



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2904
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 #2904 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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>
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
8.7	General Health and Safety/Other Interior Hazards hallway smoke hanging down, repair	O
7.4	Heating and Plumbing/Water Heater 1. HWH discharge line can not have a positive pitch 2. install HWH earthquake safety straps	O



11/7/2023

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



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2905
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 #2905 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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>
2.3	Kitchen/Electrical Hazards install Gfi right 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2907
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 #2907 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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
8.7	General Health and Safety/Other Interior Hazards	O
	1. Co detector inoperable	
3.3	Bathroom/Electrical Hazards	O
	Gfi will not test/reset, replace	
2.3	Kitchen/Electrical Hazards	O
	1. Install Gfi left of sink	
	2. light fixture flickering	
2.11	Kitchen/Refrigerator	O
	1. Handle broken/deteriorating, replace	
	2. shelves broken inside and door shelf railings missing	
7.4	Heating and Plumbing/Water Heater	O
	install Hwh earthquake straps	



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11/7/2023

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

Property:
3400 RICHMOND PARKWAY Apt #2909
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 #2909 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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>
8.7	General Health and Safety/Other Interior Hazards unable to perform full inspection due to no PGE, all utilities must be operable	T

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

Property:
3400 RICHMOND PARKWAY Apt #2910
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 #2910 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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>
2.3	Kitchen/Electrical Hazards Gfi right of sink will not test/rest, repair	O
3.3	Bathroom/Electrical Hazards Gfi will not test/rest	O
8.9	General Health and Safety/Interior Air Quality there is a strong stinch/odor in unit ,,remove	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



11/7/2023

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

Property:
3400 RICHMOND PARKWAY Apt #2916
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 #2916 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 between 09:00AM and 12:00PM.

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<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 replace drip pans	O
3.8	Bathroom/Floor Condition evidence of water damage,replace	O
4.6	Other Rooms/Celing Condition ceiling has evidence of water damage, peeling, repair	O
7.4	Heating and Plumbing/Water Heater no access to water heater, tenant has items blocking	T



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11/7/2023

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

Property:
3400 RICHMOND PARKWAY Apt #2920
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 #2920 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 between 09:00AM and 12:00PM.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
8.7	General Health and Safety/Other Interior Hazards common area smoke detector missing,repair	O
2.3	Kitchen/Electrical Hazards install GFci left of sink	O
3.12	Bathroom/Tub or Shower Tub peeling,repair	O
3.6	Bathroom/Ceiling Condition remove excessive black discoloration	O
3.7	Bathroom/Wall Condition remove black discoloration	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. water heater closet has evidence of water damage,repair 3. tenant has to move personal items from around HWH	O



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11/7/2023

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

Property:
3400 RICHMOND PARKWAY Apt #3001
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 #3001 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

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It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.7	General Health and Safety/Other Interior Hazards common area smoke detector missing	O
8.3	General Health and Safety/Evidence of Infestation evidence of spider infestation, exterminate	O
2.3	Kitchen/Electrical Hazards install GFci outlet lest of sink	O
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps	O



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11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3004
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 #3004 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

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<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

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

Property:
3400 RICHMOND PARKWAY Apt #3006
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 #3006 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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>
2.12	Kitchen/Sink faucet deteriorating, replace	O
2.3	Kitchen/Electrical Hazards install GFI left of sink	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door left of stove at bottom will not close as designed,repair	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector will not work as designed, repair/replace	O
2.10	Kitchen/Stove or Range with Oven right rear burner not working as designed,repair/replace	O



11/7/2023

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Residential Rental Inspections Program



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3007
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 #3007 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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>
3.12	Bathroom/Tub or Shower shower enclosure cracking/deteriorating, replace	O
3.7	Bathroom/Wall Condition hole in wall above towel bar ,repair	O
2.3	Kitchen/Electrical Hazards install GFI left of sink	O
8.3	General Health and Safety/Evidence of Infestation evidence of roach infestation, exterminate	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio decking deteriorating/rotten wood, repair/replace	O
7.4	Heating and Plumbing/Water Heater 1. water heater pipes have corrosion on them, repair 2. water heater discharge line can not have positive pitch must drain down, repair 3. install HWH earthquake safety straps	O



11/7/2023

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11/7/2023

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

Property:
3400 RICHMOND PARKWAY Apt #3011
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 #3011 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 between 11:00AM and 02:00PM.

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<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.

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

Property:
3400 RICHMOND PARKWAY Apt #3016
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 #3016 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

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<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

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

Property:
3400 RICHMOND PARKWAY Apt #3022
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 #3022 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.8	Living Room/Floor Condition carpet has exposed tack strip at entry to kitchen, repair	O
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.

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

Property:
3400 RICHMOND PARKWAY Apt #3021
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 #3021 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches top railing on staircase has deteriorating/rotten wood, replace	O
2.3	Kitchen/Electrical Hazards install GFI left of sink	O
1.8	Living Room/Floor Condition carpet ripped/damaged, 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 #3023
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 #3023 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

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It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
3.12	Bathroom/Tub or Shower tub enclosure, peeling/cracking repair/replace	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



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3102
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 #3102 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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 1. replace drip pans 2. vent light on microwave inop, repair	O
2.3	Kitchen/Electrical Hazards 1. install GFI right of sink 2. light flickering, repair	O
7.4	Heating and Plumbing/Water Heater no access to water heater	O
5.4	Secondary Rooms/Other Potential Hazardous Features 1. washing machine not draining as designed, repair (laundry) 2. floor sinking down in dining area, repair	O



11/7/2023

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



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3107
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 #3107 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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 install GFI left of sink	O
2.10	Kitchen/Stove or Range with Oven replace drip pans	O
5.3	Secondary Rooms/Electrical Hazards laundryroom outlet cover broken,replace	O
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated. replace	O
8.7	General Health and Safety/Other Interior Hazards smoke detector in hallway hanging down,repair	O
1.8	Living Room/Floor Condition carpet ripped at entry to livingroom/exposed tackstrip, repair	O
3.12	Bathroom/Tub or Shower shower door has excessive black discoloration, repair/replace master bath	O
7.4	Heating and Plumbing/Water Heater 1. water heater leaning,repair 2. install HWH earthquake safety straps	O



11/7/2023

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



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3109
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 #3109 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bath sink rusting,resurface	O
3.7	Bathroom/Wall Condition master bath wall water damaged next to shower enclosure	O
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door facia water damaged,repair	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
2.3	Kitchen/Electrical Hazards install GFI right of sink	O



11/7/2023

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3112
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 #3112 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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>
2.12	Kitchen/Sink 1. faucet leaking from base of neck, repair, 2. faucet hard to turn, repair	O
2.3	Kitchen/Electrical Hazards install GFI right of sink, repair	O
7.5	Heating and Plumbing/Water Supply sprinkler head cover missing, install	O
3.3	Bathroom/Electrical Hazards Gfi will not test/reset in both bathrooms, repair/replace GFI outlets	O
7.4	Heating and Plumbing/Water Heater 1. Flue not connected/installed as designed 2. install HWH earthquake safety straps	O



11/7/2023

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3117
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 #3117 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bath vanity facia deteriorating, repair/replace	O
3.12	Bathroom/Tub or Shower 1. master bath shower enclosure has excessive black discoloration ,repair 2. low water presssure	O
3.7	Bathroom/Wall Condition wall next to shower enclosure has evidence of water damage, repair. (master)	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
2.3	Kitchen/Electrical Hazards install GFI right of sink, repair	O



11/7/2023

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3201
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 #3201 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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
2.3	Kitchen/Electrical Hazards install GFI left of sink	O
3.12	Bathroom/Tub or Shower tub enclosure peeling paint, repair	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
8.7	General Health and Safety/Other Interior Hazards common area smoke detector hanging down, repair	O
7.4	Heating and Plumbing/Water Heater no access to water heater	O
8.10	General Health and Safety/Site and Neighborhood Conditions cut overgrown vegetation behind unit	O



11/7/2023

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3204
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 #3204 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3209
RICHMOND, CA 94806-5207-

PropID:
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #3209 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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
8.7	General Health and Safety/Other Interior Hazards clean and organize unit, unsanitary conditions	T
8.6	General Health and Safety/Interior Stairs and Common Halls install co detector	O
2.3	Kitchen/Electrical Hazards 1. install GFI right of sink	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio decking deteriorating/rotten wood, nails pulling up, repair/replace deck	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. HWH closet has excessive black discoloration inside, remove	O



11/7/2023

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3221
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 #3221 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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
6.2	Building Exterior/Condition of Stairs, Rails, and Porches 1. top railing on staircase has rotten wood, repair 2. patio railing has rotten/deteriorating wood, repair	O
3.12	Bathroom/Tub or Shower remove excessive black discoloration	O
3.8	Bathroom/Floor Condition flooring pulling up in front of tub, repair	O
7.4	Heating and Plumbing/Water Heater no access	O
2.13	Kitchen/Space for Storage, Prep and Serving cabinet facia deteriorating in front of sink, repair	O
2.7	Kitchen/Wall Condition 1. wall deteriorating behind sink, repair 2. wall around window water damaged, repair	O
2.3	Kitchen/Electrical Hazards install GFI left of sink	O
2.5	Kitchen/Window Condition 1. kitchen window sill water damaged, repair	O



11/7/2023

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3303
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 #3303 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bath sink rusting, repair/replace	O
2.13	Kitchen/Space for Storage, Prep and Serving cabinet facia deteriorating in front of sink, repair	O
2.3	Kitchen/Electrical Hazards 1. install GFI left of sink 2. outlet cover next to water heater closet broken, replace	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



11/7/2023

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3307
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 #3307 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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 master bath: 1. shower door excessive black discoloration 2. shower enclosure black and cracking, repair/replace hallway bath: tub peeling, repair	O
2.3	Kitchen/Electrical Hazards 1. install GFI left of sink 2. ceiling fan light fixture cover missing, install	O
2.11	Kitchen/Refrigerator inside light inoperable	O
1.6	Living Room/Ceiling Condition holes in ceiling, repair	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



11/7/2023

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3317
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 #3317 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 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 master bath: shower enclosure has excessive black discoloration. hallway bath: tub enclosure has excessive black discoloration. repair	O
3.6	Bathroom/Ceiling Condition hallway bath ceiling water damaged, repair	O
3.3	Bathroom/Electrical Hazards hallway bath: 1. light/fan switch not working as designed, repair 2, light fixture rusting, replace	O
4.7	Other Rooms/Wall Condition wall under window water damaged, reppair	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



11/7/2023

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/7/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3404
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 #3404 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/03/2023.

A re-inspection has been scheduled for 12/15/2023 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
8.9	General Health and Safety/Interior Air Quality strong odor of mold/mildew in unit, repair	O
2.10	Kitchen/Stove or Range with Oven clean oven/stove	T
2.3	Kitchen/Electrical Hazards instal GFI right of sink	T
2.11	Kitchen/Refrigerator No Refrigerator in Unit.	O
8.4	General Health and Safety/Garbage and Debris remove old appliances from common area breezway	O



11/7/2023

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program