



10/5/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 3279

Dear Owner/Agent,

This letter is to inform you that your property at **5647 MADISON AVE Apt 4 RICHMOND, CA 94804-4868** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 between 01:00PM and 04:00PM.

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

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

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

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

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



10/5/2026

FAILED INSPECTION NOTICE

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

Property:
5647 MADISON AVE Apt 5
RICHMOND, CA 94804-4868-

PropID:
Client ID: 3279

Dear Owner/Agent,

This letter is to inform you that your property at **5647 MADISON AVE Apt 5 RICHMOND, CA 94804-4868** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.3	Living Room/Electrical Hazards outlet cover damaged - replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet 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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Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

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

Property:
5647 MADISON AVE Apt 6
RICHMOND, CA 94804-4868-

PropID:
Client ID: 3279

Dear Owner/Agent,

This letter is to inform you that your property at **5647 MADISON AVE Apt 6 RICHMOND, CA 94804-4868** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards light switch to entry/exit stairway is located in stairway. tenant is legally blind and is unable to see light switch in stairway when the light is off to turn it on to see. Tenant needs a light switch to the stairway light inside unit so they turn the light on to the stairway on from inside the unit so she can see stair way upon leaving - health and safety hazard - 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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City of Richmond
Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Buenaventura & Mildred Agcaoili
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5912 ALAMEDA AVE
RICHMOND, CA 94804-4874-

PropID:
Client ID: 1306

Dear Owner/Agent,

This letter is to inform you that your property at **5912 ALAMEDA AVE RICHMOND, CA 94804-4874** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 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>
2.10	Kitchen/Stove or Range with Oven hood range worn/peeling - repair/replace
7.4	Heating and Plumbing/Water Heater water heater discharge pipeline missing
2.4	Kitchen/Security back door lip at exit worn/damaged - repair/replace

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

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

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Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Buenaventura & Mildred Agcaoili
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5914 ALAMEDA AVE
RICHMOND, CA 94804-4874-

PropID:
Client ID: 1306

Dear Owner/Agent,

This letter is to inform you that your property at **5914 ALAMEDA AVE RICHMOND, CA 94804-4874** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 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 inop
2.12	Kitchen/Sink worn/damaged/chipping - repair/resurface/replace
8.7	General Health and Safety/Other Interior Hazards front and back door have airgap at bottom -repair

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



10/5/2026

FAILED INSPECTION NOTICE

Buenaventura & Mildred Agcaoili
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5916 ALAMEDA AVE
RICHMOND, CA 94804-4874-

PropID:
Client ID: 1306

Dear Owner/Agent,

This letter is to inform you that your property at **5916 ALAMEDA AVE RICHMOND, CA 94804-4874** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 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 inop
4.4	Other Rooms/Security remove key lock from bedroom door
4.8	Other Rooms/Floor Condition carpet worn/torn at bedroom entry - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.11	Kitchen/Refrigerator exterior doors very badly worn/rusted - repair/replace
3.3	Bathroom/Electrical Hazards GFCI outlet missing
6.3	Building Exterior/Condition of Roof and Gutters bottom of back porch roof lip damaged/not secure - repair/replace
4.2	Other Rooms/Electricity/Illumination bedroom light inop



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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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Sincerely,

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Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Buenaventura & Mildred Agcaoili
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5918 ALAMEDA AVE
RICHMOND, CA 94804-4874-

PropID:
Client ID: 1306

Dear Owner/Agent,

This letter is to inform you that your property at **5918 ALAMEDA AVE RICHMOND, CA 94804-4874** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
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.

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Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Buenaventura & Mildred Agcaoili
BARTELS PROPERTY MANAGEMENT
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5920 ALAMEDA AVE
RICHMOND, CA 94804-4874-

PropID:
Client ID: 1306

Dear Owner/Agent,

This letter is to inform you that your property at **5920 ALAMEDA AVE RICHMOND, CA 94804-4874** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security key sticks in front entry door locks - hard to pull out - repair/replace
2.5	Kitchen/Window Condition lock latch broken - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit interior of vanity cabinet vey badly rusted - replace
3.8	Bathroom/Floor Condition peeling up at tub base - repair/replace
3.12	Bathroom/Tub or Shower diverter inop
3.3	Bathroom/Electrical Hazards GFCI outlet missing
1.8	Living Room/Floor Condition carpet bunching throughout unit tripping hazard - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions gate on side of house damaged - repair/repalce



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City of Richmond
Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

Gen Barak Llc
Woodminster Real Estate
20590 Palmer Ave
Sonoma, CA 95476

Property:
5811 JEFFERSON AVE Apt A
RICHMOND, CA 94804-4883-

PropID:
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5811 JEFFERSON AVE Apt A RICHMOND, CA 94804-4883** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Shows absence of, or insecure railing around a porch or balcony which is approximately 30 inches or more above the ground.
6.4	Building Exterior/Condition of Exterior Surfaces chipping and peeling paint on front and rear side of house. repaint or remove.

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



10/5/2026

FAILED INSPECTION NOTICE

Gen Barak Llc
Woodminster Real Estate
20590 Palmer Ave
Sonoma, CA 95476

Property:
5819 JEFFERSON AVE Apt A
RICHMOND, CA 94804-4894-

PropID:
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5819 JEFFERSON AVE Apt A RICHMOND, CA 94804-4894** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12 Bathroom/Tub or Shower	replace missing shower head.
3.8 Bathroom/Floor Condition	The floor condition poses a danger to the tenant of tripping or falling. replace trim in door way.
7.4 Heating and Plumbing/Water Heater	could not access water heater.



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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



10/5/2026

FAILED INSPECTION NOTICE

Gen Barak Llc
Woodminster Real Estate
20590 Palmer Ave
Sonoma, CA 95476

Property:
5819 JEFFERSON AVE Apt C
RICHMOND, CA 94804-4894-

PropID:
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5819 JEFFERSON AVE Apt C RICHMOND, CA 94804-4894** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater could not locate

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



10/5/2026

FAILED INSPECTION NOTICE

Gen Barak Llc
Woodminster Real Estate
20590 Palmer Ave
Sonoma, CA 95476

Property:
5825 JEFFERSON AVE Apt A
RICHMOND, CA 94804-4894-

PropID:
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5825 JEFFERSON AVE Apt A RICHMOND, CA 94804-4894** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Repair/Replace loose Faucet Assembly
6.4	Building Exterior/Condition of Exterior Surfaces peeling and chipping paint . remove or repaint.
3.12	Bathroom/Tub or Shower peeling and chipping inside of tub. resurface 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.

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10/5/2026

FAILED INSPECTION NOTICE

Gen Barak Llc
Woodminster Real Estate
20590 Palmer Ave
Sonoma, CA 95476

Property:
5825 JEFFERSON AVE Apt B
RICHMOND, CA 94804-4894-

PropID:
Client ID: 18956

Dear Owner/Agent,

This letter is to inform you that your property at **5825 JEFFERSON AVE Apt B RICHMOND, CA 94804-4894** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.11 Kitchen/Refrigerator	Exterior of refrigerator extremely rusted, repair or replace
3.12 Bathroom/Tub or Shower	1. Caulk inside of tub damaged, repair
	2. Shower head leaking in rear, repair
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.



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Sincerely,

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Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

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

Property:
1424 MERCED ST
RICHMOND, CA 94804-4922-

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1424 MERCED ST RICHMOND, CA 94804-4922** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
1.5	Living Room/Window Condition window missing/broken - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light /fan inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
8.2	General Health and Safety/Exits bedroom patio door lock not working
4.10	Other Rooms/Smoke Detectors smoke detector missing in 2x bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose
3.8	Bathroom/Floor Condition tiles next to base of tub broken damaged - repair/replace



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10/5/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1907 SAN JOAQUIN ST Apt A RICHMOND, CA 94804-5130** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 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.

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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10/5/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1907 SAN JOAQUIN ST Apt B RICHMOND, CA 94804-5130** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 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.

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1907 SAN JOAQUIN ST Apt C RICHMOND, CA 94804-5130** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 between 09:00AM and 12:00PM.

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Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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10/5/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1907 SAN JOAQUIN ST Apt D1 RICHMOND, CA 94804-5130** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 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.

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.

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



10/5/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 4704

Dear Owner/Agent,

This letter is to inform you that your property at **1907 SAN JOAQUIN ST Apt D2 RICHMOND, CA 94804-5130** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 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.

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.

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



10/5/2026

FAILED INSPECTION NOTICE

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

Property:
2329 SAN JOAQUIN ST Apt 1
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 1 RICHMOND, CA 94804-5434** failed the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/01/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security 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.

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



10/5/2026

FAILED INSPECTION NOTICE

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

Property:
12713 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12713 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/02/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.

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



10/5/2026

FAILED INSPECTION NOTICE

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

Property:
12725 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12725 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/02/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	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.
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



10/5/2026

FAILED INSPECTION NOTICE

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

Property:
12731 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12731 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/02/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.11	Kitchen/Refrigerator Light inoperable, 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

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

Property:
12733 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12733 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/02/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12 Bathroom/Tub or Shower	
	Resurface tub

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



10/5/2026

FAILED INSPECTION NOTICE

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

Property:
12737 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12737 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/02/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
7.4	Heating and Plumbing/Water Heater 1. Wtr. Htr. = Missing Pilot Light Cover. 2. 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/5/2026

FAILED INSPECTION NOTICE

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

Property:
12745 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12745 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/02/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater Wtr. Htr. = Missing Pilot Light Cover.

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



10/5/2026

FAILED INSPECTION NOTICE

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

Property:
12747 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12747 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/02/2026 between 01:00PM and 04:00PM.

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

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

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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



10/5/2026

FAILED INSPECTION NOTICE

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

Property:
12775 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID:
Client ID: 1074

Dear Owner/Agent,

This letter is to inform you that your property at **12775 SAN PABLO AVE RICHMOND, CA 94805-1302** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2026.

A re-inspection has been scheduled for 12/02/2026 between 01:00PM and 04:00PM.

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program