



8/12/2026

FAILED INSPECTION NOTICE

Ezzie Ruth Martin
1207 Maine Ave
Richmond, CA 94804-2467

Property:
1205 MAINE AVE
RICHMOND, CA 94804-2467-

PropID:
Client ID: 1625

Dear Owner/Agent,

This letter is to inform you that your property at **1205 MAINE AVE RICHMOND, CA 94804-2467** failed the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
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.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Ezzie Ruth Martin
1207 Maine Ave
Richmond, CA 94804-2467

Property:
1201 MAINE AVE
RICHMOND, CA 94804-2467-

PropID:
Client ID: 1625

Dear Owner/Agent,

This letter is to inform you that your property at **1201 MAINE AVE RICHMOND, CA 94804-2467** failed the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches
	2. Install handrail on rear and side stairwell.
8.6	General Health and Safety/Interior Stairs and Common Halls
	Replace common area smoke detector, exceeds 10 year life span
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.
4.5	Other Rooms/Window Condition
	Move bed blocking access to quick release for security bars



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Ezzie Ruth Martin
1207 Maine Ave
Richmond, CA 94804-2467

Property:
1203 MAINE AVE
RICHMOND, CA 94804-2467-

PropID:
Client ID: 1625

Dear Owner/Agent,

This letter is to inform you that your property at **1203 MAINE AVE RICHMOND, CA 94804-2467** failed the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
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.
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Eugene & Margaret A Frazier
109 Berk Pl
Richmond, CA 94804

Property:
2135 OHIO AVE
RICHMOND, CA 94804-2703-

PropID:
Client ID: 7533

Dear Owner/Agent,

This letter is to inform you that your property at **2135 OHIO AVE RICHMOND, CA 94804-2703** failed the Housing Quality Standards (HQS) inspection on 08/05/2026.

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, exceeds 10 year life span (2012)
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Eugene & Margaret A Frazier
109 Berk Pl
Richmond, CA 94804

Property:
2141 OHIO AVE
RICHMOND, CA 94804-2703-

PropID:
Client ID: 7533

Dear Owner/Agent,

This letter is to inform you that your property at **2141 OHIO AVE RICHMOND, CA 94804-2703** failed the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
4.4	Other Rooms/Security NO ACCESS TO ROOM FOR INSPECTION, tenant to declutter room so it can be inspected
8.4	General Health and Safety/Garbage and Debris Declutter unit

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



8/12/2026

FAILED INSPECTION NOTICE

Eugene & Margaret A Frazier
109 Berk Pl
Richmond, CA 94804

Property:
2139 OHIO AVE
RICHMOND, CA 94804-2703-

PropID:
Client ID: 7533

Dear Owner/Agent,

This letter is to inform you that your property at **2139 OHIO AVE RICHMOND, CA 94804-2703** failed the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
4.3	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 Clear items in room to allow access to window for inspection
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - Outlet behind stove has hot/neutral reverse
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Allison K Garrett
4316 Taft Ave
Richmond, CA 94804-3492

Property:
4523 TAFT AVE
RICHMOND, CA 94804-3449-

PropID:
Client ID: 5613

Dear Owner/Agent,

This letter is to inform you that your property at **4523 TAFT AVE RICHMOND, CA 94804-3449** failed the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink faucet hard to turn on and off. repair or replace.
7.4	Heating and Plumbing/Water Heater install proper earthquake strap

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



8/12/2026

FAILED INSPECTION NOTICE

Maxine Johnson
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
4821 CUTTING BLVD
RICHMOND, CA 94804-3468-

PropID:
Client ID: 2540

Dear Owner/Agent,

This letter is to inform you that your property at **4821 CUTTING BLVD RICHMOND, CA 94804-3468** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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 heater inop - repair/repalce
8.7	General Health and Safety/Other Interior Hazards hallway smoke missing
4.4	Other Rooms/Security remove hey latch from bedroom
3.12	Bathroom/Tub or Shower tub peeling - repair/resurface/replace tub faucet water constantly runs -repair/replace tub handle not stopping as designed - repair/replace



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Maxine Johnson
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
4825 CUTTING BLVD
RICHMOND, CA 94804-3468-

PropID:
Client ID: 2540

Dear Owner/Agent,

This letter is to inform you that your property at **4825 CUTTING BLVD RICHMOND, CA 94804-3468** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
2.10	Kitchen/Stove or Range with Oven front left burner 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.

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



8/12/2026

FAILED INSPECTION NOTICE

Maxine Johnson
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
4829 CUTTING BLVD
RICHMOND, CA 94804-3468-

PropID:
Client ID: 2540

Dear Owner/Agent,

This letter is to inform you that your property at **4829 CUTTING BLVD RICHMOND, CA 94804-3468** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - 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.

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



8/12/2026

FAILED INSPECTION NOTICE

Sandra Campodonico
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
501 S 20TH ST Apt 8
RICHMOND, CA 94804-3846-

PropID:
Client ID: 7768

Dear Owner/Agent,

This letter is to inform you that your property at **501 S 20TH ST Apt 8 RICHMOND, CA 94804-3846** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
6.4	Building Exterior/Condition of Exterior Surfaces hole in wall next to apt 6
8.1	General Health and Safety/Access to Unit remove double dead bolt front exterior gate. add address numbers on exterior

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



8/12/2026

FAILED INSPECTION NOTICE

Sandra Campodonico
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
501 S 20TH ST Apt 7
RICHMOND, CA 94804-3846-

PropID:
Client ID: 7768

Dear Owner/Agent,

This letter is to inform you that your property at **501 S 20TH ST Apt 7 RICHMOND, CA 94804-3846** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
6.4	Building Exterior/Condition of Exterior Surfaces repair hole in wall to apt. 6
3.6	Bathroom/Ceiling Condition bubbling on ceiling evidence of water damage. repair
2.10	Kitchen/Stove or Range with Oven chipping and peeling paint. repair or relace

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



8/12/2026

FAILED INSPECTION NOTICE

Sandra Campodonico
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
501 S 20TH ST Apt 6
RICHMOND, CA 94804-3846-

PropID:
Client ID: 7768

Dear Owner/Agent,

This letter is to inform you that your property at **501 S 20TH ST Apt 6 RICHMOND, CA 94804-3846** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit soft floor around toilet. repair or replace
2.13	Kitchen/Space for Storage, Prep and Serving broken cabinet door. repair or replace
4.5	Other Rooms/Window Condition damage screen . 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



8/12/2026

FAILED INSPECTION NOTICE

Sandra Campodonico
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

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

PropID:
Client ID: 7768

Dear Owner/Agent,

This letter is to inform you that your property at **501 S 20TH ST Apt 5 RICHMOND, CA 94804-3846** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
6.4	Building Exterior/Condition of Exterior Surfaces hole in wall next to apt. 6
1.4	Living Room/Security replace missing striker plates replace deteriorated weather strip bottom door frame is loose 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



8/12/2026

FAILED INSPECTION NOTICE

Sandra Campodonico
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
501 S 20TH ST Apt 4
RICHMOND, CA 94804-3846-

PropID:
Client ID: 7768

Dear Owner/Agent,

This letter is to inform you that your property at **501 S 20TH ST Apt 4 RICHMOND, CA 94804-3846** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
1.4	Living Room/Security replace missing striker plates replace deteriorated weatherstrip door frame foot step loose repair or replace
6.4	Building Exterior/Condition of Exterior Surfaces hole in wall next to apt. 6
8.1	General Health and Safety/Access to Unit add address numbers to exterior wall remove double deadbeat from gate



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Sandra Campodonico
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
501 S 20TH ST Apt 3
RICHMOND, CA 94804-3846-

PropID:
Client ID: 7768

Dear Owner/Agent,

This letter is to inform you that your property at **501 S 20TH ST Apt 3 RICHMOND, CA 94804-3846** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
3.6	Bathroom/Ceiling Condition large hole in ceiling. repair hole.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not flushing properly. 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



8/12/2026

FAILED INSPECTION NOTICE

Sandra Campodonico
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

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

PropID:
Client ID: 7768

Dear Owner/Agent,

This letter is to inform you that your property at **501 S 20TH ST Apt 2 RICHMOND, CA 94804-3846** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
6.4	Building Exterior/Condition of Exterior Surfaces hole in wall next to apt 6. repair hole.
8.1	General Health and Safety/Access to Unit remove double deadbolt from gate.
	add address numbers to exterior wall

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



8/12/2026

FAILED INSPECTION NOTICE

Sandra Campodonico
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
501 S 20TH ST Apt 1
RICHMOND, CA 94804-3846-

PropID:
Client ID: 7768

Dear Owner/Agent,

This letter is to inform you that your property at **501 S 20TH ST Apt 1 RICHMOND, CA 94804-3846** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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 hole in exterior wall next to apt 6 add address numbers to exterior wall

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



8/12/2026

FAILED INSPECTION NOTICE

Ethel M Payne
2300 Henry Ave
Pinole, CA 94564

Property:
682 S 30TH ST Apt D
RICHMOND, CA 94804-4051-

PropID:
Client ID: 4975

Dear Owner/Agent,

This letter is to inform you that your property at **682 S 30TH ST Apt D RICHMOND, CA 94804-4051** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.3	Kitchen/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



8/12/2026

FAILED INSPECTION NOTICE

Ethel M Payne
2300 Henry Ave
Pinole, CA 94564

Property:
682 S 30TH ST Apt B
RICHMOND, CA 94804-4051-

PropID:
Client ID: 4975

Dear Owner/Agent,

This letter is to inform you that your property at **682 S 30TH ST Apt B RICHMOND, CA 94804-4051** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
4.8	Other Rooms/Floor Condition carpeting at bedroom entry -worn/damaged/torn - repair/replace
2.10	Kitchen/Stove or Range with Oven back right burner inop - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.12	Bathroom/Tub or Shower tub diverter handle missing
4.4	Other Rooms/Security remove key lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Ethel M Payne
2300 Henry Ave
Pinole, CA 94564

Property:
682 S 30TH ST Apt A
RICHMOND, CA 94804-4051-

PropID:
Client ID: 4975

Dear Owner/Agent,

This letter is to inform you that your property at **682 S 30TH ST Apt A RICHMOND, CA 94804-4051** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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.



8/12/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not secure - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
2.4	Kitchen/Security smoke detector damaged - replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop unable to test heater - repair/replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower tub caulking - damaged/worn - repair/recaulk/repair tub chipping - resurface/repair/replace
3.6	Bathroom/Ceiling Condition ceiling discolored - holes - peeling and falling - remove- repair - repaint- may need remediation for organic type substance
1.7	Living Room/Wall Condition hole in wall - large areas with paint peeling - repair/repaint
1.4	Living Room/Security security screen door damaged - repair/replace bottom of front door damaged - repair/replace front door frame damaged as well as missing 2x door striker plates - repair/replace
8.7	General Health and Safety/Other Interior Hazards living room smoke/Co detector missing



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Ethel M Payne
2300 Henry Ave
Pinole, CA 94564

Property:
680 S 30TH ST Apt C
RICHMOND, CA 94804-4052-

PropID:
Client ID: 4975

Dear Owner/Agent,

This letter is to inform you that your property at **680 S 30TH ST Apt C RICHMOND, CA 94804-4052** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - 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.

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



8/12/2026

FAILED INSPECTION NOTICE

Julio & Elvia Cisneros
1732 Newell Ave
Walnut Creek, CA 94595

Property:
847 S 47TH ST Apt D
RICHMOND, CA 94804-4478-

PropID:
Client ID: 6269

Dear Owner/Agent,

This letter is to inform you that your property at **847 S 47TH ST Apt D RICHMOND, CA 94804-4478** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
2.3	Kitchen/Electrical Hazards outlet hot and neutral is reversed. repair or replace
4.3	Other Rooms/Electrical Hazards open ground outlet. repair or replace.
3.7	Bathroom/Wall Condition chipping and peeling paint. repaint
8.1	General Health and Safety/Access to Unit remove double deadbolt lock from exterior front gate.
4.5	Other Rooms/Window Condition cracked window repair or replace.
8.7	General Health and Safety/Other Interior Hazards install smoke and CO detector in common area.



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Stephen Elliott Tre Beard
Justin Paek
2551 San Ramon Valley Blvd Ste 203
San Ramon, CA 94583

Property:
79 SCHOONER CT
RICHMOND, CA 94804-4575-

PropID:
Client ID: 17413

Dear Owner/Agent,

This letter is to inform you that your property at **79 SCHOONER CT RICHMOND, CA 94804-4575** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
2.12 Kitchen/Sink	non working smoke detector repair or replace.
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



8/12/2026

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 1
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 1 RICHMOND, CA 94804-4868** failed the Housing Quality Standards (HQS) inspection on 08/05/2026.

A re-inspection has been scheduled for 10/06/2026 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 bedroom smoke detector exceeds 10yr - replace bedroom smoke detector not secured - repair/replace
3.12	Bathroom/Tub or Shower outer tub caulking damaged/worn - repair/recaulk/replace
8.10	General Health and Safety/Site and Neighborhood Conditions vent screen cover next to front door damaged - rodent access - repair/replace



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Nicholas Koutsoukis
6032 Felix Ave
Richmond, CA 94805

Property:
1415 CARLSON BLVD
RICHMOND, CA 94804-4929-

PropID:
Client ID: 2009

Dear Owner/Agent,

This letter is to inform you that your property at **1415 CARLSON BLVD RICHMOND, CA 94804-4929** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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 building 1st & 2nd fl interior stairs missing smoke/Co detector
2.4	Kitchen/Security back door dead bolt not locking as designed - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co exceeds 10yr - replace
4.10	Other Rooms/Smoke Detectors bedroom exceeds 10yr - replace
3.12	Bathroom/Tub or Shower tub overflow plate missing



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Nicholas Koutsoukis
6032 Felix Ave
Richmond, CA 94805

Property:
1417 CARLSON BLVD
RICHMOND, CA 94804-4929-

PropID:
Client ID: 2009

Dear Owner/Agent,

This letter is to inform you that your property at **1417 CARLSON BLVD RICHMOND, CA 94804-4929** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
8.7	General Health and Safety/Other Interior Hazards Co detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.12	Kitchen/Sink kitchen sink chipping/worn - resurface/repair/replace
2.8	Kitchen/Floor Condition floorboard next to back door damaged - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Nicholas Koutsoukis
6032 Felix Ave
Richmond, CA 94805

Property:
1419 CARLSON BLVD
RICHMOND, CA 94804-4929-

PropID:
Client ID: 2009

Dear Owner/Agent,

This letter is to inform you that your property at **1419 CARLSON BLVD RICHMOND, CA 94804-4929** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
1.3	Living Room/Electrical Hazards doorbell not secure exposed wiring - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door



8/12/2026

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



8/12/2026

FAILED INSPECTION NOTICE

Nicholas Koutsoukis
6032 Felix Ave
Richmond, CA 94805

Property:
1421 CARLSON BLVD
RICHMOND, CA 94804-4929-

PropID:
Client ID: 2009

Dear Owner/Agent,

This letter is to inform you that your property at **1421 CARLSON BLVD RICHMOND, CA 94804-4929** **failed** the Housing Quality Standards (HQS) inspection on 08/05/2026.

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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose repair/replace
3.12	Bathroom/Tub or Shower tub overflow plate missing
3.8	Bathroom/Floor Condition tiles next to toilet base broken/damaged - 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.

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