



1/22/2025

FAILED INSPECTION NOTICE

Schleif-Reiten Llc
248 Riviera Dr
San Rafael, CA 94901

Property:
2318 BROOKS AVE Apt 2
RICHMOND, CA 94804-1470-

PropID:
Client ID: 15499

Dear Owner/Agent,

This letter is to inform you that your property at **2318 BROOKS AVE Apt 2 RICHMOND, CA 94804-1470** **failed** the Housing Quality Standards (HQS) inspection on 12/30/2024.

A re-inspection has been scheduled for 02/21/2025 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>	<u>Tenant/Owner</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches remove overgrown rose bushes hanging over stairs.	O
8.6	General Health and Safety/Interior Stairs and Common Halls remove clutter on stairs.	T

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



1/22/2025

FAILED INSPECTION NOTICE

Schleif-Reiten Llc
248 Riviera Dr
San Rafael, CA 94901

Property:
2316 BROOKS AVE Apt 2
RICHMOND, CA 94804-1470-

PropID:
Client ID: 15499

Dear Owner/Agent,

This letter is to inform you that your property at **2316 BROOKS AVE Apt 2 RICHMOND, CA 94804-1470** **failed** the Housing Quality Standards (HQS) inspection on 12/30/2024.

A re-inspection has been scheduled for 02/21/2025 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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven stove burners is not working like designed. tenant has to use a lighter to ignite flames.	O
8.6	General Health and Safety/Interior Stairs and Common Halls clear stairs of clutter	T

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



1/22/2025

FAILED INSPECTION NOTICE

Guat Toh Ng
3606 May Rd
Richmond, CA 94803

Property:
33 GROVE ST
RICHMOND, CA 94804-1917-

PropID:
Client ID: 9176

Dear Owner/Agent,

This letter is to inform you that your property at **33 GROVE ST RICHMOND, CA 94804-1917** failed the Housing Quality Standards (HQS) inspection on 12/30/2024.

A re-inspection has been scheduled for 02/21/2025 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>	<u>Tenant/Owner</u>
3.3	Bathroom/Electrical Hazards Gfci outlet not functioning	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



1/22/2025

FAILED INSPECTION NOTICE

Andrei & Crystelle Wallace
Bartels Property Management
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Property:
5301 COLUMBIA AVE
RICHMOND, CA 94804-5405-

PropID:
Client ID: 4107

Dear Owner/Agent,

This letter is to inform you that your property at **5301 COLUMBIA AVE RICHMOND, CA 94804-5405** **failed** the Housing Quality Standards (HQS) inspection on 12/30/2024.

A re-inspection has been scheduled for 02/21/2025 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>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors non working smoke detector	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.

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