



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 #1121
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 #1121 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/28/2024 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>
2.13	Kitchen/Space for Storage, Prep and Serving cabinet drawer next to fridge damaged,repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom vanity drawer broken/damaged,repair	O
3.7	Bathroom/Wall Condition hallway bathroom wall damaged,repair	O
7.4	Heating and Plumbing/Water Heater install HWH safety straps,	O
8.4	General Health and Safety/Garbage and Debris excessive dog feces on patio, clean and remove	T
2.3	Kitchen/Electrical Hazards install Gfi left of sink	O



2/13/2024

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



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 #1607
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 #1607 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/28/2024 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>
8.7	General Health and Safety/Other Interior Hazards co detector inoperable, repair	O
3.12	Bathroom/Tub or Shower tub diverter not working as designed, 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.

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 #1612
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 #1612 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/28/2024 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>
1.6	Living Room/Ceiling Condition sprinkler cap missing, install	O
7.2	Heating and Plumbing/Safety of Heating Equipment 1. heater cover off, install	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,

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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 #1617
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 #1617 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/28/2024 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>
7.6	Heating and Plumbing/Plumbing install missing covers on sprinkler heads	O
8.7	General Health and Safety/Other Interior Hazards unit has active leaking, carpet wet around patio door in livingroom, 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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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 #1713
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 #1713 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/28/2024 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 exposed tackstrip at entry to kitchen, repair	O

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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 #1814
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 #1814 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/28/2024 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>
8.9	General Health and Safety/Interior Air Quality unable to perform full inspection due to poor air quality. strong odor of mold/mildew	O
1.6	Living Room/Ceiling Condition excessive water damage, repair	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 #1902
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 #1902 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/28/2024 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>
2.12	Kitchen/Sink dishwasher not working as designed, repair	O
2.10	Kitchen/Stove or Range with Oven replace drip pans/ deteriorating	O
3.3	Bathroom/Electrical Hazards gfi will not test/reset, repair both bathrooms	O
3.8	Bathroom/Floor Condition floor bubbling in master bath	O
3.12	Bathroom/Tub or Shower master bath shower enclosure has excessive black discoloration, repair	O



2/13/2024

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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 #1910
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 #1910 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/28/2024 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 install Gfi outlet hallway bath, safety hazard	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,

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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 #1919
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 #1919 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/28/2024 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 GFci outlet right of sink,safety hazard	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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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 #2122
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 #2122 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/29/2024 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 outlet right of sink, repair	O
1.3	Living Room/Electrical Hazards hallway light inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards unit has clutter, needs to be decluttered and bathroom has unsanitary conditions, clean	T
7.2	Heating and Plumbing/Safety of Heating Equipment install cover on heater	O
7.4	Heating and Plumbing/Water Heater install earthquake safety straps	O
2.10	Kitchen/Stove or Range with Oven microwave inop, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions dryer broken/inoperable, repair	O



2/13/2024

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,

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 #2214
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 #2214 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/29/2024 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
2.3	Kitchen/Electrical Hazards install Gfi outlet left of sink	O
2.12	Kitchen/Sink garbage disposal switch cover cracked/broken, replace	O
3.6	Bathroom/Ceiling Condition remove black discoloration	O
3.7	Bathroom/Wall Condition remove black discoloration	O
8.10	General Health and Safety/Site and Neighborhood Conditions washing machine not working as designed, repair	O
3.12	Bathroom/Tub or Shower tub diverter not working as designed,repair	O
7.4	Heating and Plumbing/Water Heater install earthquake safety straps	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 #2310
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 #2310 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/29/2024 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 deteriorating/ripped/separating, repair/replace	O
2.3	Kitchen/Electrical Hazards install Gfi left of sink,	O
7.4	Heating and Plumbing/Water Heater install 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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2/13/2024

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2401
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 #2401 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/29/2024 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>
2.3	Kitchen/Electrical Hazards install Gfi left of sink	O
4.4	Other Rooms/Security door peeling paint,repair	O
7.4	Heating and Plumbing/Water Heater no access	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,

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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 #2415
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 #2415 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/29/2024 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>
7.4	Heating and Plumbing/Water Heater 1. hole in wall in water heater closet,repair 2. bottom cover for water heater missing,install	O
2.3	Kitchen/Electrical Hazards install Gfi left of sink	O
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated. replace	O



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 #2420
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 #2420 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/29/2024 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



2/13/2024

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2511
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 #2511 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/12/2024.

A re-inspection has been scheduled for 03/29/2024 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
2.3	Kitchen/Electrical Hazards install Gfi left of sink	O
1.7	Living Room/Wall Condition remove black discoloration	O
2.13	Kitchen/Space for Storage, Prep and Serving strong odor of mold/mildew under sink	O
2.12	Kitchen/Sink dishwasher not anchored to countertop, safety hazard	O
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector beeping constantly, repair	O



2/13/2024

FAILED INSPECTION NOTICE

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