



8/11/2025

**FAILED INSPECTION NOTICE**

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

Property:  
2601 HILLTOP DR Apt 116  
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 116 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/01/2025.

**A re-inspection has been scheduled for 09/23/2025 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>                    |
|-------------|--------------------------------------------------------------------------|
| 8.4         | General Health and Safety/Garbage and Debris<br>Tenant to declutter unit |

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



8/11/2025

**FAILED INSPECTION NOTICE**

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

Property:  
2601 HILLTOP DR Apt 138  
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 138 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/01/2025.

**A re-inspection has been scheduled for 09/23/2025 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.

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.

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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8/11/2025

**FAILED INSPECTION NOTICE**

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

Property:  
2601 HILLTOP DR Apt 212  
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 212 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/01/2025.

**A re-inspection has been scheduled for 09/23/2025 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>                                                                                      |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>Common area smoke detector/carbon monoxide detector missing/removed. Replace |

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**FAILED INSPECTION NOTICE**

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

Property:  
2601 HILLTOP DR Apt 213  
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 213 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/01/2025.

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| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u> |
|-------------|-------------------------------------------------------|
| 2.12        | Kitchen/Sink<br>Dishwasher inoperable, repair         |

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**FAILED INSPECTION NOTICE**

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

Property:  
2601 HILLTOP DR Apt 214  
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 214 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/01/2025.

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| <u>Area</u>                           | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>         |
|---------------------------------------|---------------------------------------------------------------|
| 3.12 Bathroom/Tub or Shower           |                                                               |
|                                       | Right bathroom                                                |
|                                       | Tub diverter stuck in shower mode, repair                     |
| 2.10 Kitchen/Stove or Range with Oven |                                                               |
|                                       | Front left burner not self lighting, repair                   |
| 7.4 Heating and Plumbing/Water Heater |                                                               |
|                                       | Remove personal items being stored in hot water heater closet |



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

Property:  
2601 HILLTOP DR Apt 224  
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 224 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/01/2025.

**A re-inspection has been scheduled for 09/23/2025 between 01:00PM and 04:00PM.**

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