



7/28/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 20
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 20 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 07/23/2026.

A re-inspection has been scheduled for 09/11/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.7	General Health and Safety/Other Interior Hazards common area smoke detector missing/inop

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



7/28/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 22
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 22 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 07/23/2026.

A re-inspection has been scheduled for 09/11/2026 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>
3.4	Bathroom/Security Top of door frame damaged, water damage. Repair

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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FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 23
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 23 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 07/23/2026.

A re-inspection has been scheduled for 09/11/2026 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>
1.4	Living Room/Security Remove key lock from interior door
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

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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FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 25
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 25 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 07/23/2026.

A re-inspection has been scheduled for 09/11/2026 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>
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

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Residential Rental Inspections Program



7/28/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 26
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 26 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 07/23/2026.

A re-inspection has been scheduled for 09/11/2026 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>
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.
1.5	Living Room/Window Condition Replace damaged window crank
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



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FAILED INSPECTION NOTICE

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7/28/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 27
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 27 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 07/23/2026.

A re-inspection has been scheduled for 09/11/2026 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>
1.4	Living Room/Security Remove keyed entry lock on interior door
7.1	Heating and Plumbing/Adequacy of Heating Equipment Install permanent mounted heat source inside of unit
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, repair or replace

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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Residential Rental Inspections Program



7/28/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 28
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 28 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 07/23/2026.

A re-inspection has been scheduled for 09/11/2026 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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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Residential Rental Inspections Program



7/28/2026

FAILED INSPECTION NOTICE

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Property:
10701 SAN PABLO AVE Apt 29
RICHMOND, CA 94530-2621-

PropID:
Client ID: 7372

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 29 RICHMOND, CA 94530-2621** failed the Housing Quality Standards (HQS) inspection on 07/23/2026.

A re-inspection has been scheduled for 09/11/2026 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>
3.12	Bathroom/Tub or Shower Recaulk tub
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

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



7/28/2026

FAILED INSPECTION NOTICE

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

Property:
3201 FLORIDA AVE
RICHMOND, CA 94804-3170-

PropID:
Client ID: 6009

Dear Owner/Agent,

This letter is to inform you that your property at **3201 FLORIDA AVE RICHMOND, CA 94804-3170** **failed** the Housing Quality Standards (HQS) inspection on 07/23/2026.

A re-inspection has been scheduled for 09/04/2026 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>
2.3	Kitchen/Electrical Hazards Ceiling light fixture inoperable, evidence of water leak Repair
8.1	General Health and Safety/Access to Unit Clear items blocking access to front door
4.5	Other Rooms/Window Condition Clear items in room to allow access to window (fire exit)
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
3.12	Bathroom/Tub or Shower Resurface tub
2.1	Kitchen/Kitchen Area Present Oven inoperable, repair notice issued by PG&E



7/28/2026

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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.

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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



7/28/2026

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 07/23/2026.

A re-inspection has been scheduled for 09/04/2026 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>
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
4.3	Other Rooms/Electrical Hazards 6/8/2026 Previous no access to room Replace cracked outlet underneath window
4.4	Other Rooms/Security install door knobs on door



7/28/2026

FAILED INSPECTION NOTICE

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



7/28/2026

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 07/23/2026.

A re-inspection has been scheduled for 09/04/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.

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



7/28/2026

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 07/23/2026.

A re-inspection has been scheduled for 09/04/2026 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>
4.3	Other Rooms/Electrical Hazards
	2. Outlet on right wall has hot/neutral reverse, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair

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



7/28/2026

FAILED INSPECTION NOTICE

David Robinson
1039 Bancroft Way
Berkeley, CA 94710

Property:
1709 HOFFMAN BLVD
RICHMOND, CA 94804-3824-

PropID:
Client ID: 7784

Dear Owner/Agent,

This letter is to inform you that your property at **1709 HOFFMAN BLVD RICHMOND, CA 94804-3824** **failed** the Housing Quality Standards (HQS) inspection on 07/23/2026.

A re-inspection has been scheduled for 09/02/2026 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/28/2026

FAILED INSPECTION NOTICE

Tamara Tre Stellanova
Daniel Winkler Associates
1215 Solano Ave
Albany, CA 94706

Property:
559 41ST ST
RICHMOND, CA 94805-1813-

PropID:
Client ID: 19170

Dear Owner/Agent,

This letter is to inform you that your property at **559 41ST ST RICHMOND, CA 94805-1813** failed the Housing Quality Standards (HQS) inspection on 07/23/2026.

A re-inspection has been scheduled for 09/02/2026 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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