



9/2/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1826
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 1826 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/28/2025.

A re-inspection has been scheduled for 10/31/2025 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>
3.13 Bathroom/Ventilation	Clean excessive dust build up on vent fan
3.3 Bathroom/Electrical Hazards	Ceiling light inoperable, repair
7.4 Heating and Plumbing/Water Heater	Wtr. Htr. = Missing Pilot Light Cover.
8.2 General Health and Safety/Exits	Declutter patio, excessive amount of items stored on patio



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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.

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



9/2/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1827
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 1827 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/28/2025.

A re-inspection has been scheduled for 10/31/2025 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>
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector removed, replace
4.4	Other Rooms/Security Door locked, no access to bedroom for inspection
7.4	Heating and Plumbing/Water Heater Move personal items being stored in hot water heater closet

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



9/2/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1921
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 1921 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/28/2025.

A re-inspection has been scheduled for 10/31/2025 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>
8.7	General Health and Safety/Other Interior Hazards unit must be able to walk through freely and able to access all areas inside unit to conduct inspection - clear/remove/clear egress throughout 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.

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Sincerely,

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Residential Rental Inspections Program



9/2/2025

FAILED INSPECTION NOTICE

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

Property:
2601 HILLTOP DR Apt 1928
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 1928 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/28/2025.

A re-inspection has been scheduled for 10/31/2025 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>
7.2	Heating and Plumbing/Safety of Heating Equipment clear items from blocking access to water heater door

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
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