



8/11/2025

FAILED INSPECTION NOTICE

2601 HILLTOP DR Apt 1035
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Current Resident,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 1035 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/04/2025.

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>
4.10	Other Rooms/Smoke Detectors Smoke detector in right front bedroom non operable, repair.

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

2601 HILLTOP DR Apt 313
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Current Resident,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 313 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/04/2025.

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>
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
2.10	Kitchen/Stove or Range with Oven Range hood vent screens missing, 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



8/11/2025

FAILED INSPECTION NOTICE

2601 HILLTOP DR Apt 315
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Current Resident,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 315 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/04/2025.

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>
3.12	Bathroom/Tub or Shower Clean heavy discoloration in tub

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



8/11/2025

FAILED INSPECTION NOTICE

2601 HILLTOP DR Apt 317
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Current Resident,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 317 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/04/2025.

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.

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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Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

2601 HILLTOP DR Apt 331
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Current Resident,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 331 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/04/2025.

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 Carpet torn in multiple places in hallway
8.6	General Health and Safety/Interior Stairs and Common Halls Right side common area smoke detector missing, replace Install C02 detector in unit
3.3	Bathroom/Electrical Hazards Light fixture cover missing, replace
4.3	Other Rooms/Electrical Hazards Light switch coverplate damaged, replace



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Sincerely,

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Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

2601 HILLTOP DR Apt 334
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Current Resident,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 334 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/04/2025.

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>
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
3.7	Bathroom/Wall Condition Repair soft spot on wall underneath vent fan (LEFT BATHROOM)

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,

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Residential Rental Inspections Program



8/11/2025

FAILED INSPECTION NOTICE

2601 HILLTOP DR Apt 338
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Current Resident,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 338 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/04/2025.

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>
4.4	Other Rooms/Security Remove keyed lock from interior door.

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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8/11/2025

FAILED INSPECTION NOTICE

2601 HILLTOP DR Apt 412
RICHMOND, CA 94806-5783-

PropID:
Client ID: 7274

Dear Current Resident,

This letter is to inform you that your property at **2601 HILLTOP DR Apt 412 RICHMOND, CA 94806-5783** failed the Housing Quality Standards (HQS) inspection on 08/04/2025.

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>
8.4	General Health and Safety/Garbage and Debris Tenant to declutter unit, excessive clutter throughout unit

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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