



12/15/2025

FAILED INSPECTION NOTICE

2947 MAY RD
RICHMOND, CA 94803-2408-

PropID:
Client ID: 12649

Dear Current Resident,

This letter is to inform you that your property at **2947 MAY RD RICHMOND, CA 94803-2408** failed the Housing Quality Standards (HQS) inspection on 12/10/2025.

A re-inspection has been scheduled for 01/22/2026 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 | 1st floor bedroom patio door not locking properly - 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.

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

99 MURDOCK ST
RICHMOND, CA 94804-1929-

PropID:
Client ID: 14196

Dear Current Resident,

This letter is to inform you that your property at **99 MURDOCK ST RICHMOND, CA 94804-1929** failed the Housing Quality Standards (HQS) inspection on 12/10/2025.

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> |
|-------------|--|
| 4.5 | Other Rooms/Window Condition bedroom window broken - repair/replace |

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12/15/2025

FAILED INSPECTION NOTICE

130 S 41ST ST
RICHMOND, CA 94804-3335-

PropID:
Client ID: 1750

Dear Current Resident,

This letter is to inform you that your property at **130 S 41ST ST RICHMOND, CA 94804-3335** failed the Housing Quality Standards (HQS) inspection on 12/10/2025.

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> |
|-------------|--|
| 4.4 | Other Rooms/Security bedroom door damaged - repair/replace |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment heater control cover inop heater inop -repair/replace |
| 2.13 | Kitchen/Space for Storage, Prep and Serving drawer cover missing - repair/replace |
| 2.10 | Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop |



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12/15/2025

FAILED INSPECTION NOTICE

5114 WALL AVE Apt 1
RICHMOND, CA 94804-3465-

PropID:
Client ID: 13945

Dear Current Resident,

This letter is to inform you that your property at **5114 WALL AVE Apt 1 RICHMOND, CA 94804-3465** **failed** the Housing Quality Standards (HQS) inspection on 12/10/2025.

A re-inspection has been scheduled for 01/22/2026 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> |
|-------------|--|
| 7.2 | Heating and Plumbing/Safety of Heating Equipment clear items/egress blocking /around water heater |
| 2.10 | Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace |
| 4.4 | Other Rooms/Security remove key door lock from bedroom door |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace |
| 3.12 | Bathroom/Tub or Shower faucet in tub loose - repair/replace |
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit sink draining very slow - repair/replace |
| 3.4 | Bathroom/Security interior door frame damaged -repair/replace |



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12/15/2025

FAILED INSPECTION NOTICE

5114 WALL AVE Apt 2
RICHMOND, CA 94804-3465-

PropID:
Client ID: 13945

Dear Current Resident,

This letter is to inform you that your property at **5114 WALL AVE Apt 2 RICHMOND, CA 94804-3465** **failed** the Housing Quality Standards (HQS) inspection on 12/10/2025.

A re-inspection has been scheduled for 01/22/2026 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 and 3rd floor smoke /Co detector inop |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit both bathroom toilet bases loose - repair/replace 3rd floor bedroom bathroom toilet not working properly - repair/replace |
| 2.12 | Kitchen/Sink dishwasher not draining properly / drain plug - repair/replace |
| 2.10 | Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light stays on replace hood range fan screen cover |
| 3.12 | Bathroom/Tub or Shower top of all shower walls peeling up - repair/recaulk/repaint |
| 3.11 | Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle not properly secured |
| 3.3 | Bathroom/Electrical Hazards light in toilet room inop |
| 4.10 | Other Rooms/Smoke Detectors bedroom smoke detector missing/inop |
| 3.5 | Bathroom/Window Condition screen missing -repair |



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12/15/2025

FAILED INSPECTION NOTICE

5114 WALL AVE Apt 4
RICHMOND, CA 94804-3465-

PropID:
Client ID: 13945

Dear Current Resident,

This letter is to inform you that your property at **5114 WALL AVE Apt 4 RICHMOND, CA 94804-3465** **failed** the Housing Quality Standards (HQS) inspection on 12/10/2025.

A re-inspection has been scheduled for 01/22/2026 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 |
| 2.3 | Kitchen/Electrical Hazards GFCI not testing properly |
| 6.2 | Building Exterior/Condition of Stairs, Rails, and Porches patio floor has large dips in flooring - repair/replace |
| 3.12 | Bathroom/Tub or Shower both bathrooms walls peeling on top of shower tiles - repair/recaulk/paint |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls carpeting on entryway stairs - worn/stained - repair/replace |



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12/15/2025

FAILED INSPECTION NOTICE

5114 WALL AVE Apt 5
RICHMOND, CA 94804-3465-

PropID:
Client ID: 13945

Dear Current Resident,

This letter is to inform you that your property at **5114 WALL AVE Apt 5 RICHMOND, CA 94804-3465** **failed** the Housing Quality Standards (HQS) inspection on 12/10/2025.

A re-inspection has been scheduled for 01/22/2026 between 11:00AM and 02:00PM.

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FAILED INSPECTION NOTICE

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u> |
|-------------|--|
| 2.10 | Kitchen/Stove or Range with Oven BURNERS NOT SELF LIGHTING, REPAIR REAR RIGHT BURNER KNOB MISSING, REPLACE tenant to clean grease splatter on stove, range hood and walls surrounding |
| 4.10 | Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. |
| 4.5 | Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace. |
| 8.1 | General Health and Safety/Access to Unit garage door not opening |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls Common area smoke detector level 2 AT TOP OF STAIRS INOPERABLE, REPAIR - C02 detector level 3 inoperable, replace |
| 8.7 | General Health and Safety/Other Interior Hazards - Common area smoke detector level 1 above garage missing, replace - outlet left of garage door damaged, replace |
| 2.12 | Kitchen/Sink dishwasher not draining properly - drain plug - repair/replace |
| 3.12 | Bathroom/Tub or Shower top of shower wall peeling - repair/recaulk/paint |
| 3.10 | Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace |



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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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12/15/2025

FAILED INSPECTION NOTICE

5114 WALL AVE Apt 6
RICHMOND, CA 94804-3465-

PropID:
Client ID: 13945

Dear Current Resident,

This letter is to inform you that your property at **5114 WALL AVE Apt 6 RICHMOND, CA 94804-3465** **failed** the Housing Quality Standards (HQS) inspection on 12/10/2025.

A re-inspection has been scheduled for 01/22/2026 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/inop |
| 4.4 | Other Rooms/Security remove key door lock from bedroom door |
| 1.4 | Living Room/Security clear egress from blocking patio door from opening fully |

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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12/15/2025

FAILED INSPECTION NOTICE

5114 WALL AVE Apt 8
RICHMOND, CA 94804-3465-

PropID:
Client ID: 13945

Dear Current Resident,

This letter is to inform you that your property at **5114 WALL AVE Apt 8 RICHMOND, CA 94804-3465** **failed** the Housing Quality Standards (HQS) inspection on 12/10/2025.

A re-inspection has been scheduled for 01/22/2026 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> |
|-----------------------------|---|
| 3.12 Bathroom/Tub or Shower | Shower knob damaged, common bathroom level 2. Repair or replace |
| 4.4 Other Rooms/Security | Remove keyed lock from interior door. |

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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12/15/2025

FAILED INSPECTION NOTICE

1621 POTRERO AVE
RICHMOND, CA 94804-3828-

PropID:
Client ID: 9973

Dear Current Resident,

This letter is to inform you that your property at **1621 POTRERO AVE RICHMOND, CA 94804-3828** **failed** the Housing Quality Standards (HQS) inspection on 12/10/2025.

A re-inspection has been scheduled for 01/22/2026 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 bedroom locked unable to inspect |

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



12/15/2025

FAILED INSPECTION NOTICE

945 WILSON
RICHMOND, CA 94805-1350-

PropID:
Client ID: 4989

Dear Current Resident,

This letter is to inform you that your property at **945 WILSON RICHMOND, CA 94805-1350** failed the Housing Quality Standards (HQS) inspection on 12/10/2025.

A re-inspection has been scheduled for 01/15/2026 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 Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions. REPLACE, exceeds 10 year life span (2010) |

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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