



2/13/2024

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2504
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 #2504 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

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>
3.3	Bathroom/Electrical Hazards hallway bath light inop,repair	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



2/13/2024

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2509
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 #2509 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

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.

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



2/13/2024

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2603
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 #2603 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

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.

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

City of Richmond
Residential Rental Inspections Program



2/13/2024

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2710
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 #2710 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

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>
2.11	Kitchen/Refrigerator light inop,repair	O
2.3	Kitchen/Electrical Hazards install GFI left of sink	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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Residential Rental Inspections Program



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

Property:
3400 RICHMOND PARKWAY Apt #2802
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 #2802 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

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>
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink peeling paint,repair	O
4.5	Other Rooms/Window Condition window pane broken,replace window	O
7.4	Heating and Plumbing/Water Heater 1. water heater discharge line can not have positive pitch, repair 2. install HWH earthquake safety straps	O



2/13/2024

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FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2807
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 #2807 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

A re-inspection has been scheduled for 03/26/2024 between 09:00AM and 12:00PM.

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

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Residential Rental Inspections Program



2/13/2024

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

Property:
3400 RICHMOND PARKWAY Apt #2819
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 #2819 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

A re-inspection has been scheduled for 03/26/2024 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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Residential Rental Inspections Program



2/13/2024

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

Property:
3400 RICHMOND PARKWAY Apt #2907
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 #2907 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

A re-inspection has been scheduled for 03/26/2024 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
2.11	Kitchen/Refrigerator	O
	1. Handle broken/deteriorating, replace	
	2. shelves broken inside and door shelf railings missing	
2.3	Kitchen/Electrical Hazards	O
	1. Install Gfi left of sink	
	2. light fixture flickering	
3.3	Bathroom/Electrical Hazards	O
	Gfi will not test/reset, replace	
7.4	Heating and Plumbing/Water Heater	O
	install Hwh earthquake straps	
8.7	General Health and Safety/Other Interior Hazards	O
	1. Co detector inoperable	



2/13/2024

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



2/13/2024

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

Property:
3400 RICHMOND PARKWAY Apt #2910
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 #2910 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
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2/13/2024

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

Property:
3400 RICHMOND PARKWAY Apt #2916
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 #2916 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

A re-inspection has been scheduled for 03/26/2024 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 install GFI right of sink	O
3.8	Bathroom/Floor Condition evidence of water damage,replace	O
4.6	Other Rooms/Celing Condition ceiling has evidence of water damage, peeling, repair	O
7.4	Heating and Plumbing/Water Heater no access to water heater, tenant has items blocking	T



2/13/2024

FAILED INSPECTION NOTICE

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2/13/2024

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2920
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 #2920 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

A re-inspection has been scheduled for 03/26/2024 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 install GFci left and right of sink	O
3.12	Bathroom/Tub or Shower Tub peeling,repair	O
3.6	Bathroom/Ceiling Condition remove excessive black discoloration	O
3.7	Bathroom/Wall Condition remove black discoloration	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. water heater closet has evidence of water damage,repair 3. tenant has to move personal items from around HWH	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector missing,repair	O



2/13/2024

FAILED INSPECTION NOTICE

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2/13/2024

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3006
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 #3006 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

A re-inspection has been scheduled for 03/26/2024 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>
2.10	Kitchen/Stove or Range with Oven right rear burner not working as designed,repair/replace	O
2.12	Kitchen/Sink faucet deteriorating, replace	O
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door left of stove at bottom will not close as designed,repair	O
2.3	Kitchen/Electrical Hazards install GFI left of sink	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



2/13/2024

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Sincerely,

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2/13/2024

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3007
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 #3007 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
2.3	Kitchen/Electrical Hazards install GFI left of sink	O
3.12	Bathroom/Tub or Shower shower enclosure cracking/deteriorating, replace	O
3.7	Bathroom/Wall Condition hole in wall above towel bar ,repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio decking deteriorating/rotten wood, repair/replace	O
7.4	Heating and Plumbing/Water Heater 1. water heater pipes have corrosion on them, repair 2. water heater discharge line can not have positive pitch must drain down, repair 3. install HWH earthquake safety straps	O



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2/13/2024

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

Property:
3400 RICHMOND PARKWAY Apt #3022
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 #3022 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

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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 #3023
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 #3023 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

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

Property:
3400 RICHMOND PARKWAY Apt #3109
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 #3109 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/06/2024.

A re-inspection has been scheduled for 03/26/2024 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>
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