



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
771 6TH ST
RICHMOND, CA 94801-2212-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **771 6TH ST RICHMOND, CA 94801-2212** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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>
2.10	Kitchen/Stove or Range with Oven all burner must work/light - repair/replace hood range light inop
2.3	Kitchen/Electrical Hazards 2x GFCI damaged/not testing - replace
8.2	General Health and Safety/Exits backdoor deadbolt not working as designed - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop hallway closet doors off track
3.12	Bathroom/Tub or Shower master bedroom and hallway tub diverter inop master bedroom tub jets inop - repair/replace
3.13	Bathroom/Ventilation hallway bathroom vent cover missing



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
775 6TH ST
RICHMOND, CA 94801-2212-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **775 6TH ST RICHMOND, CA 94801-2212** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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 locks from 2x bedroom doors
2.12	Kitchen/Sink back of sink (metal backing) not properly secure - repair/replace

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
777 6TH ST
RICHMOND, CA 94801-2212-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **777 6TH ST RICHMOND, CA 94801-2212** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in 2x bedrooms exceed 10 yr - replace
4.4	Other Rooms/Security remove key lock from 2x bedroom doors
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing



8/20/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Juanita H McCormick
3736 Lakeland Way
Elk Grove, CA 95758-4646

Property:
1619 BURBECK AVE
RICHMOND, CA 94801-2458-

PropID:
Client ID: 5126

Dear Owner/Agent,

This letter is to inform you that your property at **1619 BURBECK AVE RICHMOND, CA 94801-2458** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 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.



8/20/2026

FAILED INSPECTION NOTICE

<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 Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
1.7	Living Room/Wall Condition Complete repairs around door
8.6	General Health and Safety/Interior Stairs and Common Halls Replace both common area smoke detectors as they have been removed, bases present
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Flush Valve leaking / water running.
8.4	General Health and Safety/Garbage and Debris 1. Remove old appliances stored in rear yard 2. Remove excessive trash and cut down brush on side of house
5.4	Secondary Rooms/Other Potential Hazardous Features Repair ceiling in lower level of house above washing machine



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Juanita H McCormick
3736 Lakeland Way
Elk Grove, CA 95758-4646

Property:
1200 ROOSEVELT AVE
RICHMOND, CA 94801-2764-

PropID:
Client ID: 5126

Dear Owner/Agent,

This letter is to inform you that your property at **1200 ROOSEVELT AVE RICHMOND, CA 94801-2764** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 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>
4.10 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.
4.3 Other Rooms/Electrical Hazards	A missing and/or cracked coverplate presents an electrical hazard. - light switch cover missing
3.7 Bathroom/Wall Condition	Repair wall above shower enclosure
2.12 Kitchen/Sink	Dishwasher drains through air gap, repair as drain must go through garbage disposal.
7.4 Heating and Plumbing/Water Heater	Remove keyed entry lock from closet for inspection



8/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Barbara Sanchez
BARBARA SANCHEZ
1808 Roosevelt Ave
Richmond, CA 94801

Property:
546 17TH ST
RICHMOND, CA 94801-2804-

PropID:
Client ID: 2902

Dear Owner/Agent,

This letter is to inform you that your property at **546 17TH ST RICHMOND, CA 94801-2804** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 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>
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3	Bathroom/Electrical Hazards GFCI has hot/neutral reverse, repair
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Barbara Sanchez
BARBARA SANCHEZ
1808 Roosevelt Ave
Richmond, CA 94801

Property:
540 18TH ST
RICHMOND, CA 94801-2814-

PropID:
Client ID: 2902

Dear Owner/Agent,

This letter is to inform you that your property at **540 18TH ST RICHMOND, CA 94801-2814** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 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.
6.4	Building Exterior/Condition of Exterior Surfaces Replace missing exterior dryer vent cover on back deck

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Barbara Sanchez
BARBARA SANCHEZ
1808 Roosevelt Ave
Richmond, CA 94801

Property:
609 22ND ST
RICHMOND, CA 94801-3326-

PropID:
Client ID: 2902

Dear Owner/Agent,

This letter is to inform you that your property at **609 22ND ST RICHMOND, CA 94801-3326** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 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>
4.8	Other Rooms/Floor Condition Carpet torn at entry, repair or cover snag with transition strip to prevent further damage
7.4	Heating and Plumbing/Water Heater Repair door to water heater closet, severe water damage
7.1	Heating and Plumbing/Adequacy of Heating Equipment Rear heater inoperable, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Backyard = overgrown grass/weeds.
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on range hood



8/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Arnold & Anita T Webb
237 N Grant St
San Mateo, CA 94401-1833

Property:
118 19TH ST
RICHMOND, CA 94801-3667-

PropID:
Client ID: 3692

Dear Owner/Agent,

This letter is to inform you that your property at **118 19TH ST RICHMOND, CA 94801-3667** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 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
	1. A missing and/or cracked coverplate presents an electrical hazard.
	- outlet on left wall
	2. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
	- outlet on left wall
3.3	Bathroom/Electrical Hazards
	Install GFCI protected receptacle
3.12	Bathroom/Tub or Shower
	1. Resurface tub
	2. Tub diverter inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven
	Burners not self lighting, repair
2.12	Kitchen/Sink
	Secure kitchen faucet to base
2.3	Kitchen/Electrical Hazards
	Install GFCI protected receptacle by sink



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Arnold & Anita T Webb
237 N Grant St
San Mateo, CA 94401-1833

Property:
120 19TH ST
RICHMOND, CA 94801-3667-

PropID:
Client ID: 3692

Dear Owner/Agent,

This letter is to inform you that your property at **120 19TH ST RICHMOND, CA 94801-3667** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. - outlet on center wall has hot/neutral reverse, repair
3.3	Bathroom/Electrical Hazards GFCI has hot/neutral reverse, repair
3.12	Bathroom/Tub or Shower Resurface tub
2.3	Kitchen/Electrical Hazards GFCI has hot/neutral reverse, repair



8/20/2026

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Arnold & Anita T Webb
237 N Grant St
San Mateo, CA 94401-1833

Property:
122 19TH ST
RICHMOND, CA 94801-3667-

PropID:
Client ID: 3692

Dear Owner/Agent,

This letter is to inform you that your property at **122 19TH ST RICHMOND, CA 94801-3667** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 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	
	1. Resurface tub, rist present
	2. Caulk inside of tub
4.4 Other Rooms/Security	
	Remove keyed lock from interior door.
2.10 Kitchen/Stove or Range with Oven	
	Front right burner not self lighting, repair



8/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Arnold & Anita T Webb
237 N Grant St
San Mateo, CA 94401-1833

Property:
124 19TH ST
RICHMOND, CA 94801-3667-

PropID:
Client ID: 3692

Dear Owner/Agent,

This letter is to inform you that your property at **124 19TH ST RICHMOND, CA 94801-3667** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector
2.11	Kitchen/Refrigerator Light inoperable repair
8.7	General Health and Safety/Other Interior Hazards Clean carpet, heavily soiled throughout 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Arnold & Anita T Webb
237 N Grant St
San Mateo, CA 94401-1833

Property:
126 19TH ST
RICHMOND, CA 94801-3667-

PropID:
Client ID: 3692

Dear Owner/Agent,

This letter is to inform you that your property at **126 19TH ST RICHMOND, CA 94801-3667** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 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 or replaced with a GFCI. - outlet on left wall has hot/neutral reverse
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Front right burner not self lighting, repair



8/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Arnold & Anita T Webb
237 N Grant St
San Mateo, CA 94401-1833

Property:
128 19TH ST
RICHMOND, CA 94801-3667-

PropID:
Client ID: 3692

Dear Owner/Agent,

This letter is to inform you that your property at **128 19TH ST RICHMOND, CA 94801-3667** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet by kitchen sink
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.12	Bathroom/Tub or Shower Tub diverter inoperable, repair as tub runs at same time as shower.



8/20/2026

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Pgp Enterprises Llc
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5231 MC BRYDE AVE Apt 4
RICHMOND, CA 94804-

PropID:
Client ID: 6789

Dear Owner/Agent,

This letter is to inform you that your property at **5231 MC BRYDE AVE Apt 4 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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 hole in door repair or replace.
3.4	Bathroom/Security hole in door. repair or replace.

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
2355 RHEEM AVE
RICHMOND, CA 94804-1017-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **2355 RHEEM AVE RICHMOND, CA 94804-1017** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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 key lock from 2x bedroom doors

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



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
2357 RHEEM AVE
RICHMOND, CA 94804-1017-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **2357 RHEEM AVE RICHMOND, CA 94804-1017** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
3.12	Bathroom/Tub or Shower tub peeling - repair/resurface/replace tub diverter inop - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
2.12	Kitchen/Sink sink has a constant drip - repair/replace



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
2910 LOWELL AVE
RICHMOND, CA 94804-1164-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **2910 LOWELL AVE RICHMOND, CA 94804-1164** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose - repair/replace
7.4	Heating and Plumbing/Water Heater clear egress blocking access to water heater

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



8/20/2026

FAILED INSPECTION NOTICE

Franca & Thomas Tallerico
2035 Tamalpais Ave
El Cerrito, CA 94530-1847

Property:
842 32ND ST
RICHMOND, CA 94804-1330-

PropID:
Client ID: 3178

Dear Owner/Agent,

This letter is to inform you that your property at **842 32ND ST RICHMOND, CA 94804-1330** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/13/2026 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.
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2010)
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
5.3	Secondary Rooms/Electrical Hazards Replace missing light switch cover in laundry room
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Barbara Sanchez
BARBARA SANCHEZ
1808 Roosevelt Ave
Richmond, CA 94801

Property:
2550 CLINTON AVE
RICHMOND, CA 94804-1430-

PropID:
Client ID: 2902

Dear Owner/Agent,

This letter is to inform you that your property at **2550 CLINTON AVE RICHMOND, CA 94804-1430** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
5.3	Secondary Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. - Laundry room
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 by rear door
3.12	Bathroom/Tub or Shower Resurface tub
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.



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Franca & Thomas Tallerico
2035 Tamalpais Ave
El Cerrito, CA 94530-1847

Property:
561 33RD ST
RICHMOND, CA 94804-1535-

PropID:
Client ID: 3178

Dear Owner/Agent,

This letter is to inform you that your property at **561 33RD ST RICHMOND, CA 94804-1535** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/13/2026 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>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2010)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.

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



8/20/2026

FAILED INSPECTION NOTICE

Franca & Thomas Tallerico
2035 Tamalpais Ave
El Cerrito, CA 94530-1847

Property:
558 33RD ST
RICHMOND, CA 94804-1536-

PropID:
Client ID: 3178

Dear Owner/Agent,

This letter is to inform you that your property at **558 33RD ST RICHMOND, CA 94804-1536** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/13/2026 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.
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.3	Other Rooms/Electrical Hazards Replace damaged light switch cover plate
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, thermostat has no display. Repair



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Franca & Thomas Tallerico
2035 Tamalpais Ave
El Cerrito, CA 94530-1847

Property:
644 33RD ST
RICHMOND, CA 94804-1538-

PropID:
Client ID: 3178

Dear Owner/Agent,

This letter is to inform you that your property at **644 33RD ST RICHMOND, CA 94804-1538** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/13/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
7.4	Heating and Plumbing/Water Heater Earthquake straps needed on top and bottom.

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



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
317 S 9TH ST
RICHMOND, CA 94804-2447-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **317 S 9TH ST RICHMOND, CA 94804-2447** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.4	Other Rooms/Security remove key lock from 3x bedroom doors
3.12	Bathroom/Tub or Shower tub diverter inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom sink peeling - repair/resurface/replace



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Arnold & Anita T Webb
237 N Grant St
San Mateo, CA 94401-1833

Property:
1530 MAINE AVE
RICHMOND, CA 94804-2534-

PropID:
Client ID: 3692

Dear Owner/Agent,

This letter is to inform you that your property at **1530 MAINE AVE RICHMOND, CA 94804-2534** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 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.



8/20/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.3	Living Room/Electrical Hazards 1. Replace cracked outlets in living room 2. Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.5	Kitchen/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace. - Dining room
4.3	Other Rooms/Electrical Hazards 1. A missing and/or cracked coverplate presents an electrical hazard. 2. 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.
3.3	Bathroom/Electrical Hazards Light inoperable, repair
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Door.



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
416 S 29TH ST
RICHMOND, CA 94804-2918-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **416 S 29TH ST RICHMOND, CA 94804-2918** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop
3.12	Bathroom/Tub or Shower tub diverter inop - repair/replace

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

James F & Twyla J Stacey
4026 Macdonald Ave
Richmond, CA 94805-2249

Property:
334 S 35TH ST
RICHMOND, CA 94804-3227-

PropID:
Client ID: 5399

Dear Owner/Agent,

This letter is to inform you that your property at **334 S 35TH ST RICHMOND, CA 94804-3227** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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>
4.10	Other Rooms/Smoke Detectors remove keylock
4.4	Other Rooms/Security remove keylock

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



8/20/2026

FAILED INSPECTION NOTICE

James F & Twyla J Stacey
4026 Macdonald Ave
Richmond, CA 94805-2249

Property:
330 S 35TH ST
RICHMOND, CA 94804-3227-

PropID:
Client ID: 5399

Dear Owner/Agent,

This letter is to inform you that your property at **330 S 35TH ST RICHMOND, CA 94804-3227** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition remove black discoloration chipping and peeling around windows. remove or repaint.

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



8/20/2026

FAILED INSPECTION NOTICE

James F & Twyla J Stacey
4026 Macdonald Ave
Richmond, CA 94805-2249

Property:
324 S 35TH ST
RICHMOND, CA 94804-3227-

PropID:
Client ID: 5399

Dear Owner/Agent,

This letter is to inform you that your property at **324 S 35TH ST RICHMOND, CA 94804-3227** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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 keylock
8.6	General Health and Safety/Interior Stairs and Common Halls chipping and peeling paint on ceiling remove or repaint.

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



8/20/2026

FAILED INSPECTION NOTICE

Pgp Enterprises Llc
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5619 MADISON AVE Apt 1
RICHMOND, CA 94804-4890-

PropID:
Client ID: 6789

Dear Owner/Agent,

This letter is to inform you that your property at **5619 MADISON AVE Apt 1 RICHMOND, CA 94804-4890** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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 replace missing screen.
1.4	Living Room/Security hole in screen . repair or replace
2.12	Kitchen/Sink leaking under sink deteriorated sink floor repair or replace
	loose faucet handle. repair or replace.
1.7	Living Room/Wall Condition remove excessive grease from walls.



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Pgp Enterprises Llc
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5619 MADISON AVE Apt 2
RICHMOND, CA 94804-4890-

PropID:
Client ID: 6789

Dear Owner/Agent,

This letter is to inform you that your property at **5619 MADISON AVE Apt 2 RICHMOND, CA 94804-4890** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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>
2.12	Kitchen/Sink non working garbage disposal making loud noise 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



8/20/2026

FAILED INSPECTION NOTICE

Pgp Enterprises Llc
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5619 MADISON AVE Apt 3
RICHMOND, CA 94804-4890-

PropID:
Client ID: 6789

Dear Owner/Agent,

This letter is to inform you that your property at **5619 MADISON AVE Apt 3 RICHMOND, CA 94804-4890** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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>
2.12	Kitchen/Sink non working garbage disposal making loud noise. 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



8/20/2026

FAILED INSPECTION NOTICE

Pgp Enterprises Llc
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5619 MADISON AVE Apt 4
RICHMOND, CA 94804-4890-

PropID:
Client ID: 6789

Dear Owner/Agent,

This letter is to inform you that your property at **5619 MADISON AVE Apt 4 RICHMOND, CA 94804-4890** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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>
2.12	Kitchen/Sink leaking faucet. 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



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
1333 MONTEREY ST
RICHMOND, CA 94804-4942-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **1333 MONTEREY ST RICHMOND, CA 94804-4942** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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
1.4	Living Room/Security patio door very hard to close - repair/replace patio door lock not secured properly - 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



8/20/2026

FAILED INSPECTION NOTICE

Franca & Thomas Tallerico
2035 Tamalpais Ave
El Cerrito, CA 94530-1847

Property:
3743 ESMOND AVE
RICHMOND, CA 94805-1330-

PropID:
Client ID: 3178

Dear Owner/Agent,

This letter is to inform you that your property at **3743 ESMOND AVE RICHMOND, CA 94805-1330** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 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 Reverse door knob as lock should be on interior side of door, remove latch lock from door as well.
4.5	Other Rooms/Window Condition Move desk blocking window (fire exit)
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.
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Low hot water pressure, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Flush Valve leaking / water running.
3.6	Bathroom/Ceiling Condition Clean/remove discoloration on bathroom ceiling
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Franca & Thomas Tallerico
2035 Tamalpais Ave
El Cerrito, CA 94530-1847

Property:
5027 GARVIN AVE
RICHMOND, CA 94805-1432-

PropID:
Client ID: 3178

Dear Owner/Agent,

This letter is to inform you that your property at **5027 GARVIN AVE RICHMOND, CA 94805-1432** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/13/2026 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.



8/20/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	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.
3.4	Bathroom/Security Remove keyed entry lock from door
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom by sink
3.5	Bathroom/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Door. - Right of dishwasher
2.12	Kitchen/Sink Dishwasher inoperable, repair
8.1	General Health and Safety/Access to Unit Install patio door screen
1.4	Living Room/Security Install striker plate on front door frame



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Franca & Thomas Tallerico
2035 Tamalpais Ave
El Cerrito, CA 94530-1847

Property:
647 40TH ST
RICHMOND, CA 94805-1809-

PropID:
Client ID: 3178

Dear Owner/Agent,

This letter is to inform you that your property at **647 40TH ST RICHMOND, CA 94805-1809** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/14/2026 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 keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
3.12	Bathroom/Tub or Shower Resurface tub



8/20/2026

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
3312 BARRETT AVE
RICHMOND, CA 94805-2138-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **3312 BARRETT AVE RICHMOND, CA 94805-2138** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 between 11:00AM and 02:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
3314 BARRETT AVE
RICHMOND, CA 94805-2138-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **3314 BARRETT AVE RICHMOND, CA 94805-2138** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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	caulking inside tub badly worn/damaged - repair/replace tub has a constant drip
3.7 Bathroom/Wall Condition	towel rack - damaged/missing
8.7 General Health and Safety/Other Interior Hazards	hallway smoke detector inop
2.13 Kitchen/Space for Storage, Prep and Serving	cabinet door under sink not secure - repair/replace
2.12 Kitchen/Sink	dishwasher inop
7.1 Heating and Plumbing/Adequacy of Heating Equipment	heater inop - repair/replace



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
3316 BARRETT AVE
RICHMOND, CA 94805-2138-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **3316 BARRETT AVE RICHMOND, CA 94805-2138** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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 temp control cover inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace remove foil from stove
4.4	Other Rooms/Security remove key lock from bedroom door remove door latch from bedroom door
4.10	Other Rooms/Smoke Detectors smoke detector missing in bedroom
3.4	Bathroom/Security remove key lock from door
4.6	Other Rooms/Celing Condition 40% of ceiling badly discolored - remove/repair/repaint
3.6	Bathroom/Ceiling Condition ceiling bubbling - repair/repaint



8/20/2026

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



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
3318 BARRETT AVE
RICHMOND, CA 94805-2138-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **3318 BARRETT AVE RICHMOND, CA 94805-2138** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2026.

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 temp control inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven front right burner inop
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door peeling badly - repair/replace
3.4	Bathroom/Security door peeling - repair/replace



8/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
3320 BARRETT AVE
RICHMOND, CA 94805-2138-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **3320 BARRETT AVE RICHMOND, CA 94805-2138** **failed** the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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 temp control inop unable to test heater - repair/replace
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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



8/20/2026

FAILED INSPECTION NOTICE

Michael & Heide Hughey
2526 Alva Ave
El Cerrito, CA 94530

Property:
3911 NEVIN AVE
RICHMOND, CA 94805-2236-

PropID:
Client ID: 3911

Dear Owner/Agent,

This letter is to inform you that your property at **3911 NEVIN AVE RICHMOND, CA 94805-2236** failed the Housing Quality Standards (HQS) inspection on 08/12/2026.

A re-inspection has been scheduled for 10/08/2026 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 temp control inop unable to test heater - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop
4.4	Other Rooms/Security remove key lock from bedroom door remove key latch from bedroom door
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.3	Bathroom/Electrical Hazards GFCI outlet missing



8/20/2026

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