



8/11/2025

FAILED INSPECTION NOTICE

Ethel M Payne
2915 Simba Pl
Brentwood, CA 94513

Property:
579 6TH ST
RICHMOND, CA 94801-2670-

PropID:
Client ID: 12789

Dear Owner/Agent,

This letter is to inform you that your property at **579 6TH ST RICHMOND, CA 94801-2670** failed the Housing Quality Standards (HQS) inspection on 08/05/2025.

A re-inspection has been scheduled for 09/24/2025 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>
2.10	Kitchen/Stove or Range with Oven non working oven and range repair or replace
2.12	Kitchen/Sink repair leaking underneath sink.
2.5	Kitchen/Window Condition replace torn screen
7.1	Heating and Plumbing/Adequacy of Heating Equipment replace or repair non working heater
4.4	Other Rooms/Security remove key lock
4.5	Other Rooms/Window Condition replace missing screens
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
4.7	Other Rooms/Wall Condition remove black discoloration from wall inside closet.
4.3	Other Rooms/Electrical Hazards replace missing light fixture



8/11/2025

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



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 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 08/05/2025.

A re-inspection has been scheduled for 09/25/2025 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>
1.8	Living Room/Floor Condition carpeting throughout entire unite very badly worn- repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet drawer is missing - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom sink not not working/draining properly - Repair/replace
3.3	Bathroom/Electrical Hazards bathroom GFCI outlet missing/not working properly - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress from blocking water heater door
8.7	General Health and Safety/Other Interior Hazards living room smoke/co detector missing - repair/replace



8/11/2025

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



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 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 08/05/2025.

A re-inspection has been scheduled for 09/25/2025 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>
8.7	General Health and Safety/Other Interior Hazards Right common area smoke detectors missing, replace/install

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 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 08/05/2025.

A re-inspection has been scheduled for 09/25/2025 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.

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.

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 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 08/05/2025.

A re-inspection has been scheduled for 09/25/2025 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>
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.

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 514
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 514 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/05/2025.

A re-inspection has been scheduled for 09/25/2025 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.



8/11/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Left common area smoke detector removed, replace
8.4	General Health and Safety/Garbage and Debris Declutter unit, excessive clutter throughout unit preventing access to windows and outlets
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair peeling paint in sink Cabinet door missing, replace
3.3	Bathroom/Electrical Hazards Ceiling light inoperable, repair
3.12	Bathroom/Tub or Shower Tub enclosure wall damaged, repair
4.5	Other Rooms/Window Condition Clean yellow discoloration on window and window seal
4.3	Other Rooms/Electrical Hazards Tenant to clear items in room to allow access to outlets for inspection
8.7	General Health and Safety/Other Interior Hazards Clean heavy yellow discoloration on walls and ceiling throughout unit. All walls are heavily soiled with yellow discoloration.
2.5	Kitchen/Window Condition Clean heavy yellow discoloration on window and window seal
2.7	Kitchen/Wall Condition Clean excessive grease splatter on kitchen walls
7.4	Heating and Plumbing/Water Heater Tenant to remove personal items being stored in hot water heater closet
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Clean excessive build up in toilet



8/11/2025

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



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 1433
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 1433 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/05/2025.

A re-inspection has been scheduled for 09/25/2025 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.



8/11/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.1	Living Room/Living Room Present No show- Dog inside unit alone could not enter unit.
2.10	Kitchen/Stove or Range with Oven non working oven and range hood. repair or replace
2.8	Kitchen/Floor Condition chipping on floor tile is peeling up. repair or replace
2.12	Kitchen/Sink leaking under the sink. repair
3.5	Bathroom/Window Condition replace missing screens in in master and hall bathroom
2.5	Kitchen/Window Condition replace torn screen.
7.1	Heating and Plumbing/Adequacy of Heating Equipment non working heater repair or replace
4.4	Other Rooms/Security remove key locks
4.5	Other Rooms/Window Condition replace missing screens
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
4.7	Other Rooms/Wall Condition remove black discoloration inside closet.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose at base



8/11/2025

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



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 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 08/05/2025.

A re-inspection has been scheduled for 09/25/2025 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.

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 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 08/05/2025.

A re-inspection has been scheduled for 09/25/2025 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>
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

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 538
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 538 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/05/2025.

A re-inspection has been scheduled for 09/25/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Left common area smoke detector removed, replace
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.
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan left bathroom
3.12	Bathroom/Tub or Shower Unable to inspect as tub full of personal items being stored in tub, tenant to remove items to provide access for inspection
8.4	General Health and Safety/Garbage and Debris Declutter unit, excessive amount of items throughout unit
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Exterior patio railing on left side deteriorated, replace
2.10	Kitchen/Stove or Range with Oven Unable to inspect, excessive amount of items being stored on stove
2.12	Kitchen/Sink Dishwasher inoperable, repair



8/11/2025

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