



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 #2918
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 #2918 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/13/2024.

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>
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.	O
7.4	Heating and Plumbing/Water Heater remove excessive personal items from water heater closet,fire hazard	T
8.7	General Health and Safety/Other Interior Hazards common area smoke detector hanging down	O
3.12	Bathroom/Tub or Shower tub peeling,repair	O



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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 #3001
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 #3001 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/13/2024.

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>
8.3	General Health and Safety/Evidence of Infestation evidence of spider infestation, exterminate	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector missing	O

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Po Box 82913
Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #3017
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 #3017 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/13/2024.

A re-inspection has been scheduled for 03/29/2024 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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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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Po Box 82913
Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #3215
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 #3215 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/13/2024.

A re-inspection has been scheduled for 03/29/2024 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>
3.6	Bathroom/Ceiling Condition ceiling peeling paint, repair	O
7.4	Heating and Plumbing/Water Heater straps loose, repair	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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Guardian / Kw Hilltop Llc
Po Box 82913
Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #2009
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 #2009 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/13/2024.

A re-inspection has been scheduled for 03/29/2024 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>
2.10	Kitchen/Stove or Range with Oven 1. ventilation fan light inop,repair 2. microwave door handle missing,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 #2020
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 #2020 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/13/2024.

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

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
1.7	Living Room/Wall Condition baseboards water damaged,repair	O
1.8	Living Room/Floor Condition carpet deteriorating, replace	O
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
3.12	Bathroom/Tub or Shower 1.tub diverter not working as designed,hallway bath	O
	2. master bath shower enclosure black discoloration,repair	
3.6	Bathroom/Ceiling Condition remove black discoloration master bath	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 #2108
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 #2108 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/13/2024.

A re-inspection has been scheduled for 03/29/2024 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>
1.6	Living Room/Ceiling Condition ceiling cracking,repair	O
3.6	Bathroom/Ceiling Condition ceiling has evidence of water damage,repair	O
4.6	Other Rooms/Celing Condition bedroom ceiling peeling paint,repair	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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Guardian / Kw Hilltop Llc
Po Box 82913
Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #2116
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 #2116 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/13/2024.

A re-inspection has been scheduled for 03/29/2024 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>
8.10	General Health and Safety/Site and Neighborhood Conditions cut back overgrown vegetaion	O
8.7	General Health and Safety/Other Interior Hazards unit has clutter,	T

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Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #2207
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 #2207 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/13/2024.

A re-inspection has been scheduled for 03/29/2024 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>
1.8	Living Room/Floor Condition carpet bunching up, repair/replace safety haz	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 #2313
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 #2313 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 02/13/2024.

A re-inspection has been scheduled for 03/29/2024 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>
2.3	Kitchen/Electrical Hazards install GFI right of stove	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. pipes on water heater have corrosion, repair	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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