



4/6/2022

**FAILED INSPECTION NOTICE**

Phillip James Atkinson  
BARTELS PROPERTY MANAGEMENT  
12996 San Pablo Ave  
Richmond, CA 94805

Property:  
1917 CHANSLOR AVE Apt A  
RICHMOND, CA 94801--

PropID:  
Client ID: 8371

Dear Owner/Agent,

This letter is to inform you that your property at **1917 CHANSLOR AVE Apt A RICHMOND, CA 94801-**  
**failed** the Housing Quality Standards (HQS) inspection on 03/28/2022.

**A re-inspection has been scheduled for 05/02/2022 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>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition Investigate and remove black organic substance	O
7.4	Heating and Plumbing/Water Heater Unable to inspect	O

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 "tenant" responsible points will be added to the owner's total.

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



4/6/2022

**FAILED INSPECTION NOTICE**

Phillip James Atkinson  
BARTELS PROPERTY MANAGEMENT  
12996 San Pablo Ave  
Richmond, CA 94805

Property:  
135 20TH ST Apt E  
RICHMOND, CA 94801-3625-

PropID:  
Client ID: 8371

Dear Owner/Agent,

This letter is to inform you that your property at **135 20TH ST Apt E RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 03/28/2022.

**A re-inspection has been scheduled for 05/02/2022 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>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector	O
2.10	Kitchen/Stove or Range with Oven Remove foil - fire hazard	T



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**FAILED INSPECTION NOTICE**

Christopher E Peterson  
1729 Sw Stephenson  
Portland, OR 97219-8289

Property:  
707 OCEAN AVE  
RICHMOND, CA 94801-3733-

PropID:  
Client ID: 6505

Dear Owner/Agent,

This letter is to inform you that your property at **707 OCEAN AVE RICHMOND, CA 94801-3733** failed the Housing Quality Standards (HQS) inspection on 03/28/2022.

**A re-inspection has been scheduled for 05/02/2022 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>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector	O

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



4/6/2022

**FAILED INSPECTION NOTICE**

John C Speh  
Suzanne Speh  
Po Box 1048  
Inverness, CA 94937-1048

Property:  
510 TREMONT AVE  
RICHMOND, CA 94801-3739-

PropID:  
Client ID: 7406

Dear Owner/Agent,

This letter is to inform you that your property at **510 TREMONT AVE RICHMOND, CA 94801-3739** **failed** the Housing Quality Standards (HQS) inspection on 03/28/2022.

**A re-inspection has been scheduled for 05/02/2022 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>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink Repair leak under sink	O
2.11	Kitchen/Refrigerator Replace damaged gasket	O
4.5	Other Rooms/Window Condition Install window lock	O

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4/6/2022

**FAILED INSPECTION NOTICE**

Jose R & Maria E Sanchez  
240 Buena Vista Ave  
Richmond, CA 94801-4027

Property:  
23 MONTANA ST  
RICHMOND, CA 94801-4046-

PropID:  
Client ID: 10913

Dear Owner/Agent,

This letter is to inform you that your property at **23 MONTANA ST RICHMOND, CA 94801-4046** failed the Housing Quality Standards (HQS) inspection on 03/28/2022.

**A re-inspection has been scheduled for 05/02/2022 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>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Remove keyed locks from interior doors	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair toilet flush mechanism - 2nd floor	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector - 2nd floor	O



4/6/2022

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4/6/2022

**FAILED INSPECTION NOTICE**

Roger & Carol Craine  
43 Western Dr  
Richmond, CA 94801

Property:  
123 BISHOP AVE  
RICHMOND, CA 94801-4055-

PropID:  
Client ID: 5594

Dear Owner/Agent,

This letter is to inform you that your property at **123 BISHOP AVE RICHMOND, CA 94801-4055** failed the Housing Quality Standards (HQS) inspection on 03/28/2022.

**A re-inspection has been scheduled for 05/02/2022 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
5.3	Secondary Rooms/Electrical Hazards Replace missing switch plate cover (Garage)	O
5.4	Secondary Rooms/Other Potential Hazardous Features Seal all holes and cracks allowing air, light and water into basement area	O
4.4	Other Rooms/Security Remove keyed locks from interior doors	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector - 1st floor	O





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4/6/2022

**FAILED INSPECTION NOTICE**

RICHARD A ROWELL  
32901 REGENTS BLVD  
UNION CITY, CA 94587-5414

Property:  
1701 SAN JOAQUIN ST Apt 7  
RICHMOND, CA 94804-5100-

PropID:  
Client ID: 4941

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 7 RICHMOND, CA 94804-5100** failed the Housing Quality Standards (HQS) inspection on 03/28/2022.

**A re-inspection has been scheduled for 05/03/2022 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>	<u>Tenant/Owner</u>
2.5	Kitchen/Window Condition Replace cracked window pane; investigate and remove black organic substance	O
2.10	Kitchen/Stove or Range with Oven Repair multiple inoperable burners	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Replace damaged thermostat cover; repair defective heating unit	O
8.6	General Health and Safety/Interior Stairs and Common Halls Cap off missing knockout breakers in control panel - Hall	O
4.5	Other Rooms/Window Condition Repair cracked window to provide weathertight seal	O
8.7	General Health and Safety/Other Interior Hazards Secure and seal attic cover allowing large amounts of asbestos into unit	O



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4/6/2022

**FAILED INSPECTION NOTICE**

Betty Jane Davis  
2523 San Joaquin St  
Richmond, CA 94804-5436

Property:  
2525 SAN JOAQUIN ST  
RICHMOND, CA 94804-5436-

PropID:  
Client ID: 3902

Dear Owner/Agent,

This letter is to inform you that your property at **2525 SAN JOAQUIN ST RICHMOND, CA 94804-5436** **failed** the Housing Quality Standards (HQS) inspection on 03/28/2022.

**A re-inspection has been scheduled for 05/03/2022 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>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition Install quick release or remove window bars to provide egress	O

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4/6/2022

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
2300 Lancaster Drive  
Richmond, CA 94806

Property:  
2320 LANCASTER DR Apt 6  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2320 LANCASTER DR Apt 6 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 03/28/2022.

**A re-inspection has been scheduled for 05/02/2022 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>	<u>Tenant/Owner</u>
1.8	Living Room/Floor Condition Replace soiled and damaged carpet	O
4.8	Other Rooms/Floor Condition Replace soiled and damaged carpet	O

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