



7/1/2026

**FAILED INSPECTION NOTICE**

Delfin J Dagloria  
DENICE M DAGLORIA-WURNITSCH  
2288 Fulton St Ste 202B  
Berkeley, CA 94804

Property:  
400 PENNSYLVANIA AVE Apt 1  
RICHMOND, CA 94801-2660-

PropID:  
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **400 PENNSYLVANIA AVE Apt 1 RICHMOND, CA 94801-2660** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>                    |
|-------------|--------------------------------------------------------------------------|
| 2.3         | Kitchen/Electrical Hazards<br>Install GFCI protected receptacles by sink |
| 3.3         | Bathroom/Electrical Hazards<br>Install GFCI protected receptacle         |
| 3.12        | Bathroom/Tub or Shower<br>Resurface tub                                  |



7/1/2026

**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



7/1/2026

**FAILED INSPECTION NOTICE**

Delfin J Dagloria  
DENICE M DAGLORIA-WURNITSCH  
2288 Fulton St Ste 202B  
Berkeley, CA 94804

Property:  
400 PENNSYLVANIA AVE Apt 3  
RICHMOND, CA 94801-2660-

PropID:  
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **400 PENNSYLVANIA AVE Apt 3 RICHMOND, CA 94801-2660** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>                                                                                  |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------|
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>Common area smoke detector/ carbon monoxide detector inoperable, replace |

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



7/1/2026

**FAILED INSPECTION NOTICE**

Delfin J Dagloria  
DENICE M DAGLORIA-WURNITSCH  
2288 Fulton St Ste 202B  
Berkeley, CA 94804

Property:  
400 PENNSYLVANIA AVE Apt 4  
RICHMOND, CA 94801-2660-

PropID:  
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **400 PENNSYLVANIA AVE Apt 4 RICHMOND, CA 94801-2660** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>                                                                                                                   |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.5         | Other Rooms/Window Condition                                                                                                                                            |
|             | 1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.                                                                         |
|             | 2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. |



7/1/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2026

**FAILED INSPECTION NOTICE**

Jose Navarrete Ortega  
206 Berk Pl  
Richmond, CA 94804

Property:  
149 20TH ST  
RICHMOND, CA 94801-3625-

PropID:  
Client ID: 18875

Dear Owner/Agent,

This letter is to inform you that your property at **149 20TH ST RICHMOND, CA 94801-3625** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/10/2026 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>                              |
|-------------|------------------------------------------------------------------------------------|
| 4.4         | Other Rooms/Security<br>remove key lock from bedroom door                          |
| 4.10        | Other Rooms/Smoke Detectors<br>bedroom smoke detector missing                      |
| 2.10        | Kitchen/Stove or Range with Oven<br>all burners must self ignite - repair/replace  |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>heater inop - repair/replace |



7/1/2026

## **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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2026

**FAILED INSPECTION NOTICE**

Lela J Tre Chisolm  
2716 Beach Head Way  
Richmond, CA 94804

Property:  
2029 MAINE AVE  
RICHMOND, CA 94804-

PropID:  
Client ID: 17446

Dear Owner/Agent,

This letter is to inform you that your property at **2029 MAINE AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>                                                                                       |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>2x heaters inop - repair/replace                                                      |
| 4.10        | Other Rooms/Smoke Detectors<br>2x bedroom smoke detectors inop                                                                              |
| 3.11        | Bathroom/Fixed Wash Basin or Lavatory in Unit<br>bathroom sink draining slow - repair/replace                                               |
| 3.12        | Bathroom/Tub or Shower<br>hot water handle broken & cold water not working - repair/replace<br>tiles missing behind handle - repair/replace |
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>hallway smoke/Co detector - inop/missing<br>living room smoke detector inop   |



7/1/2026

## **FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2026

**FAILED INSPECTION NOTICE**

Elias Duran Rodriguez  
2646 Kavanagh Rd  
San Pablo, CA 94806

Property:  
2708 VIRGINIA AVE  
RICHMOND, CA 94804-

PropID:  
Client ID: 17642

Dear Owner/Agent,

This letter is to inform you that your property at **2708 VIRGINIA AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>                                  |
|-------------|----------------------------------------------------------------------------------------|
| 2.3         | Kitchen/Electrical Hazards<br>outlet cover missing - repair/replace                    |
| 3.11        | Bathroom/Fixed Wash Basin or Lavatory in Unit<br>faucet handle broken - repair/replace |
| 4.4         | Other Rooms/Security<br>garage unit locked unable to inspect                           |

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



7/1/2026

**FAILED INSPECTION NOTICE**

Satnam Sing  
3630 Sunrise Ct  
Richmond, CA 94806

Property:  
5301 SACRAMENTO AVE  
RICHMOND, CA 94804-

PropID:  
Client ID: 17672

Dear Owner/Agent,

This letter is to inform you that your property at **5301 SACRAMENTO AVE RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>                             |
|-------------|-----------------------------------------------------------------------------------|
| 2.10        | Kitchen/Stove or Range with Oven<br>all burners must self ignite - repair/replace |
| 2.12        | Kitchen/Sink<br>dishwasher not draining properly - repair/replace                 |

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



7/1/2026

**FAILED INSPECTION NOTICE**

Auro C & Ami Auro Bhatt  
2178 48Th Ave  
San Francisco, CA 94116

Property:  
1175 26TH ST  
RICHMOND, CA 94804-1044-

PropID:  
Client ID: 17866

Dear Owner/Agent,

This letter is to inform you that your property at **1175 26TH ST RICHMOND, CA 94804-1044** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>                   |
|-------------|-------------------------------------------------------------------------|
| 8.2         | General Health and Safety/Exits<br>install quick release on window bars |

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



7/1/2026

**FAILED INSPECTION NOTICE**

Auro C & Ami Auro Bhatt  
2178 48Th Ave  
San Francisco, CA 94116

Property:  
1177 26TH ST  
RICHMOND, CA 94804-1044-

PropID:  
Client ID: 17866

Dear Owner/Agent,

This letter is to inform you that your property at **1177 26TH ST RICHMOND, CA 94804-1044** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>                           |
|-------------|---------------------------------------------------------------------------------|
| 1.8         | Living Room/Floor Condition<br>carpet bunching throughout unit - repair/replace |
| 3.12        | Bathroom/Tub or Shower<br>tub diverter inop - repair/replace                    |
| 8.2         | General Health and Safety/Exits<br>install quick release on window bars         |

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2026

**FAILED INSPECTION NOTICE**

Auro C & Ami Auro Bhatt  
2178 48Th Ave  
San Francisco, CA 94116

Property:  
1179 26TH ST  
RICHMOND, CA 94804-1044-

PropID:  
Client ID: 17866

Dear Owner/Agent,

This letter is to inform you that your property at **1179 26TH ST RICHMOND, CA 94804-1044** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>                              |
|-------------|------------------------------------------------------------------------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>heater inop - repair/replace |

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



7/1/2026

**FAILED INSPECTION NOTICE**

Civic Center Townhouses Llc  
MARK DEJONGHE  
Po Box 551  
Pacific Grove, CA 93950

Property:  
412 27TH ST  
RICHMOND, CA 94804-1729-

PropID:  
Client ID: 8314

Dear Owner/Agent,

This letter is to inform you that your property at **412 27TH ST RICHMOND, CA 94804-1729** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>                                                                                 |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 1.5         | Living Room/Window Condition<br>all windows arent forming a tight seal - repair /replace                                              |
| 2.12        | Kitchen/Sink<br>inside of sink chipped badly - resurface/repair/replace                                                               |
| 2.5         | Kitchen/Window Condition<br>windows not forming tight seal - repair/replace                                                           |
| 3.10        | Bathroom/Flush Toilet in Enclosed Room in Unit<br>toilet base loose - repair/replace                                                  |
| 3.11        | Bathroom/Fixed Wash Basin or Lavatory in Unit<br>hot water pressure very low - repair/replace                                         |
| 4.5         | Other Rooms/Window Condition<br>windows not forming tight seal - repair/replace                                                       |
| 6.2         | Building Exterior/Condition of Stairs, Rails, and Porches<br>walkway leading up to unit very uneven - tripping/safety hazard - repair |
| 8.7         | General Health and Safety/Other Interior Hazards<br>living room smoke detector not testing/working properly - replace                 |



7/1/2026

## **FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2026

**FAILED INSPECTION NOTICE**

Deborah Ann Kearns  
19207 Water Bridge Dr  
Cypress, TX 77433

Property:  
154 S 33RD ST  
RICHMOND, CA 94804-3137-

PropID:  
Client ID: 8669

Dear Owner/Agent,

This letter is to inform you that your property at **154 S 33RD ST RICHMOND, CA 94804-3137** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 between 09:00AM and 12:00PM.**

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                                 |
|-------------|---------------------------------------------------------------------------------------|
| 8.7         | General Health and Safety/Other Interior Hazards<br>hallway smoke/Co detector missing |
| 7.4         | Heating and Plumbing/Water Heater<br>2nd earthquake strap missing - repair/replace    |

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2026

**FAILED INSPECTION NOTICE**

Eugenia Membreno De Campos  
4512 Overend Ave  
Richmond, CA 94804

Property:  
4500 OVEREND AVE  
RICHMOND, CA 94804-3441-

PropID:  
Client ID: 17922

Dear Owner/Agent,

This letter is to inform you that your property at **4500 OVEREND AVE RICHMOND, CA 94804-3441** **failed** the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>         |
|-------------|---------------------------------------------------------------|
| 2.12        | Kitchen/Sink<br>faucet handle broken/damaged - repair/replace |

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2026

**FAILED INSPECTION NOTICE**

Jose Navarrete Ortega  
206 Berk Pl  
Richmond, CA 94804

Property:  
605 S 24TH ST  
RICHMOND, CA 94804-3932-

PropID:  
Client ID: 18875

Dear Owner/Agent,

This letter is to inform you that your property at **605 S 24TH ST RICHMOND, CA 94804-3932** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>                                           |
|-------------|-------------------------------------------------------------------------------------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Provide Heat Source.                      |
| 1.4         | Living Room/Security<br>back door security gate dead blot not locking properly - repair/replace |
| 4.4         | Other Rooms/Security<br>remove key locks from 2x bedroom doors                                  |

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2026

**FAILED INSPECTION NOTICE**

Henry L & Carolyn S Moe  
4549 Midway Rd  
Vacaville, CA 95688

Property:  
982 VENTURA ST  
RICHMOND, CA 94805-1033-

PropID:  
Client ID: 8631

Dear Owner/Agent,

This letter is to inform you that your property at **982 VENTURA ST RICHMOND, CA 94805-1033** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 between 09:00AM and 12:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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



7/1/2026

**FAILED INSPECTION NOTICE**

Delfin J Dagloria  
DENICE M DAGLORIA-WURNITSCH  
2288 Fulton St Ste 202B  
Berkeley, CA 94804

Property:  
3816 NEVIN AVE  
RICHMOND, CA 94805-2235-

PropID:  
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **3816 NEVIN AVE RICHMOND, CA 94805-2235** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>                                                                                                                                      |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.10        | General Health and Safety/Site and Neighborhood Conditions<br>Remove inoperable vehicles from common area ion side of complex. Multiple vehicles lined up with expired registration (2017) |
| 4.4         | Other Rooms/Security<br>Remove keyed lock from interior door.                                                                                                                              |
| 4.10        | Other Rooms/Smoke Detectors<br>Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.                     |
| 4.7         | Other Rooms/Wall Condition<br>Address/remove discoloration from walls                                                                                                                      |
| 8.4         | General Health and Safety/Garbage and Debris<br>Declutter unit                                                                                                                             |



7/1/2026

## **FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/1/2026

**FAILED INSPECTION NOTICE**

Delfin J Dagloria  
DENICE M DAGLORIA-WURNITSCH  
2288 Fulton St Ste 202B  
Berkeley, CA 94804

Property:  
3822 NEVIN AVE  
RICHMOND, CA 94805-2235-

PropID:  
Client ID: 7593

Dear Owner/Agent,

This letter is to inform you that your property at **3822 NEVIN AVE RICHMOND, CA 94805-2235** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>                                                                    |
|-------------|--------------------------------------------------------------------------------------------------------------------------|
| 8.10        | General Health and Safety/Site and Neighborhood Conditions                                                               |
|             | 1. Remove inoperable vehicles from property, vehicles are lined up in front and shared common walkways leading to stairs |
|             | 2. Cut down brush on side of complex                                                                                     |

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



7/1/2026

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt 2721  
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 2721 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 06/26/2026.

**A re-inspection has been scheduled for 08/07/2026 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>                                                        |
|-------------|--------------------------------------------------------------------------------------------------------------|
| 2.10        | Kitchen/Stove or Range with Oven<br>Oven produces spark and excessive smoke while in use, repair or replace. |

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