



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1323
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 1323 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/04/2025 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>
4.10	Other Rooms/Smoke Detectors Bedroom smoke detector missing/not working properly – repair/replace	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



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1327
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 1327 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/04/2025 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 Living room smoke CO detective missing	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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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1328
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 1328 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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 Smoke detectors missing/not working properly throughout entire unit- repair/replace Co detector missing	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bathroom toilet base loose- repair/replace	O
7.2	Heating and Plumbing/Safety of Heating Equipment Unable to access water heater door clear egress from blocking door	T



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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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1331
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 1331 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
2.13	Kitchen/Space for Storage, Prep and Serving cabinet drawer is missing - repair/replace	O
2.12	Kitchen/Sink dishwasher not working properly - repair/replace	O
1.8	Living Room/Floor Condition carpeting throughout entire unite very badly worn- repair/replace	O
8.7	General Health and Safety/Other Interior Hazards living room smoke/co detector missing - repair/replace	O
3.3	Bathroom/Electrical Hazards bathroom GFCI outlet missing/not working properly - repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom sink not not working/draining properly - Repair/replace	O
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress from blocking water heater door	T



6/10/2025

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1333
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 1333 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
2.7	Kitchen/Wall Condition Hole in wall - repair/repaint	O
3.4	Bathroom/Security Bathroom door damaged - repair/replace	O
4.4	Other Rooms/Security Bedroom door damaged - repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Vanity mirror damaged/broken - safety hazard- repair/replace	O
3.13	Bathroom/Ventilation Vent very dusty - repair/replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Hallway closet door damaged-repair/replace	O



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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1335
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 1335 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling vent cover fan damaged - repair/replace	O
4.4	Other Rooms/Security remove key lock from bedroom door bedroom door damaged - repair/replace	T
3.1	Bathroom/Bathroom Present master bedroom shower head leaking - repair/replace	O



6/10/2025

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1336
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 1336 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace	O
3.6	Bathroom/Ceiling Condition very large amounts of discoloration throughout entire bathroom - remove/repair	O
8.7	General Health and Safety/Other Interior Hazards living room Co detector missing	O



6/10/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1337
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 1337 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
2.12	Kitchen/Sink dishwasher not working properly - repair/replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls hallway smoke detector missing	O
8.7	General Health and Safety/Other Interior Hazards living room Co detector missing	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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6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1411
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 1411 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress from blocking access to water heater door A/C Unit Unable to Inspect . .	T
2.1	Kitchen/Kitchen Area Present dishwasher door not closing - repair/replace	T

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



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1412
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 1412 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
2.12	Kitchen/Sink garbage disposal not working properly -repair/replace	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



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1413
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 1413 RICHMOND, CA 94806-5783 failed** the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls washroom door not properly secured - repair /replace	O
8.7	General Health and Safety/Other Interior Hazards smoke detectors throughout entire unit missing/not working properly living room Co detector missing	O
2.3	Kitchen/Electrical Hazards GFCI outlet not working /resetting properly -repair/replace	O
7.2	Heating and Plumbing/Safety of Heating Equipment clear items from top of water heater	T



6/10/2025

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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6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1416
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 1416 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
2.10	Kitchen/Stove or Range with Oven right rear burner not self igniting - repair/replace	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



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1417
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 1417 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
8.7	General Health and Safety/Other Interior Hazards living room smoke not properly secured - 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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6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1418
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 1418 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress from blocking water heater door	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater thermostat not working properly	O
8.7	General Health and Safety/Other Interior Hazards living room smoke/ Co detector missing not working properly - repair/replace	O



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1421
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 1421 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
4.10	Other Rooms/Smoke Detectors smoke detector missing	O
8.6	General Health and Safety/Interior Stairs and Common Halls hallway smoke detector missing	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace	O
3.8	Bathroom/Floor Condition plastic around base board around toilet area separating - repair/replace	O
3.1	Bathroom/Bathroom Present inside and around toilet very badly discolored - health and safety - clean/remove	T
2.12	Kitchen/Sink garbage disposal inop - repair/replace	O
2.10	Kitchen/Stove or Range with Oven microwave oven unit not working properly - fan/light - repair/replace	O



6/10/2025

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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6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1422
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 1422 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
8.7	General Health and Safety/Other Interior Hazards living room Co detector missing	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



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1423
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 1423 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn - repair/replace	O
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress from blocking access to patio door to access water heater door	T

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



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 423
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 423 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as garbage disposal must drain through garbage disposal	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



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 424
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 424 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
2.12	Kitchen/Sink Dishwasher inoperable, 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,

City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 425
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 425 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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 Rear burners not self lighting, 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



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 427
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 427 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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 light inoperable, repair/replace	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



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 428
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 428 RICHMOND, CA 94806-5783 failed** the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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 Right common area smoke detectors missing, replace/install	O
3.12	Bathroom/Tub or Shower Shower head leaking in right bathroom, repair	O
2.10	Kitchen/Stove or Range with Oven Right rear burner not self lighting, repair	O
7.4	Heating and Plumbing/Water Heater Tenant to move excessive amount of storage bins blocking hot water heater closet, unable to inspect.	T



6/10/2025

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



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 431
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 431 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
3.13	Bathroom/Ventilation Clean excessive dust build up on ventilation fan in left bathroom	T
7.4	Heating and Plumbing/Water Heater No access to water heater closet, tenant to clear personal items blocking access to water heater.	T

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



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 435
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 435 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
2.12	Kitchen/Sink Dishwasher inoperable, 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



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 512
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 512 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
1.3	Living Room/Electrical Hazards Outlet across from front door has no power, light switch for lamp switch could possibly have short as only upper receptacle has no power. 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,

City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 513
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 513 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
2.12	Kitchen/Sink Garbage disposal inoperable, repair	O
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit, gas appliances present. Common area smoke detector does not dictate that it is a CO2 detector as well.	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



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 516
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 516 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
2.10	Kitchen/Stove or Range with Oven Range hood vent screens missing, replace/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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 517
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 517 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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 Tenant to clear personal items from water heater storage closet	T

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,

City of Richmond
Residential Rental Inspections Program



6/10/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 522
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 522 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Peeling paint inside of sink, repair	O
3.12	Bathroom/Tub or Shower Peeling paint inside of tub, repair	O
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as dishwasher must drain through garbage disposal	O



6/10/2025

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



6/10/2025

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 06/06/2025.

A re-inspection has been scheduled for 08/05/2025 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 Tub diverter inoperable as tub runs at same time as shower, 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