



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1005
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 #1005 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches 1.Patio deck has loose/deteriorating boards, repair/replace	O
	2. Patio electrical outlet and coverplate loose, repair/replace	
6.4	Building Exterior/Condition of Exterior Surfaces Exterior wall next to tenants front door has missing light fixture, exposing the elctrical wires in wall, repair/install misiing feature	O



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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



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

Property:

3400 RICHMOND PARKWAY Apt #1009
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 #1009 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>
1.8	Living Room/Floor Condition Livingroom carpet deteriorating/damaged, replace	O
6.4	Building Exterior/Condition of Exterior Surfaces The exterior surface indicates a condition where the exterior wall has unfinished repair.	O
2.10	Kitchen/Stove or Range with Oven burners not sitting in drip pans as designed, repair, safety hazard	O



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Residential Rental Inspections Program



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

Property:
3400 RICHMOND PARKWAY Apt #1015
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 #1015 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>
1.8	Living Room/Floor Condition Livingroom carpet deteriorating/damaged, replace carpet	O
6.4	Building Exterior/Condition of Exterior Surfaces The exterior surface indicates a condition where the exterior wall has unfished repair work, complete	O

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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Po Box 82913
Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #1111
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 #1111 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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 MISSING COVER 2. Ventilation fan hanging down, repair	O
3.7	Bathroom/Wall Condition Remove black discoloration(master)	O
3.6	Bathroom/Ceiling Condition Remove excessive black discoloration (master)	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet not working as designed, repair (master)	O
3.12	Bathroom/Tub or Shower Shower enclosure door have excessive black discoloration, repair/replace	O
8.7	General Health and Safety/Other Interior Hazards 1. common area smoke detectors hanging down and missing, install. 2. common area CO detectors inoperable, repair/replace	O
1.4	Living Room/Security Patio sliding door will not lock as designed, repair/replace	O
7.4	Heating and Plumbing/Water Heater install Hot water heater earthquake safety straps.	O



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Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #1112
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 #1112 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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
4.6	Other Rooms/Celing Condition Ceiling peeling, repiar	O
4.7	Other Rooms/Wall Condition Wall peeling paint, repair	O
4.4	Other Rooms/Security no access to bedroom, owner must provide access at next inspection.	O
8.7	General Health and Safety/Other Interior Hazards Co detector inoperable, repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet loose, reset toilet (hallway)	O
7.4	Heating and Plumbing/Water Heater Install Hot water heater earthquake safety straps.	O
2.3	Kitchen/Electrical Hazards Ceiling fan light missing cover	O



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

Property:
3400 RICHMOND PARKWAY Apt #1117
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 #1117 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater Install Hot water heater earthquake safety straps	O
2.10	Kitchen/Stove or Range with Oven replace drip pans	O
3.12	Bathroom/Tub or Shower master bath shower doors have excessive black discoloration , repair	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Front hallway bath toilet seat broken, replace	O
8.7	General Health and Safety/Other Interior Hazards Front common area Co and Smoke detectors missing, install	O



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

Property:
3400 RICHMOND PARKWAY Apt #1122
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 #1122 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features Laundryroom wall peeling paint around fuse box, repair	O
1.7	Living Room/Wall Condition Wall around patio door evidence of water damage and leaking, repair	O
3.12	Bathroom/Tub or Shower Hallway bath 1. tub diverter not working as designed, repair/replace 2. tub peeling paint, resurface	O
	Master bath 1. Shower enclosure chipping paint, repair	
2.5	Kitchen/Window Condition Install missing screen	O
1.4	Living Room/Security Patio door/screen hard to open, repair	O
4.10	Other Rooms/Smoke Detectors master bedroom smoke detector missing, install	O



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

Property:
3400 RICHMOND PARKWAY Apt #1204
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 #1204 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Master bath sink rusting, resurface/replace sink	O
4.4	Other Rooms/Security Patio screen door pulling off	O
3.12	Bathroom/Tub or Shower Master bath shower door not secured to track, repair	O
2.13	Kitchen/Space for Storage, Prep and Serving Cabinet doors peeling,repair	O
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps	O



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

Property:
3400 RICHMOND PARKWAY Apt #1209
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 #1209 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>	<u>Tenant/Owner</u>
1.8	Living Room/Floor Condition Carpet bunching up/heavy soiled . repair/replace/clean	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Hallway bath toilet seat deteriorating/worn, replace	O
3.12	Bathroom/Tub or Shower Hallway bath tub diverter not working as designed, repair/replace	O
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps	O



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

Property:
3400 RICHMOND PARKWAY Apt #1221
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 #1221 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
2.10	Kitchen/Stove or Range with Oven stove burners not connected, repair/replace	T
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. tenant to remove all personal items from Hot water closet, safety hazard	O
3.3	Bathroom/Electrical Hazards Install Gfi outlet in hallway bath	O
3.7	Bathroom/Wall Condition Install missing towel bar on wall	O
2.3	Kitchen/Electrical Hazards Kitchen fan light cover mssing, install	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches wood railing on common staircase leading up t unit rotten/deteriorating wood, repair/replace	O



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

Property:
3400 RICHMOND PARKWAY Apt #1302
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 #1302 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition window frame peeling paint, repair	O
1.8	Living Room/Floor Condition Livingroom floor damaged, repair/replace	O
3.7	Bathroom/Wall Condition 1. Hallway bath towel bar missing,repair 2. master bath wall evidence of water damage,repair 3. remove black discoloration both bathrooms	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Master bath sink rusting, repair/replace/resurface	O
3.8	Bathroom/Floor Condition master bath baseboards evidence of water damage,repair	O
3.6	Bathroom/Ceiling Condition remove black discoloration both bathrooms	O
4.6	Other Rooms/Celing Condition Ceiling has evidence of water damage, repair	O
4.7	Other Rooms/Wall Condition Evidence of water damage, black discoloration and peeling paint, repair.	O
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet drawer door.	O
2.10	Kitchen/Stove or Range with Oven replace drip pans	O
7.4	Heating and Plumbing/Water Heater Install HWH Eartquake safety straps	O
1.4	Living Room/Security 1..Front door knob will not lock. 2. patio door will not lock as designed 3. front door frame rusting	O
8.10	General Health and Safety/Site and Neighborhood Conditions exterior light on wall leading to front door light fixture inop, repair	O



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

Property:
3400 RICHMOND PARKWAY Apt #1314
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 #1314 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

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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 Patio railings and deck deteriorating, rotting and peeling paint, repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Master bath sink rusting, resurface/replace	O
3.12	Bathroom/Tub or Shower master bath shower enclosure evidence of leaking, repair	O
2.11	Kitchen/Refrigerator Refrigerator door shelf railing deteriorating/broken and refrigerator shelf broken/cracked, replace safety hazard	O
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps	O



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Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #1318
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 #1318 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.11	Kitchen/Refrigerator remove black discoloration from freezer/fridge	O
1.6	Living Room/Ceiling Condition evidence of water damage,repair	O
4.6	Other Rooms/Celing Condition repair holes on ceiling	O
3.12	Bathroom/Tub or Shower master bath shower enclosure peeling paint, repair	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



11/6/2023

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

Property:
3400 RICHMOND PARKWAY Apt #1319
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 #1319 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps	O

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11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1323
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 #1323 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>	<u>Tenant/Owner</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches no access to patio, being worked on	O
3.7	Bathroom/Wall Condition towel bar missing hallway bath	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O

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



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1324
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 #1324 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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	Tenant/Owner
2.10	Kitchen/Stove or Range with Oven replace drip pans	O
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated. replace	O
3.7	Bathroom/Wall Condition Remove black discoloration master bath	O
3.6	Bathroom/Ceiling Condition remove black discoloration	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
3.12	Bathroom/Tub or Shower hallway bath tub chipping paint	O
1.3	Living Room/Electrical Hazards light at entryway inoperable, repair	O
1.4	Living Room/Security patio screen missing, install	O
3.13	Bathroom/Ventilation ventilation fan not working as designed, both bathrooms	O



11/6/2023

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



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1409
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 #1409 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven oven/stove temps not regulating as designed, repair	O
2.3	Kitchen/Electrical Hazards 1. replace burned outlet right of sink 2. replace loose outlet in dining area not working as designed	O
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling change filter for heater	O
7.4	Heating and Plumbing/Water Heater no access to water heater	O



11/6/2023

FAILED INSPECTION NOTICE

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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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



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1417
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 #1417 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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	Tenant/Owner
2.10	Kitchen/Stove or Range with Oven 1. replace drip pans 2. Rf burner inoperable	O
2.13	Kitchen/Space for Storage, Prep and Serving countertop deteriorating, peeling, repair/replace	O
7.4	Heating and Plumbing/Water Heater Install earthquake HWH safety straps	O
1.8	Living Room/Floor Condition carpet ripped in hallway, repair/replace	O
3.7	Bathroom/Wall Condition Remove black discoloration	O
3.6	Bathroom/Ceiling Condition Remove black discoloration	O
3.12	Bathroom/Tub or Shower Tub chipping paint,repair	O
4.4	Other Rooms/Security door damaged, repair/replace door	O
4.3	Other Rooms/Electrical Hazards outlet loose next to door, replace	O



11/6/2023

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



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1419
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 #1419 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater 1. HWH closet walls damaged, repair 2. Install earthquake HWH safety straps	O
3.3	Bathroom/Electrical Hazards light fixture inoperable,repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink rusting,repair/replace	O
2.3	Kitchen/Electrical Hazards ceiling fan light fixture missing cover	O



11/6/2023

FAILED INSPECTION NOTICE

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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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



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1507
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 #1507 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>
3.1	Bathroom/Bathroom Present hallway bath has a strong foul odor, repair	O
7.4	Heating and Plumbing/Water Heater Install earthquake HWH safety straps	O

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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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



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1511
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 #1511 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>
1.3	Living Room/Electrical Hazards entryway light inoperable,repair	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
8.7	General Health and Safety/Other Interior Hazards right front common smoke inoperable,repair	O

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



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1514
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 #1514 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>
4.4	Other Rooms/Security no access, door locked	T
1.6	Living Room/Ceiling Condition evidence of water damage,repair	O
7.4	Heating and Plumbing/Water Heater no access to water heater, blocked	T

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



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1516
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 #1516 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>
1.8	Living Room/Floor Condition floor damaged, replace	O
3.12	Bathroom/Tub or Shower hallway bath tub peeling,repair	O
2.10	Kitchen/Stove or Range with Oven 1. install missing microwave 2. burners not regulating as designed, causing stove to not work as designed, repair/replace stove. safety hazard 3. replace drip pans	O
5.4	Secondary Rooms/Other Potential Hazardous Features laundryroom: washing machine shakes every bad, repair	O
2.3	Kitchen/Electrical Hazards ceiling fans shakes excessivly, repair safety hazard	O



11/6/2023

FAILED INSPECTION NOTICE

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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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



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1517
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 #1517 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>
8.7	General Health and Safety/Other Interior Hazards Left front common smoke detector missing wires hanging	O
1.6	Living Room/Ceiling Condition ceiling peeling paint at entry	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O

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



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1521
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 #1521 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>
3.7	Bathroom/Wall Condition master bath wall remove black discoloration	O
3.12	Bathroom/Tub or Shower master bath shower enclosure frame peeling paint	O
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps	O

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



11/6/2023

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 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>
7.2	Heating and Plumbing/Safety of Heating Equipment fireplace inoperable, gas starter pipe deteriorated, replace	O
7.4	Heating and Plumbing/Water Heater 1. Water heater closet door frame rusting 2. install HWH earthquake safety straps 3. repair wall in closet damaged	O
1.3	Living Room/Electrical Hazards outlet under walkup bar inop, replace can not use	O



11/6/2023

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



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1605
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 #1605 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>
3.12	Bathroom/Tub or Shower shower handle hard to pull on, repair/replace	O
7.4	Heating and Plumbing/Water Heater 1. water heater closet has black discoloration and water damage 2. install HWH earthquake safety straps	O
8.3	General Health and Safety/Evidence of Infestation check for bug/worm infestation in laundryroom	O



11/6/2023

FAILED INSPECTION NOTICE

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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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



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1612
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 #1612 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/11/2023 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>
7.2	Heating and Plumbing/Safety of Heating Equipment 1. heater cover off, install	O
7.4	Heating and Plumbing/Water Heater 1. flue not connected properly, repair 2. install HWH earthquake safety straps	O

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



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1617
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 #1617 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/12/2023 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>
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
7.6	Heating and Plumbing/Plumbing install missing covers on sprinkler heads	O

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



11/6/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1621
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 #1621 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/30/2023.

A re-inspection has been scheduled for 12/12/2023 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing/inoperable. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
3.12	Bathroom/Tub or Shower tub diverter inoperable,repair	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. properly install HWH flue for exhaust ,not installed as designed	O



11/6/2023

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