



9/27/2024

**FAILED INSPECTION NOTICE**

Ephraim M Tre Levy  
944 Arlington Blvd  
El Cerrito, CA 94803-3317

Property:  
3202 NEVIN AVE  
RICHMOND, CA 94804-1757-

PropID:  
Client ID: 16534

Dear Owner/Agent,

This letter is to inform you that your property at **3202 NEVIN AVE RICHMOND, CA 94804-1757** failed the Housing Quality Standards (HQS) inspection on 09/09/2024.

**A re-inspection has been scheduled for 10/24/2024 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>	<u>Tenant/Owner</u>
2.8	Kitchen/Floor Condition Repair / replace damaged flooring	O
2.3	Kitchen/Electrical Hazards Install GFI outlet in kitchen near water source	O
2.12	Kitchen/Sink Re-caulk around sink	O
3.3	Bathroom/Electrical Hazards repair / replace rusting/deteriorating light fixture	O



9/27/2024

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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



9/27/2024

**FAILED INSPECTION NOTICE**

Ephraim M Tre Levy  
944 Arlington Blvd  
El Cerrito, CA 94803-3317

Property:  
3214 NEVIN AVE  
RICHMOND, CA 94804-1757-

PropID:  
Client ID: 16534

Dear Owner/Agent,

This letter is to inform you that your property at **3214 NEVIN AVE RICHMOND, CA 94804-1757** failed the Housing Quality Standards (HQS) inspection on 09/09/2024.

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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>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards Install GFI outlet near water source	O
2.8	Kitchen/Floor Condition Repair / replace damaged flooring	O
3.12	Bathroom/Tub or Shower Tub/Shower Faucet handle Damaged / Missing.	O
3.8	Bathroom/Floor Condition Repair / replace damaged flooring	O



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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/27/2024

**FAILED INSPECTION NOTICE**

Wai Men & Wendy Wong Lau  
ACCESS PROPERTY MANAGEMENT  
Po Box 70337  
Point Richmond, CA 94807

Property:  
5302 PANAMA AVE  
RICHMOND, CA 94804-5440-

PropID:  
Client ID: 9691

Dear Owner/Agent,

This letter is to inform you that your property at **5302 PANAMA AVE RICHMOND, CA 94804-5440** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2024.

**A re-inspection has been scheduled for 10/24/2024 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch staircase railings loose/deteriorating, repair/replace	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/27/2024

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #1602  
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 #1602 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 09/09/2024.

**A re-inspection has been scheduled for 10/25/2024 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	Tenant/Owner
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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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/27/2024

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #1721  
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 #1721 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 09/09/2024.

**A re-inspection has been scheduled for 10/25/2024 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>	<u>Tenant/Owner</u>
5.3	Secondary Rooms/Electrical Hazards 1. Laundryroom light fixture cover missing.  2, Ventilation fan hanging down in laundryroom	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches remove excessive clutter from patio	T
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



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Sincerely,

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Residential Rental Inspections Program





9/27/2024

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #3209  
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 #3209 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 09/09/2024.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
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Sincerely,

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Residential Rental Inspections Program



9/27/2024

## FAILED INSPECTION NOTICE

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

Property:  
3400 RICHMOND PARKWAY Apt #806  
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 #806 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 09/09/2024.

**A re-inspection has been scheduled for 10/25/2024 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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven	O
	microwave vent light inop,repair	
2.13	Kitchen/Space for Storage, Prep and Serving	O
	1. water damaged under sink, repair	
	2. actively leaking. repair	
3.8	Bathroom/Floor Condition	O
	toilet paper holder broken, replace	
4.5	Other Rooms/Window Condition	O
	bedroom window sill evidence water damaged, repair	



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