



11/10/2023

FAILED INSPECTION NOTICE

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

Property:

3400 RICHMOND PARKWAY Apt #3408
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 #3408 RICHMOND, CA 94806-5207 failed** the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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.



11/10/2023

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.3	Kitchen/Electrical Hazards 1. light inoperable,repair	O
	2.install GFI right of sink	
2.12	Kitchen/Sink 1. active leak under sink	O
	2. Bottom of sink under sink water damaged	
	3. garbage disposal inoperable	
	4. faucet leaking	
5.3	Secondary Rooms/Electrical Hazards Laundryroom light inoperable,repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink rusting in both bathrooms, repair/replace	O
3.7	Bathroom/Wall Condition hallway bath wall has excessive black discoloration, repair	O
3.6	Bathroom/Ceiling Condition hallway bath ceiling has excessive black discoloration	O
3.12	Bathroom/Tub or Shower master bath shower enclosure excessive black discoloration, repair	O
2.11	Kitchen/Refrigerator 1. light inoperable,repair	O
	2. shelves broken repair	
8.7	General Health and Safety/Other Interior Hazards 1. co detector inoperable	O
	2. hallway smoke hanging down	
4.5	Other Rooms/Window Condition window sill excessive black discoloration	O
3.3	Bathroom/Electrical Hazards master bath light fixture rusting,repair	O



11/10/2023

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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3422
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 #3422 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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>
2.11	Kitchen/Refrigerator fridge making loud noise, repair/replace	O
2.3	Kitchen/Electrical Hazards 1. install GFI right of sink 2. switchplate cracked, right of stove	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches top railing on staircase wood deteriorating	O



11/10/2023

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Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

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Residential Rental Inspections Program



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3507
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 #3507 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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 left of sink	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. water heater closet water damaged, repair	O
3.12	Bathroom/Tub or Shower tub peeling paint, repair	O



11/10/2023

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Sincerely,

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Residential Rental Inspections Program



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3512
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 #3512 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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 unit has excessive clutter, repair	T
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. tenant remove items from around HWH	O



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Sincerely,

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Residential Rental Inspections Program



11/10/2023

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

Property:
3400 RICHMOND PARKWAY Apt #3517
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 #3517 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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 1. install HWH earthquake safety straps 2. tenant remove items from around water heater	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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11/10/2023

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

Property:
3400 RICHMOND PARKWAY Apt #3523
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 #3523 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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>
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
2.3	Kitchen/Electrical Hazards install GFI left of sink	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches 1. patio decking deteriorating, repair 2. patio railing deteriorating, 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 #3605
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 #3605 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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>
3.7	Bathroom/Wall Condition 1. wall next to shower enclosure water damaged 2. towel bar missing, repair	O
8.7	General Health and Safety/Other Interior Hazards co detector inop	O
4.5	Other Rooms/Window Condition dresser blocking window, no egress, fire hazard. move	T



11/10/2023

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11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3610
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 #3610 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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>
1.3	Living Room/Electrical Hazards Light at entryway flickering, repair	O
5.3	Secondary Rooms/Electrical Hazards laundryroom: dryer inoperable, repair	O
2.3	Kitchen/Electrical Hazards install GFI left of sink, repair	O
5.2	Secondary Rooms/Security laundryroom door frame peeling, repair	O
3.3	Bathroom/Electrical Hazards hallway bath light fixture rusting, repair	O
3.12	Bathroom/Tub or Shower hallway bath shower fixture rusting	O
3.4	Bathroom/Security hallway bath door frame peeling	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
8.7	General Health and Safety/Other Interior Hazards co detector inop, 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 #3613
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 #3613 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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
5.2	Secondary Rooms/Security laundryroom door knob not working as designed, repair	O
3.7	Bathroom/Wall Condition remove black discoloration, master bath	O
3.6	Bathroom/Ceiling Condition remove black discoloration, master bath	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink master bath rusting/deteriorating, replace	O
3.12	Bathroom/Tub or Shower hallway bath tub cracking, repair/replace	O
1.8	Living Room/Floor Condition carpet has exposed tackstrip at entry to kitchen	O
2.10	Kitchen/Stove or Range with Oven 1. vent light inop, repair 2. oven seal deteriorating, replace	O
2.3	Kitchen/Electrical Hazards install GFI right of sink	O



11/10/2023

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Sincerely,

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Residential Rental Inspections Program



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3618
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 #3618 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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>
8.9	General Health and Safety/Interior Air Quality strong stinch coming from ventilation, repair	O
2.10	Kitchen/Stove or Range with Oven vent light inop, repair	O
2.3	Kitchen/Electrical Hazards install GFI left of sink	O
3.12	Bathroom/Tub or Shower 1. master bath shower enclosure peeling, repair 2. hallway bath tub peeling, repair	O
8.10	General Health and Safety/Site and Neighborhood Conditions patio has overgrown vegetation , remove fire hazard	O
1.8	Living Room/Floor Condition carpet bunching up, repair	O
3.8	Bathroom/Floor Condition carpet bunching up in both bedrooms, repair	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



11/10/2023

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3704
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 #3704 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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

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11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3705
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 #3705 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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>
4.7	Other Rooms/Wall Condition wall master bedroom peeling,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
2.12	Kitchen/Sink 1. dishwasher draining from airgap, repair 2. excessive black discoloration in dishwasher, repair/replace	O



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11/10/2023

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

Property:
3400 RICHMOND PARKWAY Apt #3714
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 #3714 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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>
7.5	Heating and Plumbing/Water Supply sprinkler head cap loose. repair	O
3.12	Bathroom/Tub or Shower master bath shower enclosure and shower door excessive black discoloration, repair	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



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Residential Rental Inspections Program



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3717
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 #3717 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.6	Bathroom/Ceiling Condition 1. hallway bath ceiling evidence of water damage 2. master bath: ceiling black discoloration, repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bath: sink rusting, repair/replace	O
8.7	General Health and Safety/Other Interior Hazards 1. co detector inop,repair 2. clean hallway bath, unsanitary conditions (tenant)	O
2.10	Kitchen/Stove or Range with Oven ventilation light inop, repair	O
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
3.13	Bathroom/Ventilation master bath ventilation fan inoperable, repair	O
3.7	Bathroom/Wall Condition master bath: wall has black discoloration, repair	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 #3721
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 #3721 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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>
8.9	General Health and Safety/Interior Air Quality unable to perform inspection due to poor air quality, and unsanitary conditions tenant must clean unit	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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3808
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 #3808 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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 has exposed tackstrip at entry to kitchen, repair	O
3.12	Bathroom/Tub or Shower tub peeling paint,repair	O
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
2.10	Kitchen/Stove or Range with Oven replace drip pans	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps	O
	2. HWH closet has evidence of water damage, repair	



11/10/2023

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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3812
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 #3812 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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 vent light over stove inop, repair	O
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing, install	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



11/10/2023

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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3817
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 #3817 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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 1. install Earthquake safety straps 2. personal items around water heater (tenant)	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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3906
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 #3906 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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>
6.4	Building Exterior/Condition of Exterior Surfaces exterior light at front door inoperable, repair	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
2.3	Kitchen/Electrical Hazards install Gfi left 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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3917
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 #3917 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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>
3.3	Bathroom/Electrical Hazards Gfi outlet will not test/reset, repair/replace	O
2.3	Kitchen/Electrical Hazards install Gfi outlet 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.

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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #3922
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 #3922 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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. remove foil from stovetop fire hazard(tenant)	T
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. remove personal items from around water heater, fire hazrd. (tenant)	O
5.3	Secondary Rooms/Electrical Hazards laundryroom light inoperable, repair	O
3.3	Bathroom/Electrical Hazards light inoperable, repair	O
2.12	Kitchen/Sink Disposal not functioning.	O



11/10/2023

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #4008
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 #4008 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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 Install HWH earthquake safety straps	O
2.3	Kitchen/Electrical Hazards install GFci right of sink	O
1.8	Living Room/Floor Condition carpet at entry to kitchen has exposed tack strip	O
1.4	Living Room/Security Deadbolt lock not working as designed, repair	O



11/10/2023

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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #4019
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 #4019 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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 install Earthquake safety straps	O
2.12	Kitchen/Sink install GFI left of sink	O
1.8	Living Room/Floor Condition carpet has exposed tack strip at entry to kitchen and patio	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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #4023
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 #4023 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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>
5.4	Secondary Rooms/Other Potential Hazardous Features repair hole wall in laundryroom	O
8.7	General Health and Safety/Other Interior Hazards install CO detector	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio/porch light inoperable, repair	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
2.12	Kitchen/Sink install GFI left of sink	O



11/10/2023

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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #4110
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 #4110 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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.



11/10/2023

FAILED INSPECTION NOTICE

<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
5.4	Secondary Rooms/Other Potential Hazardous Features laundryroom: dryer making loud noise, repair	O
2.11	Kitchen/Refrigerator fridge deteriorating,rusting.discolored torn gasket, replace	O
5.2	Secondary Rooms/Security laundryroom door hinges not working as designed	O
3.7	Bathroom/Wall Condition master bath: wall black discoloration/ water damaged, repair	O
3.6	Bathroom/Ceiling Condition master: master bath ceiling black discoloration	O
3.12	Bathroom/Tub or Shower master: master bath shower enclosure black discoloration, repair hallway: tub enclosure black discoloration	O
4.5	Other Rooms/Window Condition window leaking water, repair	O
1.4	Living Room/Security door knob not locking as designed, repair	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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #4114
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 #4114 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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, repair	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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #4201
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 #4201 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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 tub peeling paint,repair	O
8.7	General Health and Safety/Other Interior Hazards clean and organize unit, unsanitary conditions	T
3.7	Bathroom/Wall Condition evidence of water damage, repair	O
2.3	Kitchen/Electrical Hazards install GFI left of sink	O
7.4	Heating and Plumbing/Water Heater no access to water heater	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch exterior light inop,repair	O



11/10/2023

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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #4202
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 #4202 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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
2.12	Kitchen/Sink Disposal not functioning.	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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #113
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 #113 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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 replace drip pans	O
	clean oven and stove (tenant)	
5.3	Secondary Rooms/Electrical Hazards laundryroom ventilation fan inoperable,repair	O
5.4	Secondary Rooms/Other Potential Hazardous Features ceiling and wall in laundryroom, black	O
7.4	Heating and Plumbing/Water Heater 1. water heater closet door frame deteriorating, repair	O
	2. install HWH earthquake safety straps	
	3. flue not connected as designed,repair	
	4. HWH discharge line must drain outside	
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
2.8	Kitchen/Floor Condition flooring deteriorating, replace	O



11/10/2023

FAILED INSPECTION NOTICE

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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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #303
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 #303 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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
4.6	Other Rooms/Celing Condition evidence of water damage ,repair	O
8.3	General Health and Safety/Evidence of Infestation evidenc eof spider infestation, exterminate	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps	O
	2. discharge line can not have positive pitch, repair	
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing	O
3.6	Bathroom/Ceiling Condition evidence of water damage,repair	O
2.3	Kitchen/Electrical Hazards install GFI left of sink	O



11/10/2023

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



11/10/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #308
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 #308 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/06/2023.

A re-inspection has been scheduled for 12/18/2023 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
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. discharge line drain outside	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