



12/8/2025

**FAILED INSPECTION NOTICE**

Anthony P Nash  
713 Rhode Island St  
San Francisco, CA 94114-2617

Property:  
1514 NEVIN PLZ  
RICHMOND, CA 94801-3258-

PropID:  
Client ID: 5282

Dear Owner/Agent,

This letter is to inform you that your property at **1514 NEVIN PLZ RICHMOND, CA 94801-3258** failed the Housing Quality Standards (HQS) inspection on 11/26/2025.

**A re-inspection has been scheduled for 01/09/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces Front exterior outlet missing weatherproof cover, install

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



12/8/2025

**FAILED INSPECTION NOTICE**

Patrick & Maria Geoghegan  
115 Hardie Dr  
Moraga, CA 94556-1105

Property:  
453 19TH ST Apt 2  
RICHMOND, CA 94801-4700-

PropID:  
Client ID: 1361

Dear Owner/Agent,

This letter is to inform you that your property at **453 19TH ST Apt 2 RICHMOND, CA 94801-4700** failed the Housing Quality Standards (HQS) inspection on 11/26/2025.

**A re-inspection has been scheduled for 01/09/2026 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 inoperable, repair
8.1	General Health and Safety/Access to Unit Install patio door screen
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit

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



12/8/2025

**FAILED INSPECTION NOTICE**

Patrick & Maria Geoghegan  
115 Hardie Dr  
Moraga, CA 94556-1105

Property:  
453 19TH ST Apt 4  
RICHMOND, CA 94801-4700-

PropID:  
Client ID: 1361

Dear Owner/Agent,

This letter is to inform you that your property at **453 19TH ST Apt 4 RICHMOND, CA 94801-4700** failed the Housing Quality Standards (HQS) inspection on 11/26/2025.

**A re-inspection has been scheduled for 01/09/2026 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>
3.5	Bathroom/Window Condition Lock missing, install

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



12/8/2025

**FAILED INSPECTION NOTICE**

Patrick & Maria Geoghegan  
115 Hardie Dr  
Moraga, CA 94556-1105

Property:  
453 19TH ST Apt 5  
RICHMOND, CA 94801-4700-

PropID:  
Client ID: 1361

Dear Owner/Agent,

This letter is to inform you that your property at **453 19TH ST Apt 5 RICHMOND, CA 94801-4700** failed the Housing Quality Standards (HQS) inspection on 11/26/2025.

**A re-inspection has been scheduled for 01/09/2026 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 inoperable, 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



12/8/2025

**FAILED INSPECTION NOTICE**

Patrick & Maria Geoghegan  
115 Hardie Dr  
Moraga, CA 94556-1105

Property:  
453 19TH ST Apt 6  
RICHMOND, CA 94801-4700-

PropID:  
Client ID: 1361

Dear Owner/Agent,

This letter is to inform you that your property at **453 19TH ST Apt 6 RICHMOND, CA 94801-4700** failed the Housing Quality Standards (HQS) inspection on 11/26/2025.

**A re-inspection has been scheduled for 01/09/2026 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 left burner inoperable, repair
4.5	Other Rooms/Window Condition Interior window seal dry rotted, repair
4.3	Other Rooms/Electrical Hazards Outlet on right wall lower receptacle has no power, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



12/8/2025

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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.

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City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

Andrew Huie  
6363 Christie Ave #2111  
Emeryville, CA 94608-1945

Property:  
4135 CUTTING BLVD  
RICHMOND, CA 94804-3340-

PropID:  
Client ID: 5485

Dear Owner/Agent,

This letter is to inform you that your property at **4135 CUTTING BLVD RICHMOND, CA 94804-3340** **failed** the Housing Quality Standards (HQS) inspection on 11/26/2025.

**A re-inspection has been scheduled for 01/13/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1st and 2nd floor bathroom sink water pressure very low - repair/replace
3.12	Bathroom/Tub or Shower 2nd floor tub faucet leaking - 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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