



1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3801 LAKESIDE DR Apt A206  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3801 LAKESIDE DR Apt A206 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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>
8.8	General Health and Safety/Elevators	O
	1. elevator permit expired	
	2. cover for top of elevator missing, exposed wires, repair	
8.7	General Health and Safety/Other Interior Hazards	O
	1. install CO detector	



1/16/2024

**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



1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3801 LAKESIDE DR Apt A109  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3801 LAKESIDE DR Apt A109 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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>
8.8	General Health and Safety/Elevators 1. permit expired  2. cover for top of elevator missing, exposed wires, rrepair	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,

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Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3801 LAKESIDE DR Apt A213  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3801 LAKESIDE DR Apt A213 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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>
8.8	General Health and Safety/Elevators 1. permit expired  2. cover on top of elevator is missing, exposed wires, repair	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,

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Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3801 LAKESIDE DR Apt B202  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3801 LAKESIDE DR Apt B202 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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>
8.8	General Health and Safety/Elevators 1. permit expired  2. cover for top of elevator missing, repair	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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Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3801 LAKESIDE DR Apt B204  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3801 LAKESIDE DR Apt B204 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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>
8.8	General Health and Safety/Elevators 1. permit expired  2. cover for top of elevator missing, exposed wires, repair	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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1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3801 LAKESIDE DR Apt B305  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3801 LAKESIDE DR Apt B305 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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>
8.8	General Health and Safety/Elevators 1. permit expired  2. cover for top of elevator missing, exposed wires, repair	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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Residential Rental Inspections Program



1/16/2024

## FAILED INSPECTION NOTICE

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3811 LAKESIDE DR Apt C105  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3811 LAKESIDE DR Apt C105 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit tub diverter not working as designed	O
3.12	Bathroom/Tub or Shower 1. tub diverter not working as designed, repair  2. tub stopper not working as designed, repair	O
8.8	General Health and Safety/Elevators safety permit expired, repair	O





1/16/2024

**FAILED INSPECTION NOTICE**

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



1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3811 LAKESIDE DR Apt C107  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3811 LAKESIDE DR Apt C107 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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>
8.8	General Health and Safety/Elevators safety permit expired, update	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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Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3811 LAKESIDE DR Apt C309  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3811 LAKESIDE DR Apt C309 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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>
3.13	Bathroom/Ventilation ventilation fan not working as designed, repair	O
8.8	General Health and Safety/Elevators safety permit expired, update	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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Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3811 LAKESIDE DR Apt C311  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3811 LAKESIDE DR Apt C311 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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>
8.8	General Health and Safety/Elevators safety permit expired, update	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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1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3815 LAKESIDE DR Apt E301  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3815 LAKESIDE DR Apt E301 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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>
8.8	General Health and Safety/Elevators safety permit expired	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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Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3815 LAKESIDE DR Apt E304  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3815 LAKESIDE DR Apt E304 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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>
8.8	General Health and Safety/Elevators safety permit expired	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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City of Richmond  
Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3815 LAKESIDE DR Apt E108  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3815 LAKESIDE DR Apt E108 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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>
2.13	Kitchen/Space for Storage, Prep and Serving	O
	1. countertop trim pulling off	
	2. cabinet door facia peeling/det,repair	
1.8	Living Room/Floor Condition	O
	floor black,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



1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3815 LAKESIDE DR Apt E209  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3815 LAKESIDE DR Apt E209 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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 replace drip pans	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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City of Richmond  
Residential Rental Inspections Program





1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3815 LAKESIDE DR Apt E111  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3815 LAKESIDE DR Apt E111 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/20/2024 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>
8.8	General Health and Safety/Elevators 1/4/24 elevator safety permit expired	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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Residential Rental Inspections Program



1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3815 LAKESIDE DR Apt F108  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3815 LAKESIDE DR Apt F108 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/22/2024 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>
8.8	General Health and Safety/Elevators The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Handles have excessive corrosion / discoloration.  Remove black discoloration around vanity.	O
4.2	Other Rooms/Electricity/Illumination Light fixture making a buzzing sound	O
8.7	General Health and Safety/Other Interior Hazards Throughout unit, door hinges are rusting  Correct evidence of moisture in unit	O



1/16/2024

**FAILED INSPECTION NOTICE**

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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1/16/2024

**FAILED INSPECTION NOTICE**

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3815 LAKESIDE DR Apt F211  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3815 LAKESIDE DR Apt F211 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/22/2024 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>
8.8	General Health and Safety/Elevators elevator safety permit expired	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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City of Richmond  
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1/16/2024

## FAILED INSPECTION NOTICE

Hilltop Group Lp  
VICTORIA CRITCHFIELD  
14131 Yorba St  
Tustin, CA 92780

Property:  
3815 LAKESIDE DR Apt F312  
RICHMOND, CA 94806-5744-

PropID:  
Client ID: 3800

Dear Owner/Agent,

This letter is to inform you that your property at **3815 LAKESIDE DR Apt F312 RICHMOND, CA 94806-5744** failed the Housing Quality Standards (HQS) inspection on 01/04/2024.

**A re-inspection has been scheduled for 02/22/2024 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>
2.8	Kitchen/Floor Condition The floor condition poses a danger to the tenant of tripping or falling.	O
3.8	Bathroom/Floor Condition The floor condition poses a danger to the tenant of tripping or falling.	O
3.7	Bathroom/Wall Condition Correct peeling paint  Repair wall hole behind shower head	O
3.4	Bathroom/Security Repair / replace damaged door frame	O
3.12	Bathroom/Tub or Shower Bathroom tub or shower head has a leak.	O
8.8	General Health and Safety/Elevators The elevator certificate is missing or expired; this represents a SAFETY HAZARD which must be corrected.	O



1/16/2024

**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