



5/16/2022

**FAILED INSPECTION NOTICE**

Richmond Essex Lp  
TRENNILLE A BRASS  
2601 Hilltop Drive, Leasing Office  
Richmond, CA 94806

Property:  
2601 HILLTOP DR Apt 523  
RICHMOND, CA 94806-5783-

PropID:  
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 523 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 05/09/2022.

**A re-inspection has been scheduled for 06/24/2022 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 Investigate and remove black organic substance growing in water heater closet	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



5/16/2022

**FAILED INSPECTION NOTICE**

Richmond Essex Lp  
TRENNILLE A BRASS  
2601 Hilltop Drive, Leasing Office  
Richmond, CA 94806

Property:  
2601 HILLTOP DR Apt 537  
RICHMOND, CA 94806-5783-

PropID:  
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 537 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 05/09/2022.

**A re-inspection has been scheduled for 06/24/2022 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Repair toilet to flush properly	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



5/16/2022

**FAILED INSPECTION NOTICE**

Richmond Essex Lp  
TRENNILLE A BRASS  
2601 Hilltop Drive, Leasing Office  
Richmond, CA 94806

Property:  
2601 HILLTOP DR Apt 1735  
RICHMOND, CA 94806-5783-

PropID:  
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 1735 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 05/09/2022.

**A re-inspection has been scheduled for 06/24/2022 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 Repair inoperable outlets and light fixture	O
3.3	Bathroom/Electrical Hazards Repair inoperable light fixture	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



5/16/2022

**FAILED INSPECTION NOTICE**

Richmond Essex Lp  
TRENNILLE A BRASS  
2601 Hilltop Drive, Leasing Office  
Richmond, CA 94806

Property:  
2601 HILLTOP DR Apt 1828  
RICHMOND, CA 94806-5783-

PropID:  
Client ID: 7274

Dear Owner/Agent,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 1828 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 05/09/2022.

**A re-inspection has been scheduled for 06/24/2022 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>
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector - Hall	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