrito, CA 94530

Property:
919 S 45TH ST Apt A
RICHMOND, CA 94804-4455-

PropID:
Client ID: 19509

Dear Owner/Agent,

This letter is to inform you that your property at **919 S 45TH ST Apt A RICHMOND, CA 94804-4455** **failed** the Housing Quality Standards (HQS) inspection on 11/20/2025.

A re-inspection has been scheduled for 01/05/2026 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>
4.5	Other Rooms/Window Condition Clean discoloration on window seal
3.8	Bathroom/Floor Condition Repair damaged flooring in bathroom
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
3.13	Bathroom/Ventilation Clean dust build up on vent fan
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.12	Kitchen/Sink FAUCET HAS CONSTANT DRIP, 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

Arnulfo Ramirez
11461 San Pablo Ave 407
El Cerrito, CA 94530

Property:
919 S 45TH ST Apt F
RICHMOND, CA 94804-4455-

PropID:
Client ID: 19509

Dear Owner/Agent,

This letter is to inform you that your property at **919 S 45TH ST Apt F RICHMOND, CA 94804-4455** **failed** the Housing Quality Standards (HQS) inspection on 11/20/2025.

A re-inspection has been scheduled for 01/05/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower Resurface tub
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Remove old wood in rear of complex



11/24/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Gloria J Tre Head
812 Johnson Dr
Richmond, CA 94805

Property:
612 GRIFFIN DR
RICHMOND, CA 94806-1723-

PropID:
Client ID: 15467

Dear Owner/Agent,

This letter is to inform you that your property at **612 GRIFFIN DR RICHMOND, CA 94806-1723** failed the Housing Quality Standards (HQS) inspection on 11/20/2025.

A re-inspection has been scheduled for 01/06/2026 between 09:00AM and 12:00PM.

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11/24/2025

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
4.4 Other Rooms/Security	Remove keyed lock from interior door.
4.10 Other Rooms/Smoke Detectors	Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.7 Other Rooms/Wall Condition	Complete repairs to wall underneath right window, large opening by outlet
8.6 General Health and Safety/Interior Stairs and Common Halls	Install common area smoke detector and carbon monoxide detector in unit
4.6 Other Rooms/Celing Condition	Repair beam on ceiling
4.3 Other Rooms/Electrical Hazards	Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
1.3 Living Room/Electrical Hazards	Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.3 Kitchen/Electrical Hazards	Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5 Other Rooms/Window Condition	Move items blocking exit on exterior side of 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Llc Ycla
Po Box 1654
Benicia, CA 94510

Property:
605 BANKS DR
RICHMOND, CA 94806-1819-

PropID:
Client ID: 19405

Dear Owner/Agent,

This letter is to inform you that your property at **605 BANKS DR RICHMOND, CA 94806-1819** failed the Housing Quality Standards (HQS) inspection on 11/20/2025.

A re-inspection has been scheduled for 01/06/2026 between 09:00AM and 12:00PM.

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Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/24/2025

FAILED INSPECTION NOTICE

Duffy Wang
6407 Gwin Ct
Oakland, CA 94611-1254

Property:
3982 SELMI GRV
RICHMOND, CA 94806-1862-

PropID:
Client ID: 8865

Dear Owner/Agent,

This letter is to inform you that your property at **3982 SELMI GRV RICHMOND, CA 94806-1862** failed the Housing Quality Standards (HQS) inspection on 11/20/2025.

A re-inspection has been scheduled for 01/06/2026 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>
8.1	General Health and Safety/Access to Unit Clear items in garage to allow clear path exit
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
4.5	Other Rooms/Window Condition Clear items to allow access to window (fire exit). Window not inspected
8.4	General Health and Safety/Garbage and Debris Remove recycling bags and old furniture from yard
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink stops inoperable in bedroom 2 bathroom



11/24/2025

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