



5/27/2025

FAILED INSPECTION NOTICE

Jose G & Angelina Chavarria
227 3Rd St
Richmond, CA 94801-3454

Property:
230 3RD ST
RICHMOND, CA 94801-3455-

PropID:
Client ID: 3530

Dear Owner/Agent,

This letter is to inform you that your property at **230 3RD ST RICHMOND, CA 94801-3455** failed the Housing Quality Standards (HQS) inspection on 05/20/2025.

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>
1.1	Living Room/Living Room Present Tenant no show 4/4/2025 9:57am, pink house with loose dogs in yard being gate. Picture taken and attached to inspectors daily inspection list replace deteriorated wheatherstrip on front door.	O
4.10	Other Rooms/Smoke Detectors replace missing smoke detector	O
8.6	General Health and Safety/Interior Stairs and Common Halls replace missing smoke detector.	O



5/27/2025

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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.

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

FAILED INSPECTION NOTICE

Ruth Esqueda
214 Bissell Ave
Richmond, CA 94801

Property:
206 BISSELL AVE
RICHMOND, CA 94801-3462-

PropID:
Client ID: 9837

Dear Owner/Agent,

This letter is to inform you that your property at **206 BISSELL AVE RICHMOND, CA 94801-3462** failed the Housing Quality Standards (HQS) inspection on 05/20/2025.

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>
2.5	Kitchen/Window Condition window screen torn, repair	O
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair	O
3.7	Bathroom/Wall Condition Clean discoloration on walls behind toilet	T
4.5	Other Rooms/Window Condition Tenat to clean discoloration in window and window seal	T
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door	O



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Sincerely,

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Residential Rental Inspections Program



5/27/2025

FAILED INSPECTION NOTICE

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

Property:
135 20TH ST Apt A
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 A RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 05/20/2025.

A re-inspection has been scheduled for 07/08/2025 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>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps on water heater. water heater is shared by all 5 units.	O
8.3	General Health and Safety/Evidence of Infestation evidence of roach infestation in kitchen. professional extermination is required	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,

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Residential Rental Inspections Program



5/27/2025

FAILED INSPECTION NOTICE

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

Property:
135 20TH ST Apt B
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 B RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 05/20/2025.

A re-inspection has been scheduled for 07/08/2025 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>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps on water heater. water heater is shared by all 5 units.	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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5/27/2025

FAILED INSPECTION NOTICE

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

Property:
135 20TH ST Apt C
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 C RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 05/20/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.8	Other Rooms/Floor Condition broken and missing flooring . trip hazard replace or remove.	O
7.4	Heating and Plumbing/Water Heater install proper earthquake straps on water heater. water heater is shared by all 5 units.	O
3.3	Bathroom/Electrical Hazards gfcı outlet do not trip and reset like designed. replace.	O



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5/27/2025

FAILED INSPECTION NOTICE

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

Property:
135 20TH ST Apt D
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 D RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 05/20/2025.

A re-inspection has been scheduled for 07/08/2025 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>
7.4	Heating and Plumbing/Water Heater install proper earthquake on water heater. water heater is shared by all 5 units.	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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5/27/2025

FAILED INSPECTION NOTICE

Elwood & Carolyn Williams
3355 Oakmont Dr
So San Francisco, CA 94080-5006

Property:
1266 GREENWAY DR
RICHMOND, CA 94803-1210-

PropID:
Client ID: 4783

Dear Owner/Agent,

This letter is to inform you that your property at **1266 GREENWAY DR RICHMOND, CA 94803-1210** **failed** the Housing Quality Standards (HQS) inspection on 05/20/2025.

A re-inspection has been scheduled for 07/09/2025 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1. hallway bathroom sink dripping constantly, repair resurface sinks health and safety hazard	O

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5/27/2025

FAILED INSPECTION NOTICE

Richard & Susan Mendell
35 Inverrary Ln
Alamo, CA 94507-2343

Property:
21 DOVE LN
RICHMOND, CA 94803-2827-

PropID:
Client ID: 4886

Dear Owner/Agent,

This letter is to inform you that your property at **21 DOVE LN RICHMOND, CA 94803-2827** failed the Housing Quality Standards (HQS) inspection on 05/20/2025.

A re-inspection has been scheduled for 07/09/2025 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>
4.3	Other Rooms/Electrical Hazards Laundry room: broken and hanging light fixture on ceiling repair or replace.	O
2.10	Kitchen/Stove or Range with Oven broken left front stove burner.	O
2.4	Kitchen/Security sliding glass door hard to open and close.	O
8.6	General Health and Safety/Interior Stairs and Common Halls repair holes in wall right side of stairs	T
8.7	General Health and Safety/Other Interior Hazards replace broken smoke detector on 2nd floor hall.	O



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