



12/29/2025

**FAILED INSPECTION NOTICE**

Alansi Kahtan  
67 Oceanside Dr  
Daly City, CA 94015-4631

Property:  
530 RIPLEY AVE Apt 7  
RICHMOND, CA 94801-2662-

PropID:  
Client ID: 12489

Dear Owner/Agent,

This letter is to inform you that your property at **530 RIPLEY AVE Apt 7 RICHMOND, CA 94801-2662** **failed** the Housing Quality Standards (HQS) inspection on 12/22/2025.

**A re-inspection has been scheduled for 01/26/2026 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 hallway smoke/Co detector missing
2.12	Kitchen/Sink faucet handle not properly secure - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose -repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair caulking in tub cracking badly -recaulk/repair/replace



12/29/2025

**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



12/29/2025

**FAILED INSPECTION NOTICE**

Ronald M & Margot Acquistapace  
2300 Henry Ave  
Pinole, CA 94564

Property:  
261 22ND ST  
RICHMOND, CA 94801-3232-

PropID:  
Client ID: 1083

Dear Owner/Agent,

This letter is to inform you that your property at **261 22ND ST RICHMOND, CA 94801-3232** failed the Housing Quality Standards (HQS) inspection on 12/22/2025.

**A re-inspection has been scheduled for 01/26/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.13	Kitchen/Space for Storage, Prep and Serving Caulking behind sink damaged, repair
4.4	Other Rooms/Security Remove sliding lock mechanism from door
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window screen missing, install
8.4	General Health and Safety/Garbage and Debris Remove old appliances in front of unit in yard



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Sincerely,

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Residential Rental Inspections Program



12/29/2025

**FAILED INSPECTION NOTICE**

Marita Claudio  
3606 Barrett Ave  
Richmond, CA 94805

Property:  
2017 BARRETT AVE  
RICHMOND, CA 94801-3330-

PropID:  
Client ID: 4971

Dear Owner/Agent,

This letter is to inform you that your property at **2017 BARRETT AVE RICHMOND, CA 94801-3330** **failed** the Housing Quality Standards (HQS) inspection on 12/22/2025.

**A re-inspection has been scheduled for 01/26/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key /code locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace



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Residential Rental Inspections Program



12/29/2025

**FAILED INSPECTION NOTICE**

Peter & Emily T Morfin  
One Franciscan Way  
Kensington, CA 94707-1112

Property:  
3505 CERRITO AVE  
RICHMOND, CA 94805-1759-

PropID:  
Client ID: 7398

Dear Owner/Agent,

This letter is to inform you that your property at **3505 CERRITO AVE RICHMOND, CA 94805-1759** **failed** the Housing Quality Standards (HQS) inspection on 12/22/2025.

**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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop

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Sincerely,

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Residential Rental Inspections Program



12/29/2025

**FAILED INSPECTION NOTICE**

Lai Tin  
519 26Th Ave  
San Francisco, CA 94121

Property:  
620 42ND ST  
RICHMOND, CA 94805-1818-

PropID:  
Client ID: 9215

Dear Owner/Agent,

This letter is to inform you that your property at **620 42ND ST RICHMOND, CA 94805-1818** failed the Housing Quality Standards (HQS) inspection on 12/22/2025.

**A re-inspection has been scheduled for 01/26/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Co detector missing
2.12	Kitchen/Sink faucet base loose - repair/replace
4.4	Other Rooms/Security remove key door locks from all bedroom doors must be privacy lock

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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12/29/2025

## FAILED INSPECTION NOTICE

El Salvador De Pais Inc  
MAURICIO HERCULES  
145 Bosworth St  
San Francisco, CA 94112-1003

Property:  
3640 CHANSLOR AVE Apt 3  
RICHMOND, CA 94805-2179-

PropID:  
Client ID: 5593

Dear Owner/Agent,

This letter is to inform you that your property at **3640 CHANSLOR AVE Apt 3 RICHMOND, CA 94805-2179** failed the Housing Quality Standards (HQS) inspection on 12/22/2025.

**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>
1.3	Living Room/Electrical Hazards Repair/Replace Wall Electrical Outlet. -replace cracked receptacle by kitchen entrance  12/22/2025 Pointed damaged receptacle to owner again as it was not corrected
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace cracked receptacle on left wall  12/22/2025 Pointed damaged receptacle to owner again as it was not corrected



12/29/2025

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Residential Rental Inspections Program



12/29/2025

**FAILED INSPECTION NOTICE**

James R & Patricia L Nunn  
1213 Upper Happy Valley Rd  
Lafayette, CA 94549-2724

Property:  
414 DIMM ST  
RICHMOND, CA 94805-2422-

PropID:  
Client ID: 1702

Dear Owner/Agent,

This letter is to inform you that your property at **414 DIMM ST RICHMOND, CA 94805-2422** failed the Housing Quality Standards (HQS) inspection on 12/22/2025.

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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

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Residential Rental Inspections Program



12/29/2025

**FAILED INSPECTION NOTICE**

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

Property:  
3199 GARRITY WAY Apt 914  
RICHMOND, CA 94806-5869-

PropID:  
Client ID: 15298

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 914 RICHMOND, CA 94806-5869** failed the Housing Quality Standards (HQS) inspection on 12/22/2025.

**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>
2.12 Kitchen/Sink	Dishwasher drains through air gap, repair sa drain must go through garbage disposal.
8.4 General Health and Safety/Garbage and Debris	Declutter patio and hot water heater closet
3.12 Bathroom/Tub or Shower	Shower head leaking in rear, repair
4.5 Other Rooms/Window Condition	Clean discoloration on window



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