



8/3/2026

FAILED INSPECTION NOTICE

Albert P Cembura
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
2323 COLUMBIA BLVD
RICHMOND, CA 94804-5407-

PropID:
Client ID: 7482

Dear Owner/Agent,

This letter is to inform you that your property at **2323 COLUMBIA BLVD RICHMOND, CA 94804-5407** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/01/2026 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>
5.4	Secondary Rooms/Other Potential Hazardous Features basement- install smoke and CO detector

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



8/3/2026

FAILED INSPECTION NOTICE

Albert P Cembura
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5103 PANAMA AVE Apt A
RICHMOND, CA 94804-5419-

PropID:
Client ID: 7482

Dear Owner/Agent,

This letter is to inform you that your property at **5103 PANAMA AVE Apt A RICHMOND, CA 94804-5419** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/01/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls replace missing smoke and CO detector.
4.10	Other Rooms/Smoke Detectors replace missing smoke detector

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



8/3/2026

FAILED INSPECTION NOTICE

Ramila Patel
SUSILA PATEL
30 Lam Ct
Kensington, CA 94707-1050

Property:
2329 SAN JOAQUIN ST Apt 3
RICHMOND, CA 94804-5434-

PropID:
Client ID: 8037

Dear Owner/Agent,

This letter is to inform you that your property at **2329 SAN JOAQUIN ST Apt 3 RICHMOND, CA 94804-5434** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/02/2026 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>
2.3	Kitchen/Electrical Hazards non working lights repair or replace

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



8/3/2026

FAILED INSPECTION NOTICE

Ramila Patel
SUSILA PATEL
30 Lam Ct
Kensington, CA 94707-1050

Property:
2329 SAN JOAQUIN ST Apt 4
RICHMOND, CA 94804-5434-

PropID:
Client ID: 8037

Dear Owner/Agent,

This letter is to inform you that your property at **2329 SAN JOAQUIN ST Apt 4 RICHMOND, CA 94804-5434** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/02/2026 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>
3.7 Bathroom/Wall Condition	remove black discoloration
3.4 Bathroom/Security	remove keylock
1.3 Living Room/Electrical Hazards	replace missing cover plate on outlet.

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



8/3/2026

FAILED INSPECTION NOTICE

Ramila Patel
SUSILA PATEL
30 Lam Ct
Kensington, CA 94707-1050

Property:
2329 SAN JOAQUIN ST Apt 5
RICHMOND, CA 94804-5434-

PropID:
Client ID: 8037

Dear Owner/Agent,

This letter is to inform you that your property at **2329 SAN JOAQUIN ST Apt 5 RICHMOND, CA 94804-5434** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/02/2026 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>
2.12	Kitchen/Sink deteriorated floor board under sink. repair or replace

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



8/3/2026

FAILED INSPECTION NOTICE

Gloryworks Properties, Llc
2503 Pfeiffer Way
Pinole, CA 94564

Property:
5234 SACRAMENTO AVE Apt A
RICHMOND, CA 94804-5444-

PropID:
Client ID: 3855

Dear Owner/Agent,

This letter is to inform you that your property at **5234 SACRAMENTO AVE Apt A RICHMOND, CA 94804-5444** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/02/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces hole on back bottom half of property
6.3	Building Exterior/Condition of Roof and Gutters disconnected gutters from roof. repair or replace
8.10	General Health and Safety/Site and Neighborhood Conditions leaning fence in back yard . repair or replace.
8.7	General Health and Safety/Other Interior Hazards replace missing smoke detectors.



8/3/2026

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Gloryworks Properties, Llc
2503 Pfeiffer Way
Pinole, CA 94564

Property:
5234 SACRAMENTO AVE Apt B
RICHMOND, CA 94804-5444-

PropID:
Client ID: 3855

Dear Owner/Agent,

This letter is to inform you that your property at **5234 SACRAMENTO AVE Apt B RICHMOND, CA 94804-5444** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/02/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces hole on bottom back wall rear of property
6.3	Building Exterior/Condition of Roof and Gutters gutters disconnected from roof. repair or replace
8.10	General Health and Safety/Site and Neighborhood Conditions leaning fence in back yard. 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Gloryworks Properties, Llc
2503 Pfeiffer Way
Pinole, CA 94564

Property:
5234 SACRAMENTO AVE Apt C
RICHMOND, CA 94804-5444-

PropID:
Client ID: 3855

Dear Owner/Agent,

This letter is to inform you that your property at **5234 SACRAMENTO AVE Apt C RICHMOND, CA 94804-5444** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/02/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions leaning fence in backyard. repair or replace
6.4	Building Exterior/Condition of Exterior Surfaces hole on bottom back part of house. 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Gloryworks Properties, Llc
2503 Pfeiffer Way
Pinole, CA 94564

Property:
5234 SACRAMENTO AVE Apt D
RICHMOND, CA 94804-5444-

PropID:
Client ID: 3855

Dear Owner/Agent,

This letter is to inform you that your property at **5234 SACRAMENTO AVE Apt D RICHMOND, CA 94804-5444** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/02/2026 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>
6.3	Building Exterior/Condition of Roof and Gutters gutters detached from roof. repair or replace
6.4	Building Exterior/Condition of Exterior Surfaces hole on bottom wall in rear of property
6.2	Building Exterior/Condition of Stairs, Rails, and Porches gutters is detached from roof. 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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City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Gloryworks Properties, Llc
2503 Pfeiffer Way
Pinole, CA 94564

Property:
5234 SACRAMENTO AVE Apt E
RICHMOND, CA 94804-5444-

PropID:
Client ID: 3855

Dear Owner/Agent,

This letter is to inform you that your property at **5234 SACRAMENTO AVE Apt E RICHMOND, CA 94804-5444** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/02/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces hole on wall rear of property. repair or replace
6.3	Building Exterior/Condition of Roof and Gutters gutters is detached from roof. 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



8/3/2026

FAILED INSPECTION NOTICE

Gloryworks Properties, Llc
2503 Pfeiffer Way
Pinole, CA 94564

Property:
5234 SACRAMENTO AVE Apt F
RICHMOND, CA 94804-5444-

PropID:
Client ID: 3855

Dear Owner/Agent,

This letter is to inform you that your property at **5234 SACRAMENTO AVE Apt F RICHMOND, CA 94804-5444** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/02/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions leaning fence in rear of property. repair or replace.
6.3	Building Exterior/Condition of Roof and Gutters gutters is detached from roof. repair or replace.
6.4	Building Exterior/Condition of Exterior Surfaces hole on wall rear of property.

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,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

David H & Bong T Gillis
709 Ventura St
Richmond, CA 94805

Property:
5012 MCBRYDE AVE
RICHMOND, CA 94805-1037-

PropID:
Client ID: 1754

Dear Owner/Agent,

This letter is to inform you that your property at **5012 MCBRYDE AVE RICHMOND, CA 94805-1037** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 09/25/2026 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>
4.4	Other Rooms/Security remove key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
3902 ESMOND AVE
RICHMOND, CA 94805-1333-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **3902 ESMOND AVE RICHMOND, CA 94805-1333** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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, repair
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink



8/3/2026

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
3904 ESMOND AVE
RICHMOND, CA 94805-1333-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **3904 ESMOND AVE RICHMOND, CA 94805-1333** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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, 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
3906 ESMOND AVE
RICHMOND, CA 94805-1333-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **3906 ESMOND AVE RICHMOND, CA 94805-1333** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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, repair
7.4	Heating and Plumbing/Water Heater Install discharge pipe, within 6" of floor.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
3920 ESMOND AVE
RICHMOND, CA 94805-1333-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **3920 ESMOND AVE RICHMOND, CA 94805-1333** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3	Bathroom/Electrical Hazards Install GFCI receptacle in bathroom

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,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
3922 ESMOND AVE
RICHMOND, CA 94805-1333-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **3922 ESMOND AVE RICHMOND, CA 94805-1333** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/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
2.11	Kitchen/Refrigerator Light inoperable, repair
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.



8/3/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
810 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **810 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4	Heating and Plumbing/Water Heater Install discharge pipe, within 6" of floor.
7.2	Heating and Plumbing/Safety of Heating Equipment Clear items in front of heater



8/3/2026

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
816 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **816 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
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.
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. - NON GFCI receptacles
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



8/3/2026

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
812 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **812 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Clear items blocking window (fire exit)
7.4	Heating and Plumbing/Water Heater Install discharge pipe, within 6" of floor.
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. - Non GFCI receptacles



8/3/2026

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
814 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **814 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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 in bathroom

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
818 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **818 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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.
4.3	Other Rooms/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
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. - Non GFCI receptacles



8/3/2026

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
820 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **820 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
826 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **826 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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>
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)
4.3	Other Rooms/Electrical Hazards No access to outlets for inspection, tenant to clear items to allow access
2.10	Kitchen/Stove or Range with Oven Remove soil from stove, range hood and cabinetry surrounding stove
3.12	Bathroom/Tub or Shower Recaulk inside of tub enclosure
8.4	General Health and Safety/Garbage and Debris Declutter unit



8/3/2026

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
828 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **828 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
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.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
830 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **830 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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>
4.3	Other Rooms/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
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.
2.3	Kitchen/Electrical Hazards 1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - NON GFCI outlets 2. Install GFCI protected receptacles by sink
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.



8/3/2026

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
836 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **836 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.1	General Health and Safety/Access to Unit Install deadbolt lock on rear door



8/3/2026

FAILED INSPECTION NOTICE

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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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
838 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **838 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12	Bathroom/Tub or Shower Shower head leaking, repair
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. - non gfci outlets
2.11	Kitchen/Refrigerator Light inoperable, repair



8/3/2026

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
840 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **840 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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.
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. - Non GFCI outlets
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.



8/3/2026

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
846 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **846 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



8/3/2026

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
848 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **848 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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 Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
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.
2.3	Kitchen/Electrical Hazards Install GFCI receptacle by sink



8/3/2026

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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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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
850 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **850 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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>
2.11	Kitchen/Refrigerator Refrigerator rusted, 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.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
856 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **856 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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	Remove keyed entry lock from bathroom door
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.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
858 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **858 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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 1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2. Replace cracked receptacle left of refrigerator
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
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.



8/3/2026

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
862 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **862 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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>
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom by sink
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.

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,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
864 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **864 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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>
3.3	Bathroom/Electrical Hazards GFCI receptacle inoperable, repair or replace
2.11	Kitchen/Refrigerator Light inoperable, repair
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. - NON GFCi receptacles



8/3/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Property:
866 WILSON AVE
RICHMOND, CA 94805-1349-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **866 WILSON AVE RICHMOND, CA 94805-1349** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/05/2026 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>
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.
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. - NON GFCI outlets
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



8/3/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Moises D & Guadalupe Mendoza
629 Sonoma St
Richmond, CA 94805-1971

Property:
801 HUMBOLDT ST
RICHMOND, CA 94805-1442-

PropID:
Client ID: 6600

Dear Owner/Agent,

This letter is to inform you that your property at **801 HUMBOLDT ST RICHMOND, CA 94805-1442** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 09/23/2026 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>
4.5	Other Rooms/Window Condition clear egress blocking bedroom window access
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Moises D & Guadalupe Mendoza
629 Sonoma St
Richmond, CA 94805-1971

Property:
803 HUMBOLDT ST
RICHMOND, CA 94805-1442-

PropID:
Client ID: 6600

Dear Owner/Agent,

This letter is to inform you that your property at **803 HUMBOLDT ST RICHMOND, CA 94805-1442** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 09/23/2026 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>
2.13	Kitchen/Space for Storage, Prep and Serving drawer cover missing
2.10	Kitchen/Stove or Range with Oven oven handle missing - repair/replace
3.12	Bathroom/Tub or Shower shower head leaking - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace



8/3/2026

FAILED INSPECTION NOTICE

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Moises D & Guadalupe Mendoza
629 Sonoma St
Richmond, CA 94805-1971

Property:
805 HUMBOLDT ST
RICHMOND, CA 94805-1442-

PropID:
Client ID: 6600

Dear Owner/Agent,

This letter is to inform you that your property at **805 HUMBOLDT ST RICHMOND, CA 94805-1442** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 09/23/2026 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 tub diverter inop - repair/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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Moises D & Guadalupe Mendoza
629 Sonoma St
Richmond, CA 94805-1971

Property:
807 HUMBOLDT ST
RICHMOND, CA 94805-1442-

PropID:
Client ID: 6600

Dear Owner/Agent,

This letter is to inform you that your property at **807 HUMBOLDT ST RICHMOND, CA 94805-1442** **failed** the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 09/23/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.12	Bathroom/Tub or Shower tub diverter inop - repair/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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

Roy & Catherine Aguilera
118 Fiesta Cir
Orinda, CA 94563-6705

Property:
710 AMADOR ST
RICHMOND, CA 94805-1528-

PropID:
Client ID: 7524

Dear Owner/Agent,

This letter is to inform you that your property at **710 AMADOR ST RICHMOND, CA 94805-1528** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 09/23/2026 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>
3.3	Bathroom/Electrical Hazards GFCI outlet missing

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



8/3/2026

FAILED INSPECTION NOTICE

David H & Bong T Gillis
709 Ventura St
Richmond, CA 94805

Property:
12429 SAN PABLO AVE Apt A
RICHMOND, CA 94805-1974-

PropID:
Client ID: 1754

Dear Owner/Agent,

This letter is to inform you that your property at **12429 SAN PABLO AVE Apt A RICHMOND, CA 94805-1974** failed the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/01/2026 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 key lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/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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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/3/2026

FAILED INSPECTION NOTICE

David H & Bong T Gillis
709 Ventura St
Richmond, CA 94805

Property:
12429 SAN PABLO AVE Apt B
RICHMOND, CA 94805-1974-

PropID:
Client ID: 1754

Dear Owner/Agent,

This letter is to inform you that your property at **12429 SAN PABLO AVE Apt B RICHMOND, CA 94805-1974 failed** the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/01/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat and inop unable to test heater - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop

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



8/3/2026

FAILED INSPECTION NOTICE

David H & Bong T Gillis
709 Ventura St
Richmond, CA 94805

Property:
12429 SAN PABLO AVE Apt D
RICHMOND, CA 94805-1974-

PropID:
Client ID: 1754

Dear Owner/Agent,

This letter is to inform you that your property at **12429 SAN PABLO AVE Apt D RICHMOND, CA 94805-1974 failed** the Housing Quality Standards (HQS) inspection on 07/31/2026.

A re-inspection has been scheduled for 10/01/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12 Bathroom/Tub or Shower	caulking in tub badly worn/discolored - remove/recaulk/repair
3.6 Bathroom/Ceiling Condition	hole in ceiling - repair/paint
4.4 Other Rooms/Security	bedroom door frame and door damaged - repair/replace
8.7 General Health and Safety/Other Interior Hazards	living room/hallway smoke/Co detector missing



8/3/2026

FAILED INSPECTION NOTICE

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