



12/15/2025

FAILED INSPECTION NOTICE

Hynes Family Holdings Llc
1314 Wright Ave Unit A
Richmond, CA 94804

Property:
7 NICHOLL AVE
RICHMOND, CA 94801-

PropID:
Client ID: 15526

Dear Owner/Agent,

This letter is to inform you that your property at **7 NICHOLL AVE RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/21/2026 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

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



12/15/2025

FAILED INSPECTION NOTICE

Marco A & Elizabeth M Pulido
514 Marin Ave
Hayward, CA 94541

Property:
123 6TH ST
RICHMOND, CA 94801-

PropID:
Client ID: 16420

Dear Owner/Agent,

This letter is to inform you that your property at **123 6TH ST RICHMOND, CA 94801** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/21/2026 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 hood range fan missing
4.10	Other Rooms/Smoke Detectors all 3 bedroom smoke detectors missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub worn - recaulk over flow plate missing
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control missing



12/15/2025

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



12/15/2025

FAILED INSPECTION NOTICE

David Ta
1578 Van Dyke Ave
1578 Van Dyke Ave
San Francisco, CA 94124-3235

Property:
874 9TH ST
RICHMOND, CA 94801-2233-

PropID:
Client ID: 12154

Dear Owner/Agent,

This letter is to inform you that your property at **874 9TH ST RICHMOND, CA 94801-2233** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/21/2026 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>
2.12	Kitchen/Sink Faucet Water Pressure Low.
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.3	Bathroom/Electrical Hazards hallway bathroom GFCI outlet missing/inop -repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Wash Basin/Lavatory Not Properly Mounted caulking behind sink damaged - repair/recaulk



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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Jose & Guadalupe Manriquez
867 Bellevue Ave
867 Bellevue Ave
Daly City, CA 94014-1139

Property:
210 PENNSYLVANIA AVE
RICHMOND, CA 94801-2633-

PropID:
Client ID: 10595

Dear Owner/Agent,

This letter is to inform you that your property at **210 PENNSYLVANIA AVE RICHMOND, CA 94801-2633** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/21/2026 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
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing - repair/replace
4.4	Other Rooms/Security unable to inspect 3 bedroom due to doors being locked remove key door locks from all bedroom doors



12/15/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Mei Z Xian
625 30Th St
Richmond, CA 94801-3238

Property:
477 METRO WALK WAY
RICHMOND, CA 94801-3238-

PropID:
Client ID: 14684

Dear Owner/Agent,

This letter is to inform you that your property at **477 METRO WALK WAY RICHMOND, CA 94801-3238** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/21/2026 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 missing - repair/replace
4.4	Other Rooms/Security remove key door locks from all bedroom doors
2.1	Kitchen/Kitchen Area Present dishwasher no working properly
3.3	Bathroom/Electrical Hazards 3rd floor bathroom GFCI outlet missing



12/15/2025

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Sincerely,

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Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Tamara Zeltser
2831 Laurel St
Napa, CA 94558

Property:
143 4TH ST
RICHMOND, CA 94801-3568-

PropID:
Client ID: 15707

Dear Owner/Agent,

This letter is to inform you that your property at **143 4TH ST RICHMOND, CA 94801-3568** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/21/2026 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>
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors smoke detectors missing in both bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. Heat Not Working Properly.
2.10	Kitchen/Stove or Range with Oven burner knob broken - repair/replace all burners must self ignite - repair/replace
2.12	Kitchen/Sink faucet handle not properly secure - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
6.1	Building Exterior/Condition of Foundation front of house crawl space open access to - - rodents/critters - repair/replace



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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Robert Thomas Burchell Tre
Herman Sun
Po Box 1621
Lafayette, CA 94549

Property:
833 OCEAN AVE
RICHMOND, CA 94801-3735-

PropID:
Client ID: 9931

Dear Owner/Agent,

This letter is to inform you that your property at **833 OCEAN AVE RICHMOND, CA 94801-3735** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/21/2026 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 1st floor side room smoke detector missing

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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Hynes Family Holdings Llc
1314 Wright Ave Unit A
Richmond, CA 94804

Property:
11 NICHOLL AVE
RICHMOND, CA 94801-3918-

PropID:
Client ID: 15526

Dear Owner/Agent,

This letter is to inform you that your property at **11 NICHOLL AVE RICHMOND, CA 94801-3918** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/21/2026 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 hallway smoke detector inop

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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 101
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 101 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/20/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.4	General Health and Safety/Garbage and Debris Tenant to declutter unit
3.5	Bathroom/Window Condition Repair window, evidence of water leak

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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 102
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 102 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/20/2026 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 103
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 103 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/20/2026 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



12/15/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 104
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 104 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/20/2026 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>
4.4	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.
4.5	Other Rooms/Window Condition Window must be openable and remain open without props.
3.6	Bathroom/Ceiling Condition Repair, evidence of water damage
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.



12/15/2025

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 106
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 106 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/20/2026 between 09:00AM and 12:00PM.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 108
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 108 RICHMOND, CA 94804-3027 failed** the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/20/2026 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)
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.
2.10	Kitchen/Stove or Range with Oven Range hood inoperable, repair or replace.



12/15/2025

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 109
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 109 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/20/2026 between 09:00AM and 12:00PM.

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Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 112
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 112 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/20/2026 between 11:00AM and 02:00PM.

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Area	REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS
3.3	Bathroom/Electrical Hazards GFCI inoperable, replace
3.12	Bathroom/Tub or Shower 1. Resurface tub 2. Hot water knob missing, replace
3.13	Bathroom/Ventilation Vent fan makes loud noise while in use, repair
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.
2.3	Kitchen/Electrical Hazards Outlet above stove has hot/neutral reverse, repair
2.5	Kitchen/Window Condition Repair damaged interior window seal
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Front security screen damaged, cutting hazard. Repair or replace
8.10	General Health and Safety/Site and Neighborhood Conditions Repair large opening above front door



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Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 203
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 203 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/20/2026 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.

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Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 204
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 204 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/20/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.5	Kitchen/Window Condition Window screen damaged, repair
2.13	Kitchen/Space for Storage, Prep and Serving 1. Cabinet door under sink is damaged, replace 2. Secure cabinet drawer fronts
2.3	Kitchen/Electrical Hazards Replace cracked outlet left of refrigerator
4.3	Other Rooms/Electrical Hazards Replace cracked outlet underneath window
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heater knob missing, replace



12/15/2025

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



12/15/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 205
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 205 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/20/2026 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.



12/15/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security Secure striker plates to door frame and door
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing batteries, replace
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.
2.3	Kitchen/Electrical Hazards Kitchen GFCI has hot/neutral reverse, repair
2.10	Kitchen/Stove or Range with Oven Left burners inoperable, repair
2.11	Kitchen/Refrigerator Refrigerator/Freezer does not maintain temperature.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink
3.12	Bathroom/Tub or Shower 1. Resurface tub
3.8	Bathroom/Floor Condition Repair soft spot on floor by front of tub
3.13	Bathroom/Ventilation Clean vent fan, excessive dust build up
3.7	Bathroom/Wall Condition Repair soft spot on wall by toilet

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Sincerely,

City of Richmond
Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 214
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 214 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/20/2026 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>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Seat needs repair/replacement.
3.12	Bathroom/Tub or Shower
	1. Resurface tub
	2. Shower head leaking in rear, repair



12/15/2025

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



12/15/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 216
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 216 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

A re-inspection has been scheduled for 01/20/2026 between 01:00PM and 04:00PM.

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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



12/15/2025

FAILED INSPECTION NOTICE

Llc Acpc2
Po Box 9250
Vallejo, CA 94591

Property:
2601 CENTER AVE Apt 217
RICHMOND, CA 94804-3027-

PropID:
Client ID: 17746

Dear Owner/Agent,

This letter is to inform you that your property at **2601 CENTER AVE Apt 217 RICHMOND, CA 94804-3027** failed the Housing Quality Standards (HQS) inspection on 12/09/2025.

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Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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