



10/6/2025

FAILED INSPECTION NOTICE

Gabriel Manzanares
BARTELS PROPERTY MANAGEMENT
Po Box 31
Brisbane, CA 94005

Property:
1917 CHANSLOR AVE Apt B
RICHMOND, CA 94801--

PropID:
Client ID: 8371

Dear Owner/Agent,

This letter is to inform you that your property at **1917 CHANSLOR AVE Apt B RICHMOND, CA 94801-**
failed the Housing Quality Standards (HQS) inspection on 09/23/2025.

A re-inspection has been scheduled for 11/18/2025 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>
4.5	Other Rooms/Window Condition Window screen damaged, repair

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



10/6/2025

FAILED INSPECTION NOTICE

Gabriel Manzanares
BARTELS PROPERTY MANAGEMENT
Po Box 31
Brisbane, CA 94005

Property:
1917 CHANSLOR AVE Apt C
RICHMOND, CA 94801--

PropID:
Client ID: 8371

Dear Owner/Agent,

This letter is to inform you that your property at **1917 CHANSLOR AVE Apt C RICHMOND, CA 94801-**
failed the Housing Quality Standards (HQS) inspection on 09/23/2025.

A re-inspection has been scheduled for 11/18/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. REPLACE CRACKED OUTLET ON LEFT WALL
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

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Sincerely,

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Maria Ledesma
36055 Turpin Way
Richmond, CA 94536

Property:
1301 RHEEM AVE
RICHMOND, CA 94801-2334-

PropID:
Client ID: 18575

Dear Owner/Agent,

This letter is to inform you that your property at **1301 RHEEM AVE RICHMOND, CA 94801-2334** failed the Housing Quality Standards (HQS) inspection on 09/23/2025.

A re-inspection has been scheduled for 11/20/2025 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Eric B Meyers Trust
2801 Pinole Valley Rd Suite 210
Pinole, CA 94564

Property:
1612 VISALIA AVE
RICHMOND, CA 94801-2406-

PropID:
Client ID: 7664

Dear Owner/Agent,

This letter is to inform you that your property at **1612 VISALIA AVE RICHMOND, CA 94801-2406** failed the Housing Quality Standards (HQS) inspection on 09/23/2025.

A re-inspection has been scheduled for 11/18/2025 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>
4.5	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.

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Sincerely,

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Mohamed & Ghania S Alnajar
Po Box 5074
Richmond, CA 94805-0074

Property:
675 2ND ST Apt 2
RICHMOND, CA 94801-2623-

PropID:
Client ID: 12333

Dear Owner/Agent,

This letter is to inform you that your property at **675 2ND ST Apt 2 RICHMOND, CA 94801-2623** failed the Housing Quality Standards (HQS) inspection on 09/23/2025.

A re-inspection has been scheduled for 11/18/2025 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>
3.4 Bathroom/Security	Remove keyed entry lock from bathroom door
4.4 Other Rooms/Security	Remove keyed lock from interior door.

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

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Mohamed & Ghania S Alnajar
Po Box 5074
Richmond, CA 94805-0074

Property:
675 2ND ST Apt 4
RICHMOND, CA 94801-2623-

PropID:
Client ID: 12333

Dear Owner/Agent,

This letter is to inform you that your property at **675 2ND ST Apt 4 RICHMOND, CA 94801-2623** failed the Housing Quality Standards (HQS) inspection on 09/23/2025.

A re-inspection has been scheduled for 11/18/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. GFCI HAS HOT/NEUTRAL REVERSE, REPAIR

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10/6/2025

FAILED INSPECTION NOTICE

Yalsay Llc
Lance G Willis
1441 Center Ave
Martinez, CA 94553

Property:
582 6TH
RICHMOND, CA 94801-2671-

PropID:
Client ID: 19397

Dear Owner/Agent,

This letter is to inform you that your property at **582 6TH RICHMOND, CA 94801-2671** failed the Housing Quality Standards (HQS) inspection on 09/23/2025.

A re-inspection has been scheduled for 11/20/2025 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security door knob is hard to turn, makes the door hard to open.
1.5	Living Room/Window Condition replace missing screens
3.5	Bathroom/Window Condition replace missing screens
4.5	Other Rooms/Window Condition replace screens



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

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Micaiah Reuben Filkins
1235 Morning Sun Way
Las Vegas, NV 89110

Property:
516 BARRETT AVE
RICHMOND, CA 94801-2679-

PropID:
Client ID: 18207

Dear Owner/Agent,

This letter is to inform you that your property at **516 BARRETT AVE RICHMOND, CA 94801-2679** **failed** the Housing Quality Standards (HQS) inspection on 09/23/2025.

A re-inspection has been scheduled for 11/20/2025 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 door locks from all bedroom doors
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing

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Sincerely,

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Elijah K Karanja
2533 Baywood Way
Richmond, CA 94804

Property:
1619 CHANSLOR AVE Apt 2
RICHMOND, CA 94801-3658-

PropID:
Client ID: 16147

Dear Owner/Agent,

This letter is to inform you that your property at **1619 CHANSLOR AVE Apt 2 RICHMOND, CA 94801-3658** failed the Housing Quality Standards (HQS) inspection on 09/23/2025.

A re-inspection has been scheduled for 11/20/2025 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>
1.1	Living Room/Living Room Present 7/28/25 2:20 pm, no show beige house.
2.12	Kitchen/Sink Dish washer not working properly - repair/replace
4.3	Other Rooms/Electrical Hazards Outlet next to bed not working properly - repair/replace
4.10	Other Rooms/Smoke Detectors Smoke detector not working properly
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway smoke detector not properly secured - repair/replace



10/6/2025

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Elijah K Karanja
2533 Baywood Way
Richmond, CA 94804

Property:
1619 CHANSLOR AVE Apt 4
RICHMOND, CA 94801-3658-

PropID:
Client ID: 16147

Dear Owner/Agent,

This letter is to inform you that your property at **1619 CHANSLOR AVE Apt 4 RICHMOND, CA 94801-3658** failed the Housing Quality Standards (HQS) inspection on 09/23/2025.

A re-inspection has been scheduled for 11/20/2025 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 stove burner not working, repair.

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

David & Monique Fuller Taylor
5631 Fernhoff Rd
Oakland, CA 94619-3166

Property:
2330 ROOSEVELT AVE
RICHMOND, CA 94804-1633-

PropID:
Client ID: 6291

Dear Owner/Agent,

This letter is to inform you that your property at **2330 ROOSEVELT AVE RICHMOND, CA 94804-1633** **failed** the Housing Quality Standards (HQS) inspection on 09/23/2025.

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Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

Richmond Essex Lp
TRENNILLE A BRASS
2601 Hilltop Drive, Leasing Office
Richmond, CA 94806

Property:
2601 HILLTOP DR Apt 213
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 213 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 09/23/2025.

A re-inspection has been scheduled for 11/18/2025 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 Cabinet door off track, repair

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