



12/18/2023

FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #1106
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 #1106 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/11/2023.

A re-inspection has been scheduled for 02/12/2024 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater no access to water heater ,tenant items blocking door	T
1.8	Living Room/Floor Condition carpet bunching up, safety hazard, repair	O
4.6	Other Rooms/Celing Condition evidence of water damage,repair	O
4.8	Other Rooms/Floor Condition carpet bunching up, safety hazard, repair	O



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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond
Residential Rental Inspections Program



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

Property:
3400 RICHMOND PARKWAY Apt #1121
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 #1121 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/11/2023.

A re-inspection has been scheduled for 02/12/2024 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches top staircase railings deteriorating/rotten wood, repair/replace	O
2.3	Kitchen/Electrical Hazards install GFi left of sink	O
2.13	Kitchen/Space for Storage, Prep and Serving cabinet drawer next to fridge damaged, repair	O
7.4	Heating and Plumbing/Water Heater install HWH safety straps,	O
8.4	General Health and Safety/Garbage and Debris excessive dog feces on patio, clean and remove	T
4.4	Other Rooms/Security door knob missing,install	O
3.7	Bathroom/Wall Condition hallway bathroom wall damaged,repair	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit hallway bathroom vanity drawer broken/damaged,repair	O



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Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #1507
RICHMOND, CA 94806-5207-

PropID:
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1507 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/11/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.1	Bathroom/Bathroom Present hallway bath has a strong foul odor, repair	O

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

Property:
3400 RICHMOND PARKWAY Apt #1605
RICHMOND, CA 94806-5207-

PropID:
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1605 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/11/2023.

A re-inspection has been scheduled for 02/12/2024 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower shower handle hard to pull on, repair/replace	O
7.4	Heating and Plumbing/Water Heater 1. water heater closet has black discoloration and water damage 2. install HWH earthquake safety straps	O
8.3	General Health and Safety/Evidence of Infestation check for bug/worm infestation in laundryroom	O



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Guardian / Kw Hilltop Llc
Po Box 82913
Goleta Ca 93118-2701
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Property:
3400 RICHMOND PARKWAY Apt #1612
RICHMOND, CA 94806-5207-

PropID:
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1612 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/11/2023.

A re-inspection has been scheduled for 02/12/2024 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.2	Heating and Plumbing/Safety of Heating Equipment 1. heater cover off, install	O
7.4	Heating and Plumbing/Water Heater 1. flue not connected properly, repair 2. install HWH earthquake safety straps	O
1.6	Living Room/Ceiling Condition sprinkler cap missing, install	O



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

Property:
3400 RICHMOND PARKWAY Apt #1616
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 #1616 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/11/2023.

A re-inspection has been scheduled for 02/12/2024 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>
1.6	Living Room/Ceiling Condition sprinkler has tape on it	O
8.7	General Health and Safety/Other Interior Hazards livingroom has unfinished repair to livingroom, all repairs must be finished	O

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