



6/15/2026

FAILED INSPECTION NOTICE

Llc Gogreenage
48864 Sauvignon Ct
Fremont, CA 94539

Property:
694 9TH ST
RICHMOND, CA 94801-2718-

PropID:
Client ID: 18277

Dear Owner/Agent,

This letter is to inform you that your property at **694 9TH ST RICHMOND, CA 94801-2718** failed the Housing Quality Standards (HQS) inspection on 06/08/2026.

A re-inspection has been scheduled for 07/23/2026 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>
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.5	Other Rooms/Window Condition 1. Install quick release for security bars or remove (fire exit) 2. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of window
4.4	Other Rooms/Security Remove keyed lock from interior door.



6/15/2026

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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



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Llc Gogreenage
48864 Sauvignon Ct
Fremont, CA 94539

Property:
696 9TH ST
RICHMOND, CA 94801-2718-

PropID:
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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet right of window
4.5	Other Rooms/Window Condition Install quick release for security bars or remove (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub and repair damaged caulking
2.10	Kitchen/Stove or Range with Oven Rear left burner inoperable, repair



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6/15/2026

FAILED INSPECTION NOTICE

Llc Gogreenage
48864 Sauvignon Ct
Fremont, CA 94539

Property:
557 11TH ST Apt A
RICHMOND, CA 94801-2757-

PropID:
Client ID: 18277

Dear Owner/Agent,

This letter is to inform you that your property at **557 11TH ST Apt A RICHMOND, CA 94801-2757** failed the Housing Quality Standards (HQS) inspection on 06/08/2026.

A re-inspection has been scheduled for 07/23/2026 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>
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Repair damaged rear stairs
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacle by sink
2.10	Kitchen/Stove or Range with Oven Replace range hood, peeling paint and rust present



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City of Richmond
Residential Rental Inspections Program



6/15/2026

FAILED INSPECTION NOTICE

Llc Gogreenage
48864 Sauvignon Ct
Fremont, CA 94539

Property:
557 11TH ST Apt B
RICHMOND, CA 94801-2757-

PropID:
Client ID: 18277

Dear Owner/Agent,

This letter is to inform you that your property at **557 11TH ST Apt B RICHMOND, CA 94801-2757** failed the Housing Quality Standards (HQS) inspection on 06/08/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.6	Other Rooms/Celing Condition Address/repair discoloration on ceiling
4.3	Other Rooms/Electrtical Hazards Replace burnt receptacle under window
1.3	Living Room/Electrical Hazards A missing and/or cracked cover plate presents an electrical hazard. - outlet under window
3.6	Bathroom/Ceiling Condition Address/ repair discoloration on ceiling
3.5	Bathroom/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle above sink
3.12	Bathroom/Tub or Shower Resurface tub
2.10	Kitchen/Stove or Range with Oven Replace range hood, rust and peeling paint present



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Llc Gogreenage
48864 Sauvignon Ct
Fremont, CA 94539

Property:
557 11TH ST Apt C
RICHMOND, CA 94801-2757-

PropID:
Client ID: 18277

Dear Owner/Agent,

This letter is to inform you that your property at **557 11TH ST Apt C RICHMOND, CA 94801-2757 failed** the Housing Quality Standards (HQS) inspection on 06/08/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.

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Residential Rental Inspections Program



6/15/2026

FAILED INSPECTION NOTICE

Guy Kuo & Mei Hua Lum
981 Athens St
San Francisco, CA 94804

Property:
2421 MC BRYDE AVE
RICHMOND, CA 94804-1244-

PropID:
Client ID: 9882

Dear Owner/Agent,

This letter is to inform you that your property at **2421 MC BRYDE AVE RICHMOND, CA 94804-1244** **failed** the Housing Quality Standards (HQS) inspection on 06/08/2026.

A re-inspection has been scheduled for 07/23/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.4	General Health and Safety/Garbage and Debris Remove hazardous materials being stored in yard



6/15/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/15/2026

FAILED INSPECTION NOTICE

Susan A Ortega
BARTELS PROPERTY MANAGEMENT
3211 Florida Ave
Richmond, CA 94804-3170

Property:
3203 FLORIDA AVE
RICHMOND, CA 94804-3170-

PropID:
Client ID: 6009

Dear Owner/Agent,

This letter is to inform you that your property at **3203 FLORIDA AVE RICHMOND, CA 94804-3170** **failed** the Housing Quality Standards (HQS) inspection on 06/08/2026.

A re-inspection has been scheduled for 07/23/2026 between 01:00PM and 04:00PM.

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FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven 1. Range hood inoperable, repair or replace
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - outlet has hot/neutral reverse, repair
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
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.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3	Other Rooms/Electrical Hazards 6/8/2026 Previous no access to room Replace cracked outlet underneath window
4.4	Other Rooms/Security NO ACCESS TO ROOM, excessive clutter preventing entrance. Room must be inspected.

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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



6/15/2026

FAILED INSPECTION NOTICE

Susan A Ortega
BARTELS PROPERTY MANAGEMENT
3211 Florida Ave
Richmond, CA 94804-3170

Property:
3205 FLORIDA AVE
RICHMOND, CA 94804-3170-

PropID:
Client ID: 6009

Dear Owner/Agent,

This letter is to inform you that your property at **3205 FLORIDA AVE RICHMOND, CA 94804-3170** **failed** the Housing Quality Standards (HQS) inspection on 06/08/2026.

A re-inspection has been scheduled for 07/23/2026 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet on right wall
2.	Outlet under window has hot/neutral reverse, repair



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Sincerely,

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Residential Rental Inspections Program



6/15/2026

FAILED INSPECTION NOTICE

Susan A Ortega
BARTELS PROPERTY MANAGEMENT
3211 Florida Ave
Richmond, CA 94804-3170

Property:
3207 FLORIDA AVE
RICHMOND, CA 94804-3170-

PropID:
Client ID: 6009

Dear Owner/Agent,

This letter is to inform you that your property at **3207 FLORIDA AVE RICHMOND, CA 94804-3170** **failed** the Housing Quality Standards (HQS) inspection on 06/08/2026.

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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>
3.3	Bathroom/Electrical Hazards Install GFCI by sink
4.3	Other Rooms/Electrical Hazards 1. Light switch cover plate missing, install. 2. Outlet on right wall has hot/neutral reverse, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



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FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



6/15/2026

FAILED INSPECTION NOTICE

Susan A Ortega
BARTELS PROPERTY MANAGEMENT
3211 Florida Ave
Richmond, CA 94804-3170

Property:
3211 FLORIDA AVE
RICHMOND, CA 94804-3170-

PropID:
Client ID: 6009

Dear Owner/Agent,

This letter is to inform you that your property at **3211 FLORIDA AVE RICHMOND, CA 94804-3170** **failed** the Housing Quality Standards (HQS) inspection on 06/08/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Replace damaged light switch cover plate
6.4	Building Exterior/Condition of Exterior Surfaces Exterior vent on right side of building damaged, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

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Residential Rental Inspections Program



6/15/2026

FAILED INSPECTION NOTICE

Monterey Venture Lp
Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
720 CARLSON BLVD Apt 12
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 12 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 06/08/2026.

A re-inspection has been scheduled for 07/23/2026 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security bedroom door damaged - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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