

HAP 856 Inspection Report
As of Dec 30, 2023

Housing Authority:

Jesus N. Lopez <jlopez@hacsj.org>

cfuentes@hacsj.org

Alicia Lopez <alicialopez@hacsj.org>

Failed Items

Level Name2	Level Name3	Name	Description	Observation	Responsibility	Notes
		Health and Safety	General Health and Safety		Owner	
		Other Hazards	Other Interior Hazards		Owner	remove large branch piles rear and side yard
		Neighborhood	Site and Neighborhood Conditions	Deteriorated fence	Owner	left rear fence collapsing repair or replace leaning section of fence or have fence braced
		Bathroom 2	Bathroom 2		Owner	
		Toilet	Flush Toilet in Enclosed Room in Unit	No flush toilet	Owner	Master bathroom toilet not flushing
		Secondary Rooms	Secondary Rooms		Owner	
		Security	Security	Damaged/deteriorated door jambs	Owner	damaged/cracked door jamb at door leading from garage to exterior. Door does not lock repair/Replace jamb Note door was damaged by vandals

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- Summary of damages at 856 Property:
 - Health and Safety: General Health and Safety
 - Other Hazards: Other Interior Hazards
 - Notes: remove large branch piles rear and side yard
 - Neighborhood: Site and Neighborhood Conditions
 - Observation: Deteriorated fence
 - Notes: left rear fence collapsing, repair or replace leaning section of fence, or have fence braced
 - Bathroom 2: Bathroom 2
 - Toilet: Flush Toilet in Enclosed Room in Unit
 - Observation: No flush toilet
 - Notes: Master bathroom toilet, not flushing
 - Secondary Rooms: Secondary Rooms
 - Security: Security
 - Damaged/deteriorated door jambs
 - Notes: damaged/cracked door, jamb at door leading from garage to exterior.
 - Notes: Door does not lock, repair/Replace jamb
 - Notes: door was damaged by vandals
-

On Wed, Jan 3, 2024 at 8:55 AM Gordon Gordian <gordian.properties@gmail.com> wrote:
Will do, thank you.

On Wed, Jan 3, 2024 at 7:35 AM Jesus N. Lopez <jlopez@hacsj.org> wrote:
Good morning,

Sounds good let us know when its done so we can schedule an inspection.

Thank you,
Jesse Lopez
Leasing Specialist
Housing Authority County of San Joaquin
Phone: 209.460.5052
Fax: 209-460.5152

jnlopez@hacsj.org

<http://www.hacsj.org/>

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From: Gordon Gordian <gordian.properties@gmail.com>

Sent: Tuesday, January 2, 2024 6:46 PM

To: Jesus N. Lopez <jlopez@hacsj.org>

Cc: Alicia Lopez <alicialopez@hacsj.org>

Subject: Re: 60 Day Notice on Rent Increase Jan 1 2024 for Tiffany Fountain at 856 Raysilva

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Received, thank you.

Just want to let you know that everything has been fixed already except for the fence.

We will follow up.

On Tue, Jan 2, 2024 at 4:45 PM Jesus N. Lopez <jlopez@hacsj.org> wrote:

Hello,

See attached letter and report for the repairs that need to be completed.

Thank you,

Jesse Lopez

Leasing Specialist

Housing Authority County of San Joaquin

Phone: 209.460.5052

Fax: 209-460.5152

jnlopez@hacsj.org



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From: Gordon Gordian <gordian.properties@gmail.com>

Sent: Friday, December 29, 2023 1:35 PM

To: Alicia Lopez <alicialopez@hacsj.org>; Jesus N. Lopez <jlopez@hacsj.org>

Subject: Re: 60 Day Notice on Rent Increase Jan 1 2024 for Tiffany Fountain at 856 Raysilva

[This email originates from outside the agency. Be careful when opening attachments.]

Jesse and Alicia,

Please help us to pass the inspection for the following tenant.

We already did a lot of repairs and clean up.

Please share the inspection report so that we can double check.

Tiffany Fountain at 856 Raysilva

(510) 640-3914 • mobile

Regards,

Gordon

On Thu, Dec 28, 2023 at 11:30 AM Gordon Gordian <gordian.properties@gmail.com> wrote:

Alicia,

How did the inspection report go for 856 Raysilva?

On Fri, Dec 8, 2023 at 12:29 PM Alicia Lopez <alicialopez@hacsj.org> wrote:

You are welcome.

Alicia Lopez
Program Assistant

Housing Authority County of San Joaquin
2575 Grand Canal Blvd, Suite 100
Stockton, CA 95207
Desk: (209)460-5000 Ext:111
Fax: (209)460-5011
alicialopez@hacsj.org

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From: Gordon Gordian <gordian.properties@gmail.com>
Sent: Friday, December 8, 2023 12:25 PM
To: Alicia Lopez <alicialopez@hacsj.org>
Subject: Re: 60 Day Notice on Rent Increase Jan 1 2024 for Tiffany Fountain at 856 Raysilva

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Ok, thank you.

On Fri, Dec 8, 2023 at 12:24 PM Alicia Lopez <alicialopez@hacsj.org> wrote:
Hello,

Inspection are from 9:30 to 1:00pm

Alicia Lopez
Program Assistant

Housing Authority County of San Joaquin
2575 Grand Canal Blvd, Suite 100
Stockton, CA 95207
Desk: (209)460-5000 Ext:111
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From: Gordon Gordian <gordian.properties@gmail.com>
Sent: Friday, December 8, 2023 11:55 AM
To: Alicia Lopez <alicialopez@hacsj.org>
Subject: Re: 60 Day Notice on Rent Increase Jan 1 2024 for Tiffany Fountain at 856 Raysilva

[This email originates from outside the agency. Be careful when opening attachments.]
Alicia,

Can you let me know what time the next inspection is on Dec 18 at 856 Raysilva?

On Thu, Dec 7, 2023 at 3:30 PM Gordon Gordian <gordian.properties@gmail.com> wrote:
Tiffany Fountain at 856 Raysilva
(510) 640-3914 • mobile
Reported:
They say they came , my cousin said they didn't . So I told them call me with the next date so I can take off of work

Alicia,

Do you know what happened?

Please advise if you can reschedule this inspection?

On Mon, Nov 27, 2023 at 8:24 PM Gordon Gordian <gordian.properties@gmail.com> wrote:
Thank you for the update.

On Mon, Nov 27, 2023 at 4:09 PM Alicia Lopez <alicialopez@hacsj.org> wrote:
The unit was not inspection since the tenant called to cancel appointment due to a family member being ill. She has a reinspection on 12/06/2023.

Alicia Lopez
Program Assistant

Housing Authority County of San Joaquin
2575 Grand Canal Blvd, Suite 100
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From: Gordon Gordian <gordian.properties@gmail.com>
Sent: Monday, November 27, 2023 1:04 PM
To: Alicia Lopez <alicialopez@hacsj.org>
Subject: Re: 60 Day Notice on Rent Increase Jan 1 2024 for Tiffany Fountain at 856 Raysilva

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Tiffany didn't communicate with us.

Can you send us an inspection report so that we can see what failed?

On Mon, Nov 27, 2023 at 1:01 PM Alicia Lopez <alicialopez@hacsj.org> wrote:
Please see attached.

Tiffany Fountain is a disapproval due to the unit not passing inspection. Once it has a pass inspection please resubmit rent increase

Alicia Lopez
Program Assistant

Housing Authority County of San Joaquin
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From: Gordon Gordian <gordian.properties@gmail.com>
Sent: Monday, November 27, 2023 12:10 PM
To: Alicia Lopez <alicialopez@hacsj.org>
Subject: Fwd: 60 Day Notice on Rent Increase Jan 1 2024 for Tiffany Fountain at 856 Raysilva

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----- Forwarded message -----

From: Gordon Gordian <gordian.properties@gmail.com>

Date: Mon, Sep 25, 2023 at 1:44 PM

Subject: Fwd: 60 Day Notice on Rent Increase Jan 1 2024 for Tiffany Fountain at 856 Raysilva

To: <rentincrease@hacsj.org>

----- Forwarded message -----

From: Gordon Gordian <gordian.properties@gmail.com>

Date: Mon, Sep 25, 2023 at 7:55 AM

Subject: 60 Day Notice on Rent Increase Jan 1 2024 for Tiffany Fountain at 856 Raysilva

To: Tiffany Fountain at 856 Raysilva <Tiffanyfountain13@gmail.com>

Email Subject: 60 Day Notice on Rent Increase Jan 1 2024 for Tiffany Fountain at 856 Raysilva

Dear Tenants,

Please find the attached documents as follows:

- Rent Increase 60 day Notice with proposed rent amount starting Jan 1, 2024
- RCJC Addendum

The final rent amount is subject to Housing Authority's approval.

We also send these documents to the Housing Authority. Please let us know if you have any questions.

Regards,