



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 1437  
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 1437 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/05/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not flushing like designed. repair or 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 1511  
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 1511 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/05/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not flushing like designed. repair or 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.

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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 1512  
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 1512 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/05/2025 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>
1.4	Living Room/Security damage Door frame repair or replace.	O
2.11	Kitchen/Refrigerator Damage refrigerator door seal. repair or replace	O
4.5	Other Rooms/Window Condition damage screens on window. replace.	O
1.5	Living Room/Window Condition damage torn screens on sliding glass door. repair or 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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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 1513  
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 1513 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/05/2025 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>
7.4	Heating and Plumbing/Water Heater remove clutter from water heart 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.

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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 1514  
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 1514 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/05/2025 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>
1.5	Living Room/Window Condition Broken lock on sliding glass door. repair or replace	O
2.12	Kitchen/Sink water leak underneath sink. 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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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 524  
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 524 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**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>
5.4	Secondary Rooms/Other Potential Hazardous Features Carpet torn at entry of loft, repair	O
8.1	General Health and Safety/Access to Unit Patio screen door off track, repair	O
7.4	Heating and Plumbing/Water Heater No access to hot water heater as tenant has loose dog on patio, tenant to provide access to patio and water heater	T
4.5	Other Rooms/Window Condition Tenant to move furniture blocking single window in bedroom (fire exit). Window must be accessible as it is fire exit in bedroom	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 525  
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 525 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**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,

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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 526  
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 526 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**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 move personal items in hot water heater closet, water heater must be free and clear of any items	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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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 528  
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 528 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/05/2025 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>
4.3	Other Rooms/Electrical Hazards Tenant to declutter room to allow access to outlets for testing/inspection	T
4.4	Other Rooms/Security Tenant to declutter room to allow door to open and close as designed. Tenant to move excessive items stored on and behind door	T
4.5	Other Rooms/Window Condition Tenant to declutter room to allow access to window for inspection	T



6/10/2025

**FAILED INSPECTION NOTICE**

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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 532  
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 532 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/05/2025 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>
2.12	Kitchen/Sink 1- Garbage disposal inoperable, repair 2- 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.

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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 533  
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 533 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/05/2025 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>
8.4	General Health and Safety/Garbage and Debris Tenant to remove appliances from patio	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 535  
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 535 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/05/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Living room common area smoke detector/carbon monoxide detector inoperable, repair or 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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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 536  
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 536 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/05/2025 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>
7.4	Heating and Plumbing/Water Heater Tenant to move personal items from water heater storage closet, water heater must be free and clear of any items	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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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 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 06/09/2025.

**A re-inspection has been scheduled for 08/05/2025 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>
3.12	Bathroom/Tub or Shower Peeling paint in tub, resurface tub	O
2.10	Kitchen/Stove or Range with Oven 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.

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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 611  
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 611 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/05/2025 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>
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling from patio	T
7.4	Heating and Plumbing/Water Heater Tenant to remove personal items stored in hot water heater closet	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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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 612  
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 612 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/05/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector/carbon monoxide detector	O
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
3.12	Bathroom/Tub or Shower 1- Shower head leaking, repair  2- peeling paint in tub, resurface tub	O
2.12	Kitchen/Sink Dishwasher inoperable, repair	O



6/10/2025

**FAILED INSPECTION NOTICE**

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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 614  
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 614 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/06/2025 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 it must drain through garbage disposal	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink Base Cabinet Damaged/Needs Repair. Door off hinges on left side	O
2.10	Kitchen/Stove or Range with Oven Unable to test stove during inspection as all knobs had been removed, tenant to replace missing knobs	T
8.4	General Health and Safety/Garbage and Debris Remove appliances from patio	T



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 615  
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 615 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/06/2025 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 dishwasher needs to drain through garbage disposal	O
3.3	Bathroom/Electrical Hazards Light above vanity inoperable, light switch may have short as bulb replaced and light would not cut off as designed	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 616  
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 616 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/06/2025 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 Front right burner knob inoperable, repair or 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 617  
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 617 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/06/2025 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>
7.4	Heating and Plumbing/Water Heater TENANT TO MOVE ITEMS STORED IN HOT WATER HEATER CLOSET, WATER HEATER MUST BE FREE AND CLEAR OF ITEMS	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 621  
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 621 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/06/2025 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>
3.8	Bathroom/Floor Condition Repair damaged flooring, flooring lifting in front of tub	O
8.6	General Health and Safety/Interior Stairs and Common Halls Left common area smoke detector low audible alert, repair or replace	O
4.10	Other Rooms/Smoke Detectors Low audible alert, repair or replace	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	T
8.7	General Health and Safety/Other Interior Hazards Right side common area smoke detector/carbon monoxide detector removed, replace	T
2.10	Kitchen/Stove or Range with Oven Rear burners not self lighting as elements removed, replace	T
8.1	General Health and Safety/Access to Unit All 3 patio screen doors off track repair	O
8.2	General Health and Safety/Exits Tenant to remove excessive items on patio blocking patio door exits	T
7.4	Heating and Plumbing/Water Heater No access to water heater as storage closet is full of items, tenant to remove items from hot water heater storage closet	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.

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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 622  
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 622 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/06/2025 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 Range hood vent screens missing, 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.

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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 623  
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 623 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/06/2025 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>
2.1	Kitchen/Kitchen Area Present Unable to inspect kitchen in vacant unit as unit has major flooding in kitchen at time of inspection 6/9/2025	

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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 624  
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 624 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/06/2025 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>
8.4	General Health and Safety/Garbage and Debris Remove appliances from patio	T
7.4	Heating and Plumbing/Water Heater Tenant to remove items being stored in hot water heater closet	T
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.	O
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair	O



6/10/2025

**FAILED INSPECTION NOTICE**

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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 625  
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 625 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 06/09/2025.

**A re-inspection has been scheduled for 08/06/2025 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 Tenant to clean excessive dust build up on vent fan	T
3.12	Bathroom/Tub or Shower Clean discoloration in tub	T
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Cabinet door missing, replace	O
2.12	Kitchen/Sink Dishwasher door gasket damaged not allowing door to close and usage of dishwasher, repair	O
7.4	Heating and Plumbing/Water Heater Tenant to move items being stored in hot water heater storage closet	T





6/10/2025

**FAILED INSPECTION NOTICE**

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