



1/6/2026

FAILED INSPECTION NOTICE

100 EDDY Apt #305
RICHMOND, CA 94801-3889-

PropID:
Client ID: 6118

Dear Current Resident,

This letter is to inform you that your property at **100 EDDY Apt #305 RICHMOND, CA 94801-3889** failed the Housing Quality Standards (HQS) inspection on 12/29/2025.

A re-inspection has been scheduled for 01/27/2026 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 wall next to tub damaged - repair/repaint |
| 8.7 | General Health and Safety/Other Interior Hazards living room smoke inop |

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



1/6/2026

FAILED INSPECTION NOTICE

321 S 5TH ST
RICHMOND, CA 94804-2213-

PropID:
Client ID: 13708

Dear Current Resident,

This letter is to inform you that your property at **321 S 5TH ST RICHMOND, CA 94804-2213** failed the Housing Quality Standards (HQS) inspection on 12/29/2025.

A re-inspection has been scheduled for 01/27/2026 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> |
|-------------|---|
| 8.10 | General Health and Safety/Site and Neighborhood Conditions under renovation |

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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1/6/2026

FAILED INSPECTION NOTICE

5117 MCBRYDE AVE Apt B
RICHMOND, CA 94805-1077-

PropID:
Client ID: 17214

Dear Current Resident,

This letter is to inform you that your property at **5117 MCBRYDE AVE Apt B RICHMOND, CA 94805-1077** failed the Housing Quality Standards (HQS) inspection on 12/29/2025.

A re-inspection has been scheduled for 01/30/2026 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 Common area smoke detectors both inoperable, 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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Sincerely,

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Residential Rental Inspections Program



1/6/2026

FAILED INSPECTION NOTICE

452 34TH ST
RICHMOND, CA 94805-2117-

PropID:
Client ID: 3422

Dear Current Resident,

This letter is to inform you that your property at **452 34TH ST RICHMOND, CA 94805-2117** failed the Housing Quality Standards (HQS) inspection on 12/29/2025.

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> |
|-------------|---|
| 2.11 | Kitchen/Refrigerator Secure refrigerator door gasket to door |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair |
| 3.12 | Bathroom/Tub or Shower Shower head leaking in rear, repair |
| 8.10 | General Health and Safety/Site and Neighborhood Conditions Repair damaged gate in rear of unit |
| 1.4 | Living Room/Security Install striker plate on door frame, missing |



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Sincerely,

City of Richmond
Residential Rental Inspections Program



1/6/2026

FAILED INSPECTION NOTICE

454 34TH ST
RICHMOND, CA 94805-2117-

PropID:
Client ID: 3422

Dear Current Resident,

This letter is to inform you that your property at **454 34TH ST RICHMOND, CA 94805-2117** failed the Housing Quality Standards (HQS) inspection on 12/29/2025.

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 faucet missing - sink not working properly - repair/replace |
| 8.2 | General Health and Safety/Exits garage door not working properly - repair/replace |
| 8.7 | General Health and Safety/Other Interior Hazards hallway smoke detector not working properly - 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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Residential Rental Inspections Program



1/6/2026

FAILED INSPECTION NOTICE

425 37TH ST
RICHMOND, CA 94805-2133-

PropID:
Client ID: 8920

Dear Current Resident,

This letter is to inform you that your property at **425 37TH ST RICHMOND, CA 94805-2133** failed the Housing Quality Standards (HQS) inspection on 12/29/2025.

A re-inspection has been scheduled for 01/30/2026 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> |
|-------------|---|
| 3.3 | Bathroom/Electrical Hazards Install GFCI receptacle by bathroom sink level 1 |
| 3.13 | Bathroom/Ventilation Clean excessive dust build up on vent fan |
| 5.4 | Secondary Rooms/Other Potential Hazardous Features Clean excessive dust build up on laundry room vent fan |
| 8.1 | General Health and Safety/Access to Unit Secure patio screen door |
| 7.1 | Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat missing batteries. Ensure heater is working inside of unit. |
| 4.3 | Other Rooms/Electrical Hazards Replace cracked receptacle left of window |
| 4.5 | Other Rooms/Window Condition Clean black discoloration from window and window seal |



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