



5/27/2025

**FAILED INSPECTION NOTICE**

Phillip James Atkinson  
BARTELS PROPERTY MANAGEMENT  
3088 Pinole Valley Rd Suite B  
Pinole, CA 94564

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

PropID:  
Client ID: 8371

Dear Owner/Agent,

This letter is to inform you that your property at **1917 CHANSLOR AVE Apt E RICHMOND, CA 94801-**  
**failed** the Housing Quality Standards (HQS) inspection on 05/19/2025.

**A re-inspection has been scheduled for 07/08/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Remove old smoke detector bases in unit	O
2.10	Kitchen/Stove or Range with Oven Range hood has black organic discoloration, repair or 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



5/27/2025

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Phillip James Atkinson  
BARTELS PROPERTY MANAGEMENT  
3088 Pinole Valley Rd Suite B  
Pinole, CA 94564

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

PropID:  
Client ID: 8371

Dear Owner/Agent,

This letter is to inform you that your property at **1917 CHANSLOR AVE Apt B RICHMOND, CA 94801-**  
**failed** the Housing Quality Standards (HQS) inspection on 05/19/2025.

**A re-inspection has been scheduled for 07/08/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Interior hall light cover missing, replace/install	T
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector has low audible alert, replace	O
4.5	Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.  Window screen torn, repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink stopper damaged, repair or replace	O
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard, outlet right of entry	O
1.5	Living Room/Window Condition Window screen torn, repair	O



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Phillip James Atkinson  
BARTELS PROPERTY MANAGEMENT  
3088 Pinole Valley Rd Suite B  
Pinole, CA 94564

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 05/19/2025.

**A re-inspection has been scheduled for 07/08/2025 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>
4.10	Other Rooms/Smoke Detectors Remove old smoke detector bases from room	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
4.5	Other Rooms/Window Condition Tenant to move furniture blocking access to window (fire exit)	T

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5/27/2025

**FAILED INSPECTION NOTICE**

Ahmad Tabatabaee Tre  
941 San Pablo Ave  
Albany, CA 94706

Property:  
330 SUMMIT PL Apt 1  
RICHMOND, CA 94801-3892-

PropID:  
Client ID: 7480

Dear Owner/Agent,

This letter is to inform you that your property at **330 SUMMIT PL Apt 1 RICHMOND, CA 94801-3892** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2025.

**A re-inspection has been scheduled for 07/08/2025 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>
8.1	General Health and Safety/Access to Unit Install unit number on front door to identify unit	O
6.4	Building Exterior/Condition of Exterior Surfaces Front exterior outlet has cracked receptacle, replace	O

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5/27/2025

**FAILED INSPECTION NOTICE**

Ahmad Tabatabaee Tre  
941 San Pablo Ave  
Albany, CA 94706

Property:  
330 SUMMIT PL Apt 2  
RICHMOND, CA 94801-3892-

PropID:  
Client ID: 7480

Dear Owner/Agent,

This letter is to inform you that your property at **330 SUMMIT PL Apt 2 RICHMOND, CA 94801-3892** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2025.

**A re-inspection has been scheduled for 07/01/2025 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
7.2	Heating and Plumbing/Safety of Heating Equipment Tenant to move items blocking water heater	T
8.2	General Health and Safety/Exits Exit is blocked or cannot be used; clear or repair exit. Tenant to clear items in garage to allow clear path exit to door.	T
3.12	Bathroom/Tub or Shower Clean discoloration in bathroom upstairs	T
8.4	General Health and Safety/Garbage and Debris Tenant to declutter unit, excessive clutter throughout unit level 2	T
2.10	Kitchen/Stove or Range with Oven Right rear burner not self lighting, repair	O



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5/27/2025

**FAILED INSPECTION NOTICE**

Ahmad Tabatabaee Tre  
941 San Pablo Ave  
Albany, CA 94706

Property:  
330 SUMMIT PL Apt 3  
RICHMOND, CA 94801-3892-

PropID:  
Client ID: 7480

Dear Owner/Agent,

This letter is to inform you that your property at **330 SUMMIT PL Apt 3 RICHMOND, CA 94801-3892** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2025.

**A re-inspection has been scheduled for 07/08/2025 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
5.2	Secondary Rooms/Security Remove keyed entry lock leading to garage entry	T
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal.	O
2.3	Kitchen/Electrical Hazards Replace cracked receptacle left of sink  Install GFI outlets by sink	O





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5/27/2025

**FAILED INSPECTION NOTICE**

Ahmad Tabatabaee Tre  
941 San Pablo Ave  
Albany, CA 94706

Property:  
330 SUMMIT PL Apt 4  
RICHMOND, CA 94801-3892-

PropID:  
Client ID: 7480

Dear Owner/Agent,

This letter is to inform you that your property at **330 SUMMIT PL Apt 4 RICHMOND, CA 94801-3892** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2025.

**A re-inspection has been scheduled for 07/08/2025 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.4	General Health and Safety/Garbage and Debris Tenant to declutter unit and remove excessive amount of personal items stored in front of unit at entrance in shared space	T
4.4	Other Rooms/Security Door frame damaged, repair	O
	Remove keyed entry lock from interior door	
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
2.11	Kitchen/Refrigerator Light inoperable, repair	O
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair	O
	Patio light inoperable, repair	



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5/27/2025

**FAILED INSPECTION NOTICE**

Nadiyah Young  
1711 Vixen Trail Circle  
Corona, CA 92882

Property:  
4818 CASTILLA AVE  
RICHMOND, CA 94804-4336-

PropID:  
Client ID: 3350

Dear Owner/Agent,

This letter is to inform you that your property at **4818 CASTILLA AVE RICHMOND, CA 94804-4336** **failed** the Housing Quality Standards (HQS) inspection on 05/19/2025.

**A re-inspection has been scheduled for 07/07/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detectors levels 1 & 2 inoperable, repair or replace	O
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint inside of tub	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
4.10	Other Rooms/Smoke Detectors Mount smoke detector on wall or ceiling, smoke detector is loose and needs to be mounted	O
5.2	Secondary Rooms/Security Remove keyed entry lock off door leading to room by laundry area level 1	O



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