



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1701
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 #1701 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

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>
2.10	Kitchen/Stove or Range with Oven 1. replace drip pans 2. replace oven temp knob, can not read temps	O
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps.	O
6.4	Building Exterior/Condition of Exterior Surfaces unfished repair to building must be completed	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1703
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 #1703 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded,. outlet right of fireplace	O
2.3	Kitchen/Electrical Hazards install Gfi right of sink	O
7.4	Heating and Plumbing/Water Heater 1. HWH closet door frame water damaged, repair 2. Install HWH earthquake safety straps	O
6.4	Building Exterior/Condition of Exterior Surfaces finish repair to exterior of building	O
8.10	General Health and Safety/Site and Neighborhood Conditions remove excessive cat feces from area under bedroom window,	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1704
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 #1704 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

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
2.3	Kitchen/Electrical Hazards install GFI right of sink	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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1709
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 #1709 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

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
2.3	Kitchen/Electrical Hazards Install GFci outlet right of sink	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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1713
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 #1713 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

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
1.8	Living Room/Floor Condition exposed tackstrip at entry to kitchen, repair	O
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1715
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 #1715 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

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>
8.1	General Health and Safety/Access to Unit unable to perform full inspection due to excessive clutter in unit, tenant must clean and organize unit so as to next inspection can be completed	T

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



11/8/2023

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 10/31/2023.

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.



11/8/2023

FAILED INSPECTION NOTICE

<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
8.7	General Health and Safety/Other Interior Hazards 1. common area smoke detector inoperable 2. clean and organize unit ,unsanitary conditions (tenant)	O
3.8	Bathroom/Floor Condition flooring damaged, replace	O
3.7	Bathroom/Wall Condition 1.evidence of water damage,repair 2. remove black discoloration	O
3.6	Bathroom/Ceiling Condition remove black discoloration	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches remove excessive clutter from patio	T
1.8	Living Room/Floor Condition carpet ripped/damaged/deteriorating, replace	T
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door damaged,repair	T
1.6	Living Room/Ceiling Condition evidence of water damage,repair	O
2.3	Kitchen/Electrical Hazards install GFci outlet right of sink	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1718
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 #1718 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

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>
2.10	Kitchen/Stove or Range with Oven 1.replace drip pans	O
2.12	Kitchen/Sink Garbage disposal inoperable,repair/replace	O
5.4	Secondary Rooms/Other Potential Hazardous Features excessive clutter in laundryroom, clean and organize	T
6.2	Building Exterior/Condition of Stairs, Rails, and Porches excessive clutter on patio, clean /organize patio	T
8.7	General Health and Safety/Other Interior Hazards common area co detector inoperable,repair	T
7.4	Heating and Plumbing/Water Heater 1. Install earthquake safety straps 2. remove personal items from around water heater, safety hazard. Tenant)	O
2.3	Kitchen/Electrical Hazards Insatll GFI outlet left of sink	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1723
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 #1723 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
2.3	Kitchen/Electrical Hazards install GFI outlet left of sink	O
3.3	Bathroom/Electrical Hazards Gfi outlet will not test/reset, replace	O
1.8	Living Room/Floor Condition 1. exposed tackstrip at entry to unit 2. carpet damaged, replace	O
7.4	Heating and Plumbing/Water Heater 1. Install earthquake safety straps 2. remove personal items from around waterheater, safety hazard	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Railings on staircase left of front door rotten/deteriorating wood/railings, repair/replace	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1803
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 #1803 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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
2.13	Kitchen/Space for Storage, Prep and Serving Drawer front missing next to stove.	O
2.3	Kitchen/Electrical Hazards install Gfi left of sink	O
5.4	Secondary Rooms/Other Potential Hazardous Features excessive clutter in laundryroom, clean/organize	T
6.4	Building Exterior/Condition of Exterior Surfaces finish repair to building	O
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps	O
1.4	Living Room/Security repair patio screen door	O
3.7	Bathroom/Wall Condition towel bar missing, install	O
3.12	Bathroom/Tub or Shower tub peeling paint,resurface tub	O
1.8	Living Room/Floor Condition carpet bunching/deteriorating throughout livingroom/hallway. repair/replace	O
3.3	Bathroom/Electrical Hazards GFI outlet inoperable, replace	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1804
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 #1804 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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
2.3	Kitchen/Electrical Hazards ninstall GFI right of sink	O
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.	O
2.12	Kitchen/Sink dishwasher leaking, repair/replace	O
1.8	Living Room/Floor Condition carpet ripped in hallway, repair/replace	O
8.7	General Health and Safety/Other Interior Hazards insatll common area CO detectors	O
7.4	Heating and Plumbing/Water Heater 1. Install HWH earthquake safety straps 2. remove personal items from around water heater (tenant)	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1808
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 #1808 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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>
2.3	Kitchen/Electrical Hazards install GFI outlet right of sink	O
4.5	Other Rooms/Window Condition window frame remove black discoloration	O
1.4	Living Room/Security patio screen off track,repair	O
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:

3400 RICHMOND PARKWAY Apt #1809
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 #1809 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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.



11/8/2023

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.4	Building Exterior/Condition of Exterior Surfaces 1. exterior light fixture on wall next to front door inoperable,repair 2. finish repair to building	O
2.12	Kitchen/Sink faucet knob broken,replace	O
8.7	General Health and Safety/Other Interior Hazards 1.. unit has unsanitary conditions, clean/organize unit 2. hallway smoke detector missing,install	T
2.10	Kitchen/Stove or Range with Oven clean stove replace drip pans(owner)	T
1.8	Living Room/Floor Condition carpet ripped, repair/replace	T
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. remove personal items from around water heater,safety hazard (tenant)	O
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.	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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:

3400 RICHMOND PARKWAY Apt #1819
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 #1819 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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.



11/8/2023

FAILED INSPECTION NOTICE

<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 1. hallway smoke detector missing,install	O
4.5	Other Rooms/Window Condition window and window sills excessive black discoloration and evidence of water damage, repair/replace	O
4.7	Other Rooms/Wall Condition remove black discoloration	O
4.8	Other Rooms/Floor Condition carpet water damaged, replace	O
3.7	Bathroom/Wall Condition towel bar missing,install	O
3.13	Bathroom/Ventilation fan not working as designed, replace/repair	O
1.7	Living Room/Wall Condition evidence of water damage,repair	O
2.10	Kitchen/Stove or Range with Oven install Gfl left of sink	O
5.3	Secondary Rooms/Electrical Hazards laundryroom vent fan missing cover	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. remove personal items from around water heater(tenant)	O
8.9	General Health and Safety/Interior Air Quality stong odor of mold/mildew in both bedrooms. repair	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1820
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 #1820 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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>
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
6.4	Building Exterior/Condition of Exterior Surfaces finish repair to building	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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1905
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 #1905 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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
2.3	Kitchen/Electrical Hazards 1. install GFI outlet right of sink 2. replace burned outlet left of stove	O
2.10	Kitchen/Stove or Range with Oven 1. right front burner inop,repair 2. microwave inop,repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bath sink stopper inop, repair	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1913
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 #1913 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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>
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1. sink rusting,resurface master 2. sink has low water pressure	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
3.3	Bathroom/Electrical Hazards Gfi will not test /reset ,replace hallway bath	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1924
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 #1924 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches 1. railing at top staircase deteriorating/rotting and rusting, repair/replace 2. patio railing rotting/deteriorating, replace/repair	O
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
3.3	Bathroom/Electrical Hazards GFI hallway bath will not test/rest	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2009
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 #2009 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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>
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
2.10	Kitchen/Stove or Range with Oven 1. ventilation fan light inop,repair 2. microwave door handle missing,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.

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2013
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 #2013 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
6.4	Building Exterior/Condition of Exterior Surfaces finish repair to building	O
2.3	Kitchen/Electrical Hazards install GFIC right of sink	O
3.7	Bathroom/Wall Condition master bath wall peeling paint,repair	O
3.3	Bathroom/Electrical Hazards GFI will not test/reset, replace	O
3.12	Bathroom/Tub or Shower hallway bath shower handle leaking water	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
2.11	Kitchen/Refrigerator light inop,repair	O
8.1	General Health and Safety/Access to Unit tenant told me her mother was sick in other bedroom half-way through inspection, must complete inspection at re-inspection	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2020
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 #2020 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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>
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
3.12	Bathroom/Tub or Shower 1.tub diverter not working as designed,hallway bath 2. master bath shower enclosure black discoloration,repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink rusting hallway bath, resurface	O
3.6	Bathroom/Ceiling Condition remove black discoloration master bath	O
3.7	Bathroom/Wall Condition remove black discoloration master bath	O
1.7	Living Room/Wall Condition baseboards water damaged,repair	O
1.8	Living Room/Floor Condition carpet deteriorating, replace	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2107
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 #2107 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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>
2.3	Kitchen/Electrical Hazards install GFI left of sink	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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2108
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 #2108 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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>
2.10	Kitchen/Stove or Range with Oven install GFI right of sink	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
3.6	Bathroom/Ceiling Condition ceiling has evidence of water damage,repair	O
2.12	Kitchen/Sink dishwasher leaking from air gap	O
1.6	Living Room/Ceiling Condition ceiling cracking,repair	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2110
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 #2110 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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>
7.4	Heating and Plumbing/Water Heater 1.water heater flue not connected as designed,repair 2. install HWH eartquake safty straps	O
2.3	Kitchen/Electrical Hazards install GFI left of sink	O
3.12	Bathroom/Tub or Shower tub peeling paint,repair	O
8.7	General Health and Safety/Other Interior Hazards co detector inop,repair	O



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2116
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 #2116 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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.



11/8/2023

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink faucet leaking, repair/replace	O
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
2.10	Kitchen/Stove or Range with Oven replace drip pans	O
3.7	Bathroom/Wall Condition wall has black discoloration,repair	O
3.6	Bathroom/Ceiling Condition remove black discoloration	O
3.12	Bathroom/Tub or Shower tub has black discoloration	O
7.4	Heating and Plumbing/Water Heater 1. HWH flue not connected as designed, repair 2. install HWH earthquake safety straps 3. HWH closet water damaged, repair	O
6.3	Building Exterior/Condition of Roof and Gutters gutters clogged,repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut back overgrown vegetaion	O
8.7	General Health and Safety/Other Interior Hazards unit has clutter,	T



11/8/2023

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



11/8/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2117
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 #2117 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 10/31/2023.

A re-inspection has been scheduled for 12/12/2023 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
2.3	Kitchen/Electrical Hazards install GFI outlet right of sink	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. HWH closet door frame rusting, and closet has black discoloration inside	O



11/8/2023

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