



12/23/2025

FAILED INSPECTION NOTICE

Eric And Barry Grant
Eric S Grant
4651 Greenbush Dr
Concord, CA 94521-2020

Property:
419 SANTA FE AVE
RICHMOND, CA 94801-3910-

PropID:
Client ID: 5779

Dear Owner/Agent,

This letter is to inform you that your property at **419 SANTA FE AVE RICHMOND, CA 94801-3910** **failed** the Housing Quality Standards (HQS) inspection on 12/15/2025.

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>
1.3	Living Room/Electrical Hazards Repair/Replace Wall Electrical Outlet. - replace damaged receptacle right of heater

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



12/23/2025

FAILED INSPECTION NOTICE

Bruce H & Kristen Hoeger
Po Box 397
Crockett, CA 94525-0397

Property:
18 WASHINGTON AVE Apt 3
RICHMOND, CA 94801-3969-

PropID:
Client ID: 13054

Dear Owner/Agent,

This letter is to inform you that your property at **18 WASHINGTON AVE Apt 3 RICHMOND, CA 94801-3969** failed the Housing Quality Standards (HQS) inspection on 12/15/2025.

A re-inspection has been scheduled for 01/21/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower leaking below handle connector - 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



12/23/2025

FAILED INSPECTION NOTICE

Bruce H & Kristen Hoeger
Po Box 397
Crockett, CA 94525-0397

Property:
18 WASHINGTON AVE Apt 11
RICHMOND, CA 94801-3969-

PropID:
Client ID: 13054

Dear Owner/Agent,

This letter is to inform you that your property at **18 WASHINGTON AVE Apt 11 RICHMOND, CA 94801-3969** failed the Housing Quality Standards (HQS) inspection on 12/15/2025.

A re-inspection has been scheduled for 01/21/2026 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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Residential Rental Inspections Program



12/23/2025

FAILED INSPECTION NOTICE

Vikki Vane-Chee Yu
Po Box 13243
Oakland, CA 94661-0243

Property:
1207 MELVILLE SQ Apt #416
RICHMOND, CA 94804-4568-

PropID:
Client ID: 7433

Dear Owner/Agent,

This letter is to inform you that your property at **1207 MELVILLE SQ Apt #416 RICHMOND, CA 94804-4568** failed the Housing Quality Standards (HQS) inspection on 12/15/2025.

A re-inspection has been scheduled for 01/21/2026 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>
2.12	Kitchen/Sink Garbage disposal inoperable, repair
3.12	Bathroom/Tub or Shower 1. Tub diverter inoperable as tub runs at same time as shower (right bathroom), repair 2. Shower head leaking, repair
3.3	Bathroom/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door leading to patio



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Residential Rental Inspections Program



12/23/2025

FAILED INSPECTION NOTICE

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3179 GARRITY WAY Apt 718
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3179 GARRITY WAY Apt 718 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/15/2025.

A re-inspection has been scheduled for 01/26/2026 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 - repair/replace
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.

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Residential Rental Inspections Program



12/23/2025

FAILED INSPECTION NOTICE

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3179 GARRITY WAY Apt 731
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3179 GARRITY WAY Apt 731 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/15/2025.

A re-inspection has been scheduled for 01/26/2026 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>
1.4	Living Room/Security patio screen damaged - 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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12/23/2025

FAILED INSPECTION NOTICE

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3184 GARRITY WAY Apt 312
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3184 GARRITY WAY Apt 312 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/15/2025.

A re-inspection has been scheduled for 01/26/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet bases in both bathrooms loose - 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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12/23/2025

FAILED INSPECTION NOTICE

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Property:
3184 GARRITY WAY Apt 325
RICHMOND, CA 94806-5869-

PropID:
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3184 GARRITY WAY Apt 325 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/15/2025.

A re-inspection has been scheduled for 01/26/2026 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>
3.7	Bathroom/Wall Condition paint peeling next to tub and peeing on ceiling above -repair/repaint

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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