



12/15/2025

FAILED INSPECTION NOTICE

4212 FRAN WAY
RICHMOND, CA 94803-1924-

PropID:
Client ID: 8134

Dear Current Resident,

This letter is to inform you that your property at **4212 FRAN WAY RICHMOND, CA 94803-1924** failed the Housing Quality Standards (HQS) inspection on 12/11/2025.

A re-inspection has been scheduled for 01/16/2026 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>
1.3	Living Room/Electrical Hazards Replace burnt receptacle left of living room window
2.3	Kitchen/Electrical Hazards Damaged outlet presents an electrical hazard. - lower outlet on wall across from countertop
3.12	Bathroom/Tub or Shower Install safety guides on glass shower doors bathrooms 1 & 2
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door, leads directly to outside of unit



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

4620 WILDWOOD CT
RICHMOND, CA 94803-2042-

PropID:
Client ID: 8705

Dear Current Resident,

This letter is to inform you that your property at **4620 WILDWOOD CT RICHMOND, CA 94803-2042** **failed** the Housing Quality Standards (HQS) inspection on 12/11/2025.

A re-inspection has been scheduled for 01/16/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span (2009)

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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12/15/2025

FAILED INSPECTION NOTICE

4686 SETTING SUN DR
RICHMOND, CA 94803-2110-

PropID:
Client ID: 5717

Dear Current Resident,

This letter is to inform you that your property at **4686 SETTING SUN DR RICHMOND, CA 94803-2110** **failed** the Housing Quality Standards (HQS) inspection on 12/11/2025.

A re-inspection has been scheduled for 01/16/2026 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>
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged receptacle underneath window

12/11/2025 NOT ON FAIL LIST SENT TO OWNER, verified by inspector.

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

2976 DE ANZA DR
RICHMOND, CA 94803-2402-

PropID:
Client ID: 4175

Dear Current Resident,

This letter is to inform you that your property at **2976 DE ANZA DR RICHMOND, CA 94803-2402** failed the Housing Quality Standards (HQS) inspection on 12/11/2025.

A re-inspection has been scheduled for 01/16/2026 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>
1.3	Living Room/Electrical Hazards Damaged outlet presents an electrical hazard. - replace damaged outlet across from front door
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.1	General Health and Safety/Access to Unit Install deadbolt on garage door
8.7	General Health and Safety/Other Interior Hazards 1. Remove keyed entry lock on interior in law unit bedroom door 2. Replace cracked outlet behind door in in law unit



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12/15/2025

FAILED INSPECTION NOTICE

1514 SOLITUDE LN
RICHMOND, CA 94803-2616-

PropID:
Client ID: 9938

Dear Current Resident,

This letter is to inform you that your property at **1514 SOLITUDE LN RICHMOND, CA 94803-2616** **failed** the Housing Quality Standards (HQS) inspection on 12/11/2025.

A re-inspection has been scheduled for 01/16/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace damaged receptacle in garage on right wall.

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

4021 COLEMAN CIR
RICHMOND, CA 94806-1860-

PropID:
Client ID: 8762

Dear Current Resident,

This letter is to inform you that your property at **4021 COLEMAN CIR RICHMOND, CA 94806-1860** **failed** the Housing Quality Standards (HQS) inspection on 12/11/2025.

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>
3.1	Bathroom/Bathroom Present master bedroom toilet base loose

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

3160 GROOM DR
RICHMOND, CA 94806-2769-

PropID:
Client ID: 3406

Dear Current Resident,

This letter is to inform you that your property at **3160 GROOM DR RICHMOND, CA 94806-2769** failed the Housing Quality Standards (HQS) inspection on 12/11/2025.

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>
8.7	General Health and Safety/Other Interior Hazards living room / hallway - Co detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. Heat Not Working Properly.
4.4	Other Rooms/Security remove key locks from all 3 bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite hood range light inop
2.3	Kitchen/Electrical Hazards GFCI outlet missing



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12/15/2025

FAILED INSPECTION NOTICE

600 JOHNSON DR
RICHMOND, CA 94806-5812-

PropID:
Client ID: 6366

Dear Current Resident,

This letter is to inform you that your property at **600 JOHNSON DR RICHMOND, CA 94806-5812** **failed** the Housing Quality Standards (HQS) inspection on 12/11/2025.

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>
8.7	General Health and Safety/Other Interior Hazards living room /hallway smoke detector missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
3.12	Bathroom/Tub or Shower tub peeling/chipping - resurface/repair/replace

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