



2/14/2024

**FAILED INSPECTION NOTICE**

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1015  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1015 RICHMOND, CA 94806-5207 failed** the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 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>
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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.

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



2/14/2024

**FAILED INSPECTION NOTICE**

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1111  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1111 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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Sincerely,

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Residential Rental Inspections Program



2/14/2024

**FAILED INSPECTION NOTICE**

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1112  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1112 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 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>
2.3	Kitchen/Electrical Hazards Ceiling fan light missing cover	O
4.7	Other Rooms/Wall Condition Wall peeling paint, repair	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



2/14/2024

**FAILED INSPECTION NOTICE**

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1204  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1204 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 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>
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Sincerely,

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Residential Rental Inspections Program



2/14/2024

**FAILED INSPECTION NOTICE**

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1209  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1209 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 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>
1.8	Living Room/Floor Condition Carpet bunching up/heavy soiled . repair/replace/clean	O

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Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1221  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1221 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 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>
2.3	Kitchen/Electrical Hazards Kitchen fan light cover mssing, install	O
3.3	Bathroom/Electrical Hazards Install Gfi outlet in hallway bath	O
3.7	Bathroom/Wall Condition Install missing towel bar on wall	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps  2. tenant to remove all personal items from Hot water closet, safety hazard	O



2/14/2024

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2/14/2024

## FAILED INSPECTION NOTICE

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1302  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1302 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

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Area	REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS	Tenant/Owner
3.6	Bathroom/Ceiling Condition remove black discoloration both bathrooms	O
3.7	Bathroom/Wall Condition 1. Hallway bath towel bar missing,repair  2. master bath wall evidence of water damage,repair  3. remove black discoloration both bathrooms	O
3.8	Bathroom/Floor Condition master bath baseboards evidence of water damage,repair	O
4.6	Other Rooms/Celing Condition Ceiling has evidence of water damage, repair	O
7.4	Heating and Plumbing/Water Heater Install HWH Eartquake safety straps	O
8.10	General Health and Safety/Site and Neighborhood Conditions exterior light on wall leading to front door light fixture inop, repair	O





2/14/2024

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2/14/2024

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Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1314  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1314 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.11	Kitchen/Refrigerator Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Patio railings and deck deteriorating, rotting and peeling paint, repair/replace	O

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Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1318  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1318 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower master bath shower enclosure peeling paint, repair	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O

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Sincerely,

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Residential Rental Inspections Program



2/14/2024

**FAILED INSPECTION NOTICE**

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1323  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1323 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.7	Bathroom/Wall Condition towel bar missing hallway bath	O

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Sincerely,

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Residential Rental Inspections Program



2/14/2024

## FAILED INSPECTION NOTICE

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1324  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1324 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
1.4	Living Room/Security patio screen missing, install	O
2.10	Kitchen/Stove or Range with Oven replace drip pans	O
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated. replace	O
3.12	Bathroom/Tub or Shower hallway bath tub chipping paint	O
3.13	Bathroom/Ventilation ventilation fan not working as designed, both bathrooms	O
3.6	Bathroom/Ceiling Condition remove black discoloration	O
3.7	Bathroom/Wall Condition Remove black discoloration master bath	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O



2/14/2024

**FAILED INSPECTION NOTICE**

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2/14/2024

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Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1409  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1409 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1417  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1417 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
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Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1419  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1419 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
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Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1514  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1514 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.6	Living Room/Ceiling Condition evidence of water damage,repair	O

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Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1516  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1516 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
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Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1517  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
8.7	General Health and Safety/Other Interior Hazards Left front common smoke detector missing wires hanging	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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



2/14/2024

**FAILED INSPECTION NOTICE**

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1521  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1521 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 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>
3.12	Bathroom/Tub or Shower master bath shower enclosure frame peeling paint	O
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps	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



2/14/2024

**FAILED INSPECTION NOTICE**

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1602  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1602 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 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>
1.3	Living Room/Electrical Hazards outlet under walkup bar inop, replace can not use	O
7.4	Heating and Plumbing/Water Heater 1. Water heater closet door frame rusting  2. install HWH earthquake safety straps  3. repair wall in closet damaged	O



2/14/2024

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



2/14/2024

**FAILED INSPECTION NOTICE**

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1703  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1703 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 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>
7.4	Heating and Plumbing/Water Heater 1. HWH closet door frame water damaged, repair  2. Install HWH earthquake safety straps	O
8.10	General Health and Safety/Site and Neighborhood Conditions remove excessive cat feces from area under bedroom window,	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program





2/14/2024

**FAILED INSPECTION NOTICE**

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1718  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1718 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink Garbage disposal inoperable,repair/replace	O
2.3	Kitchen/Electrical Hazards Insatll GFI outlet left of sink	O
7.4	Heating and Plumbing/Water Heater 1. Install earthquake safety straps  2. remove personal items from around water heater, safety hazard. Tenant)	O
8.7	General Health and Safety/Other Interior Hazards common area co detector inoperable,repair	T



2/14/2024

## **FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



2/14/2024

## FAILED INSPECTION NOTICE

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1723  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1723 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 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>
1.8	Living Room/Floor Condition 1. exposed tackstrip at entry to unit  2. carpet damaged, replace	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Railings on staircase lest of front door rotten/deteriorating wood/railings, repair/replace	O



2/14/2024

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



2/14/2024

**FAILED INSPECTION NOTICE**

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1803  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1803 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 between 01:00PM and 04:00PM.**

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
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2/14/2024

**FAILED INSPECTION NOTICE**

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1809  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1809 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.8	Living Room/Floor Condition carpet ripped, repair/replace	T
6.4	Building Exterior/Condition of Exterior Surfaces 1. exterior light fixture on wall next to front door inoperable,repair  2. finish repair to building	O

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2/14/2024

## FAILED INSPECTION NOTICE

Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1905  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1905 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards 1. install GFI outlet right of sink  2. replace burned outlet left of stove	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bath sink stopper inop, repair	O
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.	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



2/14/2024

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2/14/2024

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Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1913  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1913 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
3.3	Bathroom/Electrical Hazards Gfi will not test /reset ,replace hallway bath	O
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps	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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2/14/2024

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Guardian / Kw Hilltop Llc  
Po Box 82913  
Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1804  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1804 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/05/2024.

**A re-inspection has been scheduled for 03/25/2024 between 01:00PM and 04:00PM.**

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