



7/31/2023

FAILED INSPECTION NOTICE

Robert R & Joyce A Pierce
5111 Treosti Pl
Valley Springs, CA 95252-8772

Property:
612 32ND ST
RICHMOND, CA 94804-1534-

PropID:
Client ID: 12797

Dear Owner/Agent,

This letter is to inform you that your property at **612 32ND ST RICHMOND, CA 94804-1534** failed the Housing Quality Standards (HQS) inspection on 07/18/2023.

A re-inspection has been scheduled for 08/29/2023 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>
1.6	Living Room/Ceiling Condition repair cracking on ceiling, repair	O
2.12	Kitchen/Sink recaulk around sink	O
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	O



7/31/2023

FAILED INSPECTION NOTICE

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



7/31/2023

FAILED INSPECTION NOTICE

Alice L Huynh
1539 Elm St
El Cerrito, CA 94530-2203

Property:
330 S 38TH ST
RICHMOND, CA 94804-3238-

PropID:
Client ID: 11699

Dear Owner/Agent,

This letter is to inform you that your property at **330 S 38TH ST RICHMOND, CA 94804-3238** failed the Housing Quality Standards (HQS) inspection on 07/18/2023.

A re-inspection has been scheduled for 08/29/2023 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>
2.3	Kitchen/Electrical Hazards install Gfi outlet	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	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.

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Sincerely,

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Residential Rental Inspections Program



7/31/2023

FAILED INSPECTION NOTICE

Yongchun Zhu
137 Apollo St
San Francisco, CA 94124-2503

Property:
534 S 19TH ST
RICHMOND, CA 94804-3804-

PropID:
Client ID: 12486

Dear Owner/Agent,

This letter is to inform you that your property at **534 S 19TH ST RICHMOND, CA 94804-3804** failed the Housing Quality Standards (HQS) inspection on 07/18/2023.

A re-inspection has been scheduled for 08/29/2023 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>
8.7	General Health and Safety/Other Interior Hazards co detector is missing/or inoperable. all units must have a working co detector on each level of unit	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



7/31/2023

FAILED INSPECTION NOTICE

Sandra Campodonico
BARTELS PROPERTY MANAGEMENT
12996 San Pablo Ave
Richmond, CA 94805

Property:
501 S 20TH ST Apt 2
RICHMOND, CA 94804-3846-

PropID:
Client ID: 7768

Dear Owner/Agent,

This letter is to inform you that your property at **501 S 20TH ST Apt 2 RICHMOND, CA 94804-3846** **failed** the Housing Quality Standards (HQS) inspection on 07/18/2023.

A re-inspection has been scheduled for 09/01/2023 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 shower enclosure deteriorating, repair	O
1.5	Living Room/Window Condition install missing screen	O
3.3	Bathroom/Electrical Hazards install Gfi outlet	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



7/31/2023

FAILED INSPECTION NOTICE

Sandra Campodonico
BARTELS PROPERTY MANAGEMENT
12996 San Pablo Ave
Richmond, CA 94805

Property:
501 S 20TH ST Apt 5
RICHMOND, CA 94804-3846-

PropID:
Client ID: 7768

Dear Owner/Agent,

This letter is to inform you that your property at **501 S 20TH ST Apt 5 RICHMOND, CA 94804-3846** **failed** the Housing Quality Standards (HQS) inspection on 07/18/2023.

A re-inspection has been scheduled for 09/01/2023 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>
7.5	Heating and Plumbing/Water Supply water off in unit	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
4.5	Other Rooms/Window Condition window cracked, repair	O



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Residential Rental Inspections Program



7/31/2023

FAILED INSPECTION NOTICE

Nguyen T Nguyen
4160 Bell Ave
Richmond, CA 94804-4306

Property:
600 S 52ND ST
RICHMOND, CA 94804-4334-

PropID:
Client ID: 10712

Dear Owner/Agent,

This letter is to inform you that your property at **600 S 52ND ST RICHMOND, CA 94804-4334** failed the Housing Quality Standards (HQS) inspection on 07/18/2023.

A re-inspection has been scheduled for 09/01/2023 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>
3.3	Bathroom/Electrical Hazards Gfi downstairs half bath will not test/reset, repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inop. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	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



7/31/2023

FAILED INSPECTION NOTICE

Brian C Ball
2851 Wright Ave
Pinole, CA 94564

Property:
5702 ALAMEDA AVE
RICHMOND, CA 94804-4809-

PropID:
Client ID: 17832

Dear Owner/Agent,

This letter is to inform you that your property at **5702 ALAMEDA AVE RICHMOND, CA 94804-4809** **failed** the Housing Quality Standards (HQS) inspection on 07/18/2023.

A re-inspection has been scheduled for 08/29/2023 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>
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Sincerely,

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Residential Rental Inspections Program



7/31/2023

FAILED INSPECTION NOTICE

Jkp Pine Arbor Llc
141 Alpine Ter
San Francisco, CA 94117

Property:
1306 S 56TH ST Apt B
RICHMOND, CA 94804-4877-

PropID:
Client ID: 18452

Dear Owner/Agent,

This letter is to inform you that your property at **1306 S 56TH ST Apt B RICHMOND, CA 94804-4877** **failed** the Housing Quality Standards (HQS) inspection on 07/18/2023.

A re-inspection has been scheduled for 08/29/2023 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>
6.4	Building Exterior/Condition of Exterior Surfaces install unit number on building so emergency personel can find unit, unable to see unit number	O
3.6	Bathroom/Ceiling Condition evidence of water damage, repair	O
3.7	Bathroom/Wall Condition baseboard water damaged, repair	O
4.5	Other Rooms/Window Condition window will not open and close as designed, repair	O
8.4	General Health and Safety/Garbage and Debris remove hazardous material from under side of house	O



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Residential Rental Inspections Program



7/31/2023

FAILED INSPECTION NOTICE

Dec Ly
43058 Barons St
Chantilly, VA 20152-3408

Property:
6121 VAN FLEET AVE
RICHMOND, CA 94804-5743-

PropID:
Client ID: 10569

Dear Owner/Agent,

This letter is to inform you that your property at **6121 VAN FLEET AVE RICHMOND, CA 94804-5743** **failed** the Housing Quality Standards (HQS) inspection on 07/18/2023.

A re-inspection has been scheduled for 08/29/2023 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>
8.7	General Health and Safety/Other Interior Hazards unable to perform inspection due to unsanitary conditions, tenant must clean and organize unit. health and safty hazard	T

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