



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #401  
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 #401 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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. HWH discharge line can not have a positive pitch when draining	O
4.7	Other Rooms/Wall Condition install closet doors	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit vanity drawer missing ,install	O
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling vent for intake for heater full of dust, repair	O



11/20/2023

**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



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #413  
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 #413 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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 1. light switch cover cracked, replace.  2. install GFI right of sink	O
1.6	Living Room/Ceiling Condition evidence of unfinished repair, from previous water damage	O
3.4	Bathroom/Security door frame rusting,repair/replace	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps  2, HWH discharge line must drain outside  3. HWH closet door frame deteriorating, repair	O
3.12	Bathroom/Tub or Shower tub peeling, repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches 1. large gaps above exterior of patio door, repair  2, patio screen door tattered, repair	O



11/20/2023

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Sincerely,

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Residential Rental Inspections Program



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #422  
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 #422 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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>
3.3	Bathroom/Electrical Hazards GFI will not test/reset , repair/replace	O
8.7	General Health and Safety/Other Interior Hazards co detector inop, repair	O
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit loo water pressure ,repair	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches wood top railing at top of staircase, deteriorating, replace	O



11/20/2023

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Sincerely,

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Residential Rental Inspections Program



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

Property:  
3400 RICHMOND PARKWAY Apt #503  
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 #503 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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.water heater closet evidence of water damage, repair  2. install HWH earthquake safety straps	O
3.12	Bathroom/Tub or Shower tub enclosure peeling,repair	O
1.3	Living Room/Electrical Hazards hallway light fixture missing cover	O
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling air intake vent full of dust, repair, change filter	O



11/20/2023

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Sincerely,

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Residential Rental Inspections Program





11/20/2023

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

Property:  
3400 RICHMOND PARKWAY Apt #509  
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 #509 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 between 09:00AM and 12:00PM.**

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.4	Building Exterior/Condition of Exterior Surfaces finish repair to exterior of building, all repairs must be completed	O
5.3	Secondary Rooms/Electrical Hazards laundryroom vent fan making loud noise, repair/replace	O
2.3	Kitchen/Electrical Hazards install GFci right of sink	O
2.10	Kitchen/Stove or Range with Oven replace drip pans	O
1.4	Living Room/Security 1. front entry door damaged, repair/replace  2. patio door black discoloration, repair	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
3.8	Bathroom/Floor Condition floor has evidence of water damage, replace	O



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Sincerely,

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Residential Rental Inspections Program



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #515  
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 #515 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/07/2023 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 1. install GFci left of sink	O
	2. ceiling fan inoperable, repair/replace	
2.11	Kitchen/Refrigerator 1. fridge handle broken 2. light inop 3. gasket deteriorating 4. fridge rusting. replace	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps	O
	2. HWH discharge line must drain outside	
3.12	Bathroom/Tub or Shower tub enclosure black discoloration, repair	O
2.10	Kitchen/Stove or Range with Oven right rear burner not working as designed, repair	O



11/20/2023

**FAILED INSPECTION NOTICE**

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Sincerely,

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Residential Rental Inspections Program



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

Property:  
3400 RICHMOND PARKWAY Apt #520  
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 #520 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 between 09:00AM and 12:00PM.**

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.4	Building Exterior/Condition of Exterior Surfaces finish repair to exterior of building, all repair must be completed	O
2.3	Kitchen/Electrical Hazards install GFci right of sink	O
7.4	Heating and Plumbing/Water Heater no access	O
1.6	Living Room/Ceiling Condition unfinished repair of previous water damage, all repair must be completed	O



11/20/2023

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Sincerely,

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Residential Rental Inspections Program



11/20/2023

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

Property:  
3400 RICHMOND PARKWAY Apt #601  
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 #601 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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>
2.10	Kitchen/Stove or Range with Oven burners not working as designed, repair/replace stove	O
3.12	Bathroom/Tub or Shower shower head leaking, repair	O
3.7	Bathroom/Wall Condition towel bar pulling down, repair	O
2.3	Kitchen/Electrical Hazards install GFci left of sink	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches check bottom staircase, excessive cracking ,repair	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



11/20/2023

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11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #605  
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 #605 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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 common area smoke detector missing,	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink rusting, 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



11/20/2023

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Residential Rental Inspections Program



11/20/2023

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

Property:  
3400 RICHMOND PARKWAY Apt #616  
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 #616 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps  2. remove items from around water heater (tenant)	O
2.3	Kitchen/Electrical Hazards install GFI right of sink	O
8.7	General Health and Safety/Other Interior Hazards hallway smoke inop, repair	O
3.12	Bathroom/Tub or Shower tub enclosure peeling paint,repair	O



11/20/2023

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Sincerely,

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Residential Rental Inspections Program



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #620  
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 #620 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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>
6.4	Building Exterior/Condition of Exterior Surfaces finish repair to exterior of building	O
4.5	Other Rooms/Window Condition window cracked, repair	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps  2. remove flammable items from WH closet	O
2.3	Kitchen/Electrical Hazards install GFci right of sink	O
1.8	Living Room/Floor Condition carpet has exposed tackstrip at entry to kitchen	O
3.3	Bathroom/Electrical Hazards Gfi will not test/reset, replace	O
3.12	Bathroom/Tub or Shower 1. shower head missing  2. tub diverter not working as designed	O



11/20/2023

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11/20/2023

## FAILED INSPECTION NOTICE

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

Property:  
3400 RICHMOND PARKWAY Apt #623  
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 #623 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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
6.4	Building Exterior/Condition of Exterior Surfaces finish repair to exterior of building	O
2.10	Kitchen/Stove or Range with Oven microwave not working as designed,repair	O
2.3	Kitchen/Electrical Hazards install GFi left of sink	O
3.12	Bathroom/Tub or Shower tub diverter not working as designed, repair	O
2.12	Kitchen/Sink faucet handle not working as designed,repair	O
7.5	Heating and Plumbing/Water Supply sprinkler head cap missing, repair	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches staircase wood top failing rotten/deteriorating, repair	O



11/20/2023

**FAILED INSPECTION NOTICE**

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11/20/2023

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

Property:  
3400 RICHMOND PARKWAY Apt #704  
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 #704 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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>
8.7	General Health and Safety/Other Interior Hazards unable to perform inspection due to unsanitary conditions and poor air quality	T

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #709  
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 #709 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

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

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11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #720  
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 #720 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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 1.outlet broken in dining area.	O
	2. install GFci right of sink	
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bathroom sink rusting and has low water pressure, repair/replace	O



11/20/2023

**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



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #723  
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 #723 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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 GFci left of sink	O
3.12	Bathroom/Tub or Shower 1. tub peeling paint, repair  2.shower handle leaking,repair	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet handle peeling/deteriorating, replace	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches top railing wood deteriorating, replace	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



11/20/2023

**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



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #802  
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 #802 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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 GFci right of sink	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps	O
	2. WH closet evidence of water damage, repair	
	3. WH closet door/frame deteriorating, repair	
3.7	Bathroom/Wall Condition towel bar broken, repair	O
2.10	Kitchen/Stove or Range with Oven replace drip pans	O
2.12	Kitchen/Sink backing up when disposal is on, not draining as designed, repair	O



11/20/2023

**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





11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:

3400 RICHMOND PARKWAY Apt #806  
RICHMOND, CA 94806-5207-

PropID:

Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #806 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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.



11/20/2023

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.13	Kitchen/Space for Storage, Prep and Serving	O
	1. water damaged under sink, repair	
	2. actively leaking. repair	
7.4	Heating and Plumbing/Water Heater	O
	install HWH earthquake safety straps	
4.10	Other Rooms/Smoke Detectors	O
	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.	
8.7	General Health and Safety/Other Interior Hazards	O
	install common area smoke detector	
2.10	Kitchen/Stove or Range with Oven	O
	1. oven smoking when on, repair	
	2. microwave vent light inop, repair	
4.5	Other Rooms/Window Condition	O
	bedroom window sill evidence water damaged, repair	
1.8	Living Room/Floor Condition	O
	exposed tackstrip at entry to kitchen, repair	
3.8	Bathroom/Floor Condition	O
	toilet paper holder broken, replace	
3.12	Bathroom/Tub or Shower	O
	tub peeling, repair	
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling	O
	heater vent on livingroom ceiling peeling paint, repair	
2.12	Kitchen/Sink	O
	Disposal not functioning.	



11/20/2023

**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



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #804  
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 #804 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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.microwave door handle broken, replace  2. install vent cover on microwave	O
2.3	Kitchen/Electrical Hazards install GFi right of sink	O
8.7	General Health and Safety/Other Interior Hazards install common area smoke detector	O
7.4	Heating and Plumbing/Water Heater no access to water heater	O



11/20/2023

**FAILED INSPECTION NOTICE**

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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



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #809  
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 #809 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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 HWH earthquake safety straps  2. HWH discharge line can not have positive pitch on drain line, repair	O
3.12	Bathroom/Tub or Shower tub peeling paint, repair	O



11/20/2023

**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



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #814  
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 #814 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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 left of sink	O
2.8	Kitchen/Floor Condition floor bubbling, repair	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





11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #817  
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 #817 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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 stove: burner on light stuck on, repair/replace stove	O
2.3	Kitchen/Electrical Hazards install GFci right of sink	O
3.6	Bathroom/Ceiling Condition remove black discoloration	O
3.7	Bathroom/Wall Condition remove black discoloration	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O



11/20/2023

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #819  
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 #819 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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 left of sink	O
7.4	Heating and Plumbing/Water Heater no access to water heater	O
3.12	Bathroom/Tub or Shower tub faucet pulling from wall, 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



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:

3400 RICHMOND PARKWAY Apt #822  
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 #822 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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.



11/20/2023

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio decking deteriorating, replace/repair	O
6.4	Building Exterior/Condition of Exterior Surfaces finish repair to exterior of building	O
2.3	Kitchen/Electrical Hazards 1. install GFI right of sink  2. kitchen light flickers,repair	O
7.4	Heating and Plumbing/Water Heater no access to water heater	O
2.13	Kitchen/Space for Storage, Prep and Serving cabinet drawer knob missing,install	O
4.3	Other Rooms/Electrical Hazards outlet inoperable, repair	O
4.7	Other Rooms/Wall Condition wall cracking/damaged around window, repair	O
4.5	Other Rooms/Window Condition window sill deteriorating, repair	O
3.12	Bathroom/Tub or Shower towel bar pulling down, repair	O
2.5	Kitchen/Window Condition remove excessive black discoloration	O
5.4	Secondary Rooms/Other Potential Hazardous Features laundryroom: washing machine not working as designed, repair	O



11/20/2023

**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



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #824  
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 #824 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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. install earthquake safety straps  2. water heater flue cover next to roof pulling down, repair	O
3.12	Bathroom/Tub or Shower tub diverter not working as designed, repair	O
2.3	Kitchen/Electrical Hazards install GFci right of sink	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches wood on top staircase railings deteriorating/rotten, repair/replace	O



11/20/2023

**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





11/20/2023

## FAILED INSPECTION NOTICE

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

Property:  
3400 RICHMOND PARKWAY Apt #902  
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 #902 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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 GFci right of sink	O
8.7	General Health and Safety/Other Interior Hazards Unit must have one carbon monoxide detector per level.	O
7.4	Heating and Plumbing/Water Heater install HWH earthquake safety straps	O
4.5	Other Rooms/Window Condition remove black discoloration from window sill	O
1.7	Living Room/Wall Condition wall has evidence of water damaged,repair	O
1.3	Living Room/Electrical Hazards outlet on wall under kitchen bar, inoperable, repair	O
3.7	Bathroom/Wall Condition remove black discoloration	O



11/20/2023

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #905  
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 #905 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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 GFci right of sink	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps  2. HWH discharge line can not have positive pitch for draining	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



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #910  
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 #910 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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>
2.10	Kitchen/Stove or Range with Oven microwave inop, repair	O
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps  2. WH closet evidence of water damaged, repair	O
2.3	Kitchen/Electrical Hazards install GFci left of sink	O



11/20/2023

**FAILED INSPECTION NOTICE**

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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



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #912  
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 #912 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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 GFci 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



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #915  
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 #915 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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>
6.4	Building Exterior/Condition of Exterior Surfaces finish repair to exterior of building	O
7.4	Heating and Plumbing/Water Heater install earthquake safety straps	O
8.7	General Health and Safety/Other Interior Hazards common area smoke detector hanging down, repair	O
2.3	Kitchen/Electrical Hazards install GFci left of sink	O



11/20/2023

**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





11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #917  
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 #917 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 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 drip pans, repair	O
8.3	General Health and Safety/Evidence of Infestation evidence of roach infestation, exterminate	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
7.5	Heating and Plumbing/Water Supply sprinkler head in laundry room hanging wrong, repair	O
3.7	Bathroom/Wall Condition repair wall, damaged	O



11/20/2023

**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



11/20/2023

**FAILED INSPECTION NOTICE**

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

Property:  
3400 RICHMOND PARKWAY Apt #920  
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 #920 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 11/07/2023.

**A re-inspection has been scheduled for 12/19/2023 between 01:00PM and 04:00PM.**

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower shower knob pulling off, repair	O
2.3	Kitchen/Electrical Hazards install GFci 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