



5/23/2023

FAILED INSPECTION NOTICE

Yamei Elizabeth Zhuang
1470 Hutchinson Ct
Pinole, CA 94564-1968

Property:
4530 JULIE CT
RICHMOND, CA 94803-2405-

PropID:
Client ID: 2384

Dear Owner/Agent,

This letter is to inform you that your property at **4530 JULIE CT RICHMOND, CA 94803-2405** failed the Housing Quality Standards (HQS) inspection on 05/08/2023.

A re-inspection has been scheduled for 06/29/2023 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose - repair/replace	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 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



5/23/2023

FAILED INSPECTION NOTICE

Pgp Enterprises Llc
BARTELS PROPERTY MANAGEMENT
12996 San Pablo Ave
Richmond, CA 94805

Property:
5231 MC BRYDE AVE Apt 4
RICHMOND, CA 94804-

PropID:
Client ID: 6789

Dear Owner/Agent,

This letter is to inform you that your property at **5231 MC BRYDE AVE Apt 4 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 05/08/2023.

A re-inspection has been scheduled for 06/29/2023 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>
2.11	Kitchen/Refrigerator Refrigerator and freezer Gasket Deteriorated. replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet handle, not working as designed,repiair/replace	O
1.8	Living Room/Floor Condition carpet deteriorating, replace	O
1.3	Living Room/Electrical Hazards replace missing light fixture cover	O



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Sincerely,

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Residential Rental Inspections Program



5/23/2023

FAILED INSPECTION NOTICE

Yoshiharu & Annette Tre Okada
19769 Glen Brae Dr
Saratoga, CA 95070

Property:
1319 58TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 17599

Dear Owner/Agent,

This letter is to inform you that your property at **1319 58TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 05/08/2023.

A re-inspection has been scheduled for 06/29/2023 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>
2.3	Kitchen/Electrical Hazards cover exposed electrical wires	O
4.4	Other Rooms/Security remove all keyed interior bedroom locks. x3	O
5.3	Secondary Rooms/Electrical Hazards basement hallway outlet broken, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features install smoke detector in basement	O
7.4	Heating and Plumbing/Water Heater replace pressure release valve pipe	O



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Sincerely,

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Residential Rental Inspections Program



5/23/2023

FAILED INSPECTION NOTICE

Thomas M & Julia E Goodwin
410 Pamilar Ave
San Jose, CA 95128

Property:
152 S 35TH ST
RICHMOND, CA 94804-

PropID:
Client ID: 18300

Dear Owner/Agent,

This letter is to inform you that your property at **152 S 35TH ST RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 05/08/2023.

A re-inspection has been scheduled for 06/29/2023 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>
2.8	Kitchen/Floor Condition tile floor cracked/loose, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation in front yard	O

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Sincerely,

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Residential Rental Inspections Program



5/23/2023

FAILED INSPECTION NOTICE

Yi-Shan Tre Chen
607 Jackson St
Albany, CA 94706

Property:
1910 NORTHSORE DR
RICHMOND, CA 94804-

PropID:
Client ID: 17988

Dear Owner/Agent,

This letter is to inform you that your property at **1910 NORTHSORE DR RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 05/08/2023.

A re-inspection has been scheduled for 06/29/2023 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>
3.12	Bathroom/Tub or Shower tub diverter upstairs hallway bath not working as designed, repair	O

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Residential Rental Inspections Program



5/23/2023

FAILED INSPECTION NOTICE

Jackie Robinson
1231 S 54Th St #Apt I
Richmond, CA 94804-4701

Property:
927 S 55TH ST Apt 2
RICHMOND, CA 94804-4701-

PropID:
Client ID: 1717

Dear Owner/Agent,

This letter is to inform you that your property at **927 S 55TH ST Apt 2 RICHMOND, CA 94804-4701** **failed** the Housing Quality Standards (HQS) inspection on 05/08/2023.

A re-inspection has been scheduled for 06/29/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.4	Building Exterior/Condition of Exterior Surfaces carport ceiling has open electrical/missing light fixture	O
1.8	Living Room/Floor Condition carpet deteriorating and exposed tackstips, replace	O
2.12	Kitchen/Sink faucet leaking, repair	O
1.4	Living Room/Security front door facia deteriorating, repair/replace	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
7.2	Heating and Plumbing/Safety of Heating Equipment inoperable heat Source in Unit.	O
7.4	Heating and Plumbing/Water Heater hot water heater closet door deteriorating, replace	O



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5/23/2023

FAILED INSPECTION NOTICE

Pgp Enterprises Llc
BARTELS PROPERTY MANAGEMENT
12996 San Pablo Ave
Richmond, CA 94805

Property:
5619 MADISON AVE Apt 1
RICHMOND, CA 94804-4890-

PropID:
Client ID: 6789

Dear Owner/Agent,

This letter is to inform you that your property at **5619 MADISON AVE Apt 1 RICHMOND, CA 94804-4890** failed the Housing Quality Standards (HQS) inspection on 05/08/2023.

A re-inspection has been scheduled for 06/29/2023 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>
2.10	Kitchen/Stove or Range with Oven stove inop, repair/replace	O
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet not secured properly to floor.	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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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/23/2023

FAILED INSPECTION NOTICE

Jackie Robinson
1231 S 54Th St #Apt I
Richmond, CA 94804-4701

Property:
1231 S 54TH ST Apt H
RICHMOND, CA 94804-4959-

PropID:
Client ID: 1717

Dear Owner/Agent,

This letter is to inform you that your property at **1231 S 54TH ST Apt H RICHMOND, CA 94804-4959** **failed** the Housing Quality Standards (HQS) inspection on 05/08/2023.

A re-inspection has been scheduled for 06/29/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition remove black organic substance for window and sill	O

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Residential Rental Inspections Program



5/23/2023

FAILED INSPECTION NOTICE

Jackie Robinson
1231 S 54Th St #Apt I
Richmond, CA 94804-4701

Property:
1231 S 54TH ST Apt D
RICHMOND, CA 94804-4959-

PropID:
Client ID: 1717

Dear Owner/Agent,

This letter is to inform you that your property at **1231 S 54TH ST Apt D RICHMOND, CA 94804-4959** **failed** the Housing Quality Standards (HQS) inspection on 05/08/2023.

A re-inspection has been scheduled for 06/29/2023 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches 1.repair exterior walkway, holes and soft spots,major safty hazard. 2. properly secure railings on ext walkway. loose, major safty haz	O
8.7	General Health and Safety/Other Interior Hazards install co detector	O
1.3	Living Room/Electrical Hazards cover wires hanging from ceiling	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



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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



5/23/2023

FAILED INSPECTION NOTICE

Hien Nguyen
2719 San Mateo St
Richmond, CA 94804

Property:
5234 HUNTINGTON BLVD
RICHMOND, CA 94804-5416-

PropID:
Client ID: 18838

Dear Owner/Agent,

This letter is to inform you that your property at **5234 HUNTINGTON BLVD RICHMOND, CA 94804-5416** failed the Housing Quality Standards (HQS) inspection on 05/08/2023.

A re-inspection has been scheduled for 06/29/2023 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>
1.3	Living Room/Electrical Hazards entryway ceiling peeling paint,repair	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke 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



5/23/2023

FAILED INSPECTION NOTICE

John Y K Wong
115 Grenadine Way
Hercules, CA 94547-2041

Property:
2106 SAND DOLLAR DR
RICHMOND, CA 94804-7483-

PropID:
Client ID: 12410

Dear Owner/Agent,

This letter is to inform you that your property at **2106 SAND DOLLAR DR RICHMOND, CA 94804-7483** failed the Housing Quality Standards (HQS) inspection on 05/08/2023.

A re-inspection has been scheduled for 06/29/2023 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bath faucet handle leaking, repair	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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