



8/10/2026

FAILED INSPECTION NOTICE

Gerson & Leticia Tre Navarrete
Po Box 2156
San Rafael, CA 94912-2156

Property:
2842 MORAN AVE
RICHMOND, CA 94804-1016-

PropID:
Client ID: 10704

Dear Owner/Agent,

This letter is to inform you that your property at **2842 MORAN AVE RICHMOND, CA 94804-1016** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/02/2026 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower tub chipping - repair/resurface/replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors 4x smoke detectors exceed 10yr - replace
2.1	Kitchen/Kitchen Area Present all burners must self ignite - repair/replace



8/10/2026

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



8/10/2026

FAILED INSPECTION NOTICE

Brian C & Maria A Fisher
BARTELS PROPERTY MAN
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5647 MADISON AVE Apt 2
RICHMOND, CA 94804-4868-

PropID:
Client ID: 3279

Dear Owner/Agent,

This letter is to inform you that your property at **5647 MADISON AVE Apt 2 RICHMOND, CA 94804-4868** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/02/2026 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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle not stopping as designed - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security remove key locks from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - replace
2.10	Kitchen/Stove or Range with Oven front burner inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke - missing/inop



8/10/2026

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Sincerely,

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Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Brian C & Maria A Fisher
BARTELS PROPERTY MAN
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5647 MADISON AVE Apt 3
RICHMOND, CA 94804-4868-

PropID:
Client ID: 3279

Dear Owner/Agent,

This letter is to inform you that your property at **5647 MADISON AVE Apt 3 RICHMOND, CA 94804-4868** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/02/2026 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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit living room smoke/Co detector - miss/inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke exceeds 10yr - 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,

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Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Brian C & Maria A Fisher
BARTELS PROPERTY MAN
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5647 MADISON AVE Apt 4
RICHMOND, CA 94804-4868-

PropID:
Client ID: 3279

Dear Owner/Agent,

This letter is to inform you that your property at **5647 MADISON AVE Apt 4 RICHMOND, CA 94804-4868** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/02/2026 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.

<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

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



8/10/2026

FAILED INSPECTION NOTICE

Brian C & Maria A Fisher
BARTELS PROPERTY MAN
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5647 MADISON AVE Apt 7
RICHMOND, CA 94804-4868-

PropID:
Client ID: 3279

Dear Owner/Agent,

This letter is to inform you that your property at **5647 MADISON AVE Apt 7 RICHMOND, CA 94804-4868** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/02/2026 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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit entry door not staying closed as designed without locking deadbolt - repair/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



8/10/2026

FAILED INSPECTION NOTICE

Thomas E & Bessie M Vaughns
328 Pompano Cir
Foster City, CA 94404-1904

Property:
1907 SAN JOAQUIN ST Apt A
RICHMOND, CA 94804-5130-

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1907 SAN JOAQUIN ST Apt A RICHMOND, CA 94804-5130** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

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 not draining properly - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit back of sink not properly secured - repair/replace
1.6	Living Room/Ceiling Condition ceiling damaged - repair/replace
8.1	General Health and Safety/Access to Unit garaged door damaged - replace
8.7	General Health and Safety/Other Interior Hazards ceiling in garage damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater thermostat missing - repair/replace
8.3	General Health and Safety/Evidence of Infestation rodent infestation on property - treat /remove



8/10/2026

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Thomas E & Bessie M Vaughns
328 Pompano Cir
Foster City, CA 94404-1904

Property:
1907 SAN JOAQUIN ST Apt B
RICHMOND, CA 94804-5130-

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1907 SAN JOAQUIN ST Apt B RICHMOND, CA 94804-5130** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

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>
2.6	Kitchen/Ceiling Condition ceiling has discoloration as well as water damaged - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector missing
6.3	Building Exterior/Condition of Roof and Gutters roof covered with tarp due to roof damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
8.3	General Health and Safety/Evidence of Infestation property has rodent infestation - treat/remove



8/10/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Thomas E & Bessie M Vaughns
328 Pompano Cir
Foster City, CA 94404-1904

Property:
1907 SAN JOAQUIN ST Apt C
RICHMOND, CA 94804-5130-

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1907 SAN JOAQUIN ST Apt C RICHMOND, CA 94804-5130** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

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 GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.2	Bathroom/Electricty light inop
3.12	Bathroom/Tub or Shower tub not draining properly - repair
1.4	Living Room/Security front door has large air gaps - repair/replace
8.1	General Health and Safety/Access to Unit garage door damaged - repair/repalce
8.3	General Health and Safety/Evidence of Infestation property has rodent infestation - treat/remove



8/10/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Thomas E & Bessie M Vaughns
328 Pompano Cir
Foster City, CA 94404-1904

Property:
1907 SAN JOAQUIN ST Apt D1
RICHMOND, CA 94804-5130-

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1907 SAN JOAQUIN ST Apt D1 RICHMOND, CA 94804-5130** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

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>
8.3	General Health and Safety/Evidence of Infestation property has rodent infestation - treat/remove
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing
1.2	Living Room/Electricity lights not working in unit

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Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Thomas E & Bessie M Vaughns
328 Pompano Cir
Foster City, CA 94404-1904

Property:
1907 SAN JOAQUIN ST Apt D2
RICHMOND, CA 94804-5130-

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1907 SAN JOAQUIN ST Apt D2 RICHMOND, CA 94804-5130** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

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>
1.5	Living Room/Window Condition windows not staying open as designed - repair/replace
1.7	Living Room/Wall Condition bottom of wall underneath window has discoloration - remove/repair
8.7	General Health and Safety/Other Interior Hazards closet flooring has organic growth - remove/repair
3.12	Bathroom/Tub or Shower shower flooring damaged/cracked - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
8.3	General Health and Safety/Evidence of Infestation property has rodent infestation - treat/remove



8/10/2026

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Thomas E & Bessie M Vaughns
328 Pompano Cir
Foster City, CA 94404-1904

Property:
1907 SAN JOAQUIN ST Apt E
RICHMOND, CA 94804-5130-

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1907 SAN JOAQUIN ST Apt E RICHMOND, CA 94804-5130** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/02/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards smoke/Co detector inop
3.13	Bathroom/Ventilation fan not working as designed - repair/replace
3.6	Bathroom/Ceiling Condition ceiling above shower damaged - repair/replace

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Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Thomas E & Bessie M Vaughns
328 Pompano Cir
Foster City, CA 94404-1904

Property:
1907 SAN JOAQUIN ST Apt F
RICHMOND, CA 94804-5130-

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1907 SAN JOAQUIN ST Apt F RICHMOND, CA 94804-5130** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

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 GFCI outlet missing
2.12	Kitchen/Sink hole underneath sink - repair
8.3	General Health and Safety/Evidence of Infestation property has rodent infestation - treat/remove

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



8/10/2026

FAILED INSPECTION NOTICE

Thomas E & Bessie M Vaughns
328 Pompano Cir
Foster City, CA 94404-1904

Property:
1907 SAN JOAQUIN ST Apt G
RICHMOND, CA 94804-5130-

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1907 SAN JOAQUIN ST Apt G RICHMOND, CA 94804-5130** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/02/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair/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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City of Richmond
Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Thomas E & Bessie M Vaughns
328 Pompano Cir
Foster City, CA 94404-1904

Property:
1907 SAN JOAQUIN ST Apt I
RICHMOND, CA 94804-5130-

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1907 SAN JOAQUIN ST Apt I RICHMOND, CA 94804-5130** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

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>
8.1	General Health and Safety/Access to Unit front gate gets jammed not opening properly - repair/replace address on unit not secure - repair/replace
7.7	Heating and Plumbing/Sewer Connection Ext. Yard = Sewerage Leakage Present.Health Hazard.
5.2	Secondary Rooms/Security garage door damaged - repair/replace
4.4	Other Rooms/Security 2x bedroom doors off frame - repair/repalce
4.10	Other Rooms/Smoke Detectors 2x smoke detectors missing
1.7	Living Room/Wall Condition large hole at bottom of shelf - repair/repaint



8/10/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Jack M & Daniel M Borja
5054 El Portal Drive Suite C
El Sobrante, CA 94803

Property:
12744 SAN PABLO AVE Apt D
RICHMOND, CA 94805-1300-

PropID:
Client ID: 6438

Dear Owner/Agent,

This letter is to inform you that your property at **12744 SAN PABLO AVE Apt D RICHMOND, CA 94805-1300** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector to be replaced, exceeds 10 year life span (2010)
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.
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present
8.2	General Health and Safety/Exits Tenant to clear items blocking access to rear door (fire exit)



8/10/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

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

Property:
3916 ESMOND AVE
RICHMOND, CA 94805-1333-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **3916 ESMOND AVE RICHMOND, CA 94805-1333** **failed** the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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. -Outlet underneath window has hot/neutral reverse, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.3	Bathroom/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
8.1	General Health and Safety/Access to Unit Install striker plate on rear door frame



8/10/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

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

Property:
3918 ESMOND AVE
RICHMOND, CA 94805-1333-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **3918 ESMOND AVE RICHMOND, CA 94805-1333** **failed** the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Tenant to clear items in room to allow access to outlets for inspection
4.5	Other Rooms/Window Condition Tenant to clear items to allow clear path to one of the windows in bedroom (fire exit)
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.
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.



8/10/2026

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



8/10/2026

FAILED INSPECTION NOTICE

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

Property:
4001 GARVIN AVE
RICHMOND, CA 94805-1336-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **4001 GARVIN AVE RICHMOND, CA 94805-1336** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
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
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.



8/10/2026

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



8/10/2026

FAILED INSPECTION NOTICE

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

Property:
4003 GARVIN AVE
RICHMOND, CA 94805-1336-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **4003 GARVIN AVE RICHMOND, CA 94805-1336** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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>
3.12	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.

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



8/10/2026

FAILED INSPECTION NOTICE

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

Property:
4019 GARVIN AVE
RICHMOND, CA 94805-1336-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **4019 GARVIN AVE RICHMOND, CA 94805-1336** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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>
1.4	Living Room/Security Install deadbolt on front door
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by kitchen sink
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
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. - LIVING ROOM & DINING ROOM



8/10/2026

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



8/10/2026

FAILED INSPECTION NOTICE

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

Property:
4021 GARVIN AVE
RICHMOND, CA 94805-1336-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **4021 GARVIN AVE RICHMOND, CA 94805-1336** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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.

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



8/10/2026

FAILED INSPECTION NOTICE

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

Property:
4017 GARVIN AVE
RICHMOND, CA 94805-1336-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **4017 GARVIN AVE RICHMOND, CA 94805-1336** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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.
3.3	Bathroom/Electrical Hazards Replace cracked receptacle in bathroom with 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



8/10/2026

FAILED INSPECTION NOTICE

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

Property:
4023 GARVIN AVE
RICHMOND, CA 94805-1336-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **4023 GARVIN AVE RICHMOND, CA 94805-1336** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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. -LIVING ROOM & DINING ROOM



8/10/2026

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



8/10/2026

FAILED INSPECTION NOTICE

Antonio A Silva
1228 Navellier St
El Cerrito, CA 94530

Property:
12522 SAN PABLO AVE Apt C
RICHMOND, CA 94805-1400-

PropID:
Client ID: 1026

Dear Owner/Agent,

This letter is to inform you that your property at **12522 SAN PABLO AVE Apt C RICHMOND, CA 94805-1400** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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.
5.4	Secondary Rooms/Other Potential Hazardous Features GARAGE 1. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. 2. Smoke detector missing, replace
1.8	Living Room/Floor Condition Carpeting in living room worn out, carpet is also a tripping hazard coming out of kitchen as it is not secured to floor. Replace or remove.
8.7	General Health and Safety/Other Interior Hazards Repair cracks on walls and ceilings throughout unit. Multiple cracks on each wall and ceiling in unit.



8/10/2026

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



8/10/2026

FAILED INSPECTION NOTICE

Antonio A Silva
1228 Navellier St
El Cerrito, CA 94530

Property:
12522 SAN PABLO AVE Apt D
RICHMOND, CA 94805-1400-

PropID:
Client ID: 1026

Dear Owner/Agent,

This letter is to inform you that your property at **12522 SAN PABLO AVE Apt D RICHMOND, CA 94805-1400** failed the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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>
8.1	General Health and Safety/Access to Unit Clear items blocking access to rear door (vacant unit)
8.7	General Health and Safety/Other Interior Hazards Repair cracks on ceiling by rear 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/10/2026

FAILED INSPECTION NOTICE

Stephen K & Shirley Easton
2301 Cedar St
El Cerrito, CA 94530-1610

Property:
367 CARLSTON ST
RICHMOND, CA 94805-2417-

PropID:
Client ID: 3580

Dear Owner/Agent,

This letter is to inform you that your property at **367 CARLSTON ST RICHMOND, CA 94805-2417** **failed** the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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	Resurface tub, rust present underneath drain
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.
2.11 Kitchen/Refrigerator	1. Refrigerator making grinding noise while in use 2. Light inoperable, repair



8/10/2026

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



8/10/2026

FAILED INSPECTION NOTICE

Stephen K & Shirley Easton
2301 Cedar St
El Cerrito, CA 94530-1610

Property:
369 CARLSTON ST
RICHMOND, CA 94805-2417-

PropID:
Client ID: 3580

Dear Owner/Agent,

This letter is to inform you that your property at **369 CARLSTON ST RICHMOND, CA 94805-2417** **failed** the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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 Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.
3.5	Bathroom/Window Condition Window must be openable and remain open without props.
3.12	Bathroom/Tub or Shower Shower head leaking, repair



8/10/2026

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



8/10/2026

FAILED INSPECTION NOTICE

Stephen K & Shirley Easton
2301 Cedar St
El Cerrito, CA 94530-1610

Property:
373 CARLSTON ST
RICHMOND, CA 94805-2417-

PropID:
Client ID: 3580

Dear Owner/Agent,

This letter is to inform you that your property at **373 CARLSTON ST RICHMOND, CA 94805-2417** **failed** the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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 Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.

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



8/10/2026

FAILED INSPECTION NOTICE

Stephen K & Shirley Easton
2301 Cedar St
El Cerrito, CA 94530-1610

Property:
371 CARLSTON ST
RICHMOND, CA 94805-2417-

PropID:
Client ID: 3580

Dear Owner/Agent,

This letter is to inform you that your property at **371 CARLSTON ST RICHMOND, CA 94805-2417** **failed** the Housing Quality Standards (HQS) inspection on 08/03/2026.

A re-inspection has been scheduled for 10/06/2026 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 Window must be openable and remain open without props.
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Complex has radiant heater that heats units through flooring, thermostat shows heater is on. No changes to flooring in units regarding heating up for proper heater operation. No evidence of heater system working in broiler room as none of the brass pipes were hot showing operation.



8/10/2026

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