



1/6/2026

FAILED INSPECTION NOTICE

420 GOLDEN GATE AVE Apt 101
RICHMOND, CA 94801-3884-

PropID:
Client ID: 17386

Dear Current Resident,

This letter is to inform you that your property at **420 GOLDEN GATE AVE Apt 101 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 12/30/2025.

A re-inspection has been scheduled for 01/29/2026 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.

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.

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

420 GOLDEN GATE AVE Apt 201
RICHMOND, CA 94801-3884-

PropID:
Client ID: 17386

Dear Current Resident,

This letter is to inform you that your property at **420 GOLDEN GATE AVE Apt 201 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 12/30/2025.

A re-inspection has been scheduled for 01/29/2026 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 Rust in sink, repair
8.1	General Health and Safety/Access to Unit Install patio 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



1/6/2026

FAILED INSPECTION NOTICE

420 GOLDEN GATE AVE Apt 202
RICHMOND, CA 94801-3884-

PropID:
Client ID: 17386

Dear Current Resident,

This letter is to inform you that your property at **420 GOLDEN GATE AVE Apt 202 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 12/30/2025.

A re-inspection has been scheduled for 01/29/2026 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 Range hood inoperable (light & fan)

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

430 GOLDEN GATE AVE Apt 204
RICHMOND, CA 94801-3884-

PropID:
Client ID: 17386

Dear Current Resident,

This letter is to inform you that your property at **430 GOLDEN GATE AVE Apt 204 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 12/30/2025.

A re-inspection has been scheduled for 01/29/2026 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>
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit

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

420 GOLDEN GATE AVE Apt 303
RICHMOND, CA 94801-3884-

PropID:
Client ID: 17386

Dear Current Resident,

This letter is to inform you that your property at **420 GOLDEN GATE AVE Apt 303 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 12/30/2025.

A re-inspection has been scheduled for 01/29/2026 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.

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.

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

430 GOLDEN GATE AVE Apt 406
RICHMOND, CA 94801-3884-

PropID:
Client ID: 17386

Dear Current Resident,

This letter is to inform you that your property at **430 GOLDEN GATE AVE Apt 406 RICHMOND, CA 94801-3884** failed the Housing Quality Standards (HQS) inspection on 12/30/2025.

A re-inspection has been scheduled for 01/29/2026 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 Secure thermostat to wall
3.12	Bathroom/Tub or Shower Resurface tub
2.12	Kitchen/Sink Dishwasher inoperable, repair

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,

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