



8/26/2026

FAILED INSPECTION NOTICE

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

Property:
5105 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 **5105 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>
4.10	Other Rooms/Smoke Detectors Replace missing smoke detector
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing 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