



9/21/2023

FAILED INSPECTION NOTICE

San Pablo Creek Development
1600 Lombard St
San Francisco, CA 94123

Property:
4945 SAN PABLO DAM RD
RICHMOND, CA 94803-

PropID:
Client ID: 17655

Dear Owner/Agent,

This letter is to inform you that your property at **4945 SAN PABLO DAM RD RICHMOND, CA 94803** **failed** the Housing Quality Standards (HQS) inspection on 09/15/2023.

A re-inspection has been scheduled for 10/19/2023 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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven stove/oven ventilation light inop and install grease screen	O
3.5	Bathroom/Window Condition rear bathroom window/sill excessive black discoloration, repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch deteriorating, loose/rotten boards and railings loose, repair/repalce	O



9/21/2023

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



9/21/2023

FAILED INSPECTION NOTICE

Megan Qian Hong Cai
847 Ellsworth St
San Francisco, CA 94110-6052

Property:
2372 DOWNER AVE
RICHMOND, CA 94804-1436-

PropID:
Client ID: 9946

Dear Owner/Agent,

This letter is to inform you that your property at **2372 DOWNER AVE RICHMOND, CA 94804-1436** **failed** the Housing Quality Standards (HQS) inspection on 09/15/2023.

A re-inspection has been scheduled for 10/26/2023 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>	<u>Tenant/Owner</u>
3.3	Bathroom/Electrical Hazards replace bathroom outlet with a GFCI outlet.	O
8.7	General Health and Safety/Other Interior Hazards replace carbon monoxide detectors in unit, not properly testing.	O

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



9/21/2023

FAILED INSPECTION NOTICE

Smirna D Carthy
209 Carson St
Hercules, CA 94547-2028

Property:
144 S 5TH ST
RICHMOND, CA 94804-2210-

PropID:
Client ID: 13186

Dear Owner/Agent,

This letter is to inform you that your property at **144 S 5TH ST RICHMOND, CA 94804-2210** failed the Housing Quality Standards (HQS) inspection on 09/15/2023.

A re-inspection has been scheduled for 10/26/2023 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>	<u>Tenant/Owner</u>
3.3	Bathroom/Electrical Hazards replace hallway bathroom outlet with a GFCI outlet.	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit secure loose toilet to floor in 1/2 bathroom.	O

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



9/21/2023

FAILED INSPECTION NOTICE

Qi Chang Huang
2551 38Th Ave
San Francisco, CA 94116

Property:
233 S 44TH ST
RICHMOND, CA 94804-3407-

PropID:
Client ID: 16627

Dear Owner/Agent,

This letter is to inform you that your property at **233 S 44TH ST RICHMOND, CA 94804-3407** failed the Housing Quality Standards (HQS) inspection on 09/15/2023.

A re-inspection has been scheduled for 10/26/2023 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>	<u>Tenant/Owner</u>
8.6	General Health and Safety/Interior Stairs and Common Halls install carbon monoxide detector in common area in unit.	O
4.4	Other Rooms/Security unable to inspect 2 bedrooms due to being locked.	O
5.4	Secondary Rooms/Other Potential Hazardous Features repair large crack in garage ceiling.	O
8.7	General Health and Safety/Other Interior Hazards remove all keyed locks from bedroom doors and replace with non-keyed locking door knobs.	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Lei Wang
6946 Fairview Dr
El Cerrito, CA 94530-1830

Property:
5118 TEHAMA AVE
RICHMOND, CA 94804-5126-

PropID:
Client ID: 11114

Dear Owner/Agent,

This letter is to inform you that your property at **5118 TEHAMA AVE RICHMOND, CA 94804-5126** **failed** the Housing Quality Standards (HQS) inspection on 09/15/2023.

A re-inspection has been scheduled for 10/24/2023 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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven stove RR burner not lighting. repair/replace.	O
8.6	General Health and Safety/Interior Stairs and Common Halls install smoke detector in hallway area.	O
4.3	Other Rooms/Electrical Hazards bedroom outlets not grounded. repair/replace.	O
6.4	Building Exterior/Condition of Exterior Surfaces repair/replace falling/leaning fence in back yard.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable. repair/replace.	O
7.4	Heating and Plumbing/Water Heater unable to inspect water heater, provide access at next inspection.	O



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FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

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

Property:
5105 PANAMA AVE Apt B
RICHMOND, CA 94804-5419-

PropID:
Client ID: 7482

Dear Owner/Agent,

This letter is to inform you that your property at **5105 PANAMA AVE Apt B RICHMOND, CA 94804-5419** failed the Housing Quality Standards (HQS) inspection on 09/15/2023.

A re-inspection has been scheduled for 10/24/2023 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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven stove oven knob missing. replace.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable. repair/replace.	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

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

Property:
5107 PANAMA AVE Apt B
RICHMOND, CA 94804-5419-

PropID:
Client ID: 7482

Dear Owner/Agent,

This letter is to inform you that your property at **5107 PANAMA AVE Apt B RICHMOND, CA 94804-5419** failed the Housing Quality Standards (HQS) inspection on 09/15/2023.

A re-inspection has been scheduled for 10/24/2023 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>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable. repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit secure loose bathroom sink faucet.	O

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



9/21/2023

FAILED INSPECTION NOTICE

Rajender & Divay Deep Bal
5227 Sacramento Ave
Richmond, CA 94804-5427

Property:
5235 PANAMA AVE
RICHMOND, CA 94804-5421-

PropID:
Client ID: 6087

Dear Owner/Agent,

This letter is to inform you that your property at **5235 PANAMA AVE RICHMOND, CA 94804-5421** **failed** the Housing Quality Standards (HQS) inspection on 09/15/2023.

A re-inspection has been scheduled for 10/24/2023 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>	<u>Tenant/Owner</u>
2.11	Kitchen/Refrigerator replace torn refrigerator gasket/seal.	O
3.3	Bathroom/Electrical Hazards replace bathroom outlet with a GFCI outlet.	O
4.8	Other Rooms/Floor Condition repair/replace damaged carpet in bedroom.	O

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



9/21/2023

FAILED INSPECTION NOTICE

Rajender & Divay Deep Bal
5227 Sacramento Ave
Richmond, CA 94804-5427

Property:
5303 PANAMA AVE
RICHMOND, CA 94804-5423-

PropID:
Client ID: 6087

Dear Owner/Agent,

This letter is to inform you that your property at **5303 PANAMA AVE RICHMOND, CA 94804-5423** **failed** the Housing Quality Standards (HQS) inspection on 09/15/2023.

A re-inspection has been scheduled for 10/24/2023 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>	<u>Tenant/Owner</u>
6.4	Building Exterior/Condition of Exterior Surfaces replace damaged crawl space vent cover on front side of front exterior staircase.	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 8037

Dear Owner/Agent,

This letter is to inform you that your property at **2329 SAN JOAQUIN ST Apt 5 RICHMOND, CA 94804-5434** failed the Housing Quality Standards (HQS) inspection on 09/15/2023.

A re-inspection has been scheduled for 10/26/2023 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>	<u>Tenant/Owner</u>
1.4	Living Room/Security install weather stripping around front door.	O
2.3	Kitchen/Electrical Hazards replace kitchen outlets left & right of sink with GFCI outlets.	O
4.3	Other Rooms/Electrical Hazards bedroom outlet missing cover plate.	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inoperable. repair/replace.	O



9/21/2023

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Harry F Tre Albers
Michael Friel
1510 Beverly Pl
Albany, CA 94706-2508

Property:
5708 PANAMA AVE
RICHMOND, CA 94804-5520-

PropID:
Client ID: 11905

Dear Owner/Agent,

This letter is to inform you that your property at **5708 PANAMA AVE RICHMOND, CA 94804-5520** **failed** the Housing Quality Standards (HQS) inspection on 09/15/2023.

A re-inspection has been scheduled for 10/24/2023 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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven stove LF burner missing drip pan. replace.	O
3.3	Bathroom/Electrical Hazards 2nd floor bathroom GFCI outlet has hot/neutral reversed wiring. repair.	O
8.6	General Health and Safety/Interior Stairs and Common Halls 2nd floor hallway outlet not grounded. repair.	O
8.7	General Health and Safety/Other Interior Hazards 1st floor hallway closet doors near front door missing guide rail. Doors swing. repair.	O
4.3	Other Rooms/Electrical Hazards 2nd floor bedroom outlets not grounded. repair.	O
4.10	Other Rooms/Smoke Detectors replace missing bedroom smoke detector.	O
5.4	Secondary Rooms/Other Potential Hazardous Features install combo detector in basement area.	O



9/21/2023

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Ben Weinstein
Jennifer Dymont
Po Box 6444
Albany, CA 94706

Property:
5511 CENTRAL AVE
RICHMOND, CA 94804-5904-

PropID:
Client ID: 7700

Dear Owner/Agent,

This letter is to inform you that your property at **5511 CENTRAL AVE RICHMOND, CA 94804-5904** **failed** the Housing Quality Standards (HQS) inspection on 09/15/2023.

A re-inspection has been scheduled for 10/26/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards kitchen GFCI outlet right of sink has no power & not resetting. repair/replace.	O
4.10	Other Rooms/Smoke Detectors replace chirping bedroom smoke detector.	O

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Isabel C Chang
4455 Lisa Dr
Union City, CA 94587

Property:
3015 HOWARD ST
RICHMOND, CA 94804-6011-

PropID:
Client ID: 9016

Dear Owner/Agent,

This letter is to inform you that your property at **3015 HOWARD ST RICHMOND, CA 94804-6011** failed the Housing Quality Standards (HQS) inspection on 09/15/2023.

A re-inspection has been scheduled for 10/26/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom sink faucet leaking. repair/replace.	O
3.12	Bathroom/Tub or Shower re-caulk inside of master bathroom shower enclosure. mold/mildew present.	O
3.1	Bathroom/Bathroom Present repair damaged master bathroom sink knob.	O



9/21/2023

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City of Richmond
Residential Rental Inspections Program



9/21/2023

FAILED INSPECTION NOTICE

Faryal Saiidnia
200 Baltic Cir Unit 238
Redwood City, CA 94065

Property:
231 LAKESHORE CT
RICHMOND, CA 94804-7425-

PropID:
Client ID: 17243

Dear Owner/Agent,

This letter is to inform you that your property at **231 LAKESHORE CT RICHMOND, CA 94804-7425** **failed** the Housing Quality Standards (HQS) inspection on 09/15/2023.

A re-inspection has been scheduled for 10/26/2023 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.3	Bathroom/Electrical Hazards Master bathroom GFCI outlet not testing/resetting. replace. replace hallway bathroom outlet with a GFCI outlet if hallway bathroom outlet is not wired/connected with master bathroom GFCI outlet.	O

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