



12/23/2025

FAILED INSPECTION NOTICE

3100 NEVIN AVE
RICHMOND, CA 94804-1766-

PropID:
Client ID: 18423

Dear Current Resident,

This letter is to inform you that your property at **3100 NEVIN AVE RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 12/19/2025.

A re-inspection has been scheduled for 01/23/2026 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 Rear left burner inoperable, repair

Replace missing vent screen

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

346 31ST ST
RICHMOND, CA 94804-1766-

PropID:
Client ID: 18423

Dear Current Resident,

This letter is to inform you that your property at **346 31ST ST RICHMOND, CA 94804-1766** failed the Housing Quality Standards (HQS) inspection on 12/19/2025.

A re-inspection has been scheduled for 01/23/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair rust around drain
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present

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,

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Residential Rental Inspections Program



12/23/2025

FAILED INSPECTION NOTICE

4212 BARRETT AVE
RICHMOND, CA 94805-1830-

PropID:
Client ID: 12920

Dear Current Resident,

This letter is to inform you that your property at **4212 BARRETT AVE RICHMOND, CA 94805-1830** **failed** the Housing Quality Standards (HQS) inspection on 12/19/2025.

A re-inspection has been scheduled for 01/23/2026 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>
4.4	Other Rooms/Security remove key door locks from all bedroom doors
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd floor hallway missing/inop smoke/Co detector

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

2886 HILLTOP MALL RD
RICHMOND, CA 94806-

PropID:
Client ID: 7954

Dear Current Resident,

This letter is to inform you that your property at **2886 HILLTOP MALL RD RICHMOND, CA 94806** **failed** the Housing Quality Standards (HQS) inspection on 12/19/2025.

A re-inspection has been scheduled for 01/23/2026 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>
4.4	Other Rooms/Security remove key door lock from bedroom door

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

713 BRADFORD DR
RICHMOND, CA 94806-1716-

PropID:
Client ID: 7669

Dear Current Resident,

This letter is to inform you that your property at **713 BRADFORD DR RICHMOND, CA 94806-1716** **failed** the Housing Quality Standards (HQS) inspection on 12/19/2025.

A re-inspection has been scheduled for 01/23/2026 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 caulking in tub very badly worn/discolored - repair/recaulk shower head leaking - repair /replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress/items from blocking access to water heater



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Residential Rental Inspections Program



12/23/2025

FAILED INSPECTION NOTICE

2965 GILMA DR
RICHMOND, CA 94806-2606-

PropID:
Client ID: 10516

Dear Current Resident,

This letter is to inform you that your property at **2965 GILMA DR RICHMOND, CA 94806-2606** failed the Housing Quality Standards (HQS) inspection on 12/19/2025.

A re-inspection has been scheduled for 01/23/2026 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>
4.3	Other Rooms/Electrical Hazards light switch covers in both bedrooms damaged - replace
4.4	Other Rooms/Security remove key door lock from bedroom 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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12/23/2025

FAILED INSPECTION NOTICE

3675 S STONEGLEN
RICHMOND, CA 94806-5261-

PropID:
Client ID: 7378

Dear Current Resident,

This letter is to inform you that your property at **3675 S STONEGLEN RICHMOND, CA 94806-5261** **failed** the Housing Quality Standards (HQS) inspection on 12/19/2025.

A re-inspection has been scheduled for 01/23/2026 between 11:00AM and 02:00PM.

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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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