



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 #1621  
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 #1621 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/12/2023.

**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 tub diverter inoperable,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



12/18/2023

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

Property:  
3400 RICHMOND PARKWAY Apt #1701  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1701 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/12/2023.

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

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
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Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1704  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1704 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/12/2023.

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

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
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Goleta Ca 93118-2701  
Goleta, CA 93118-2701

Property:  
3400 RICHMOND PARKWAY Apt #1709  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1709 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/12/2023.

**A re-inspection has been scheduled for 02/12/2024 between 11:00AM and 02:00PM.**

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
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Goleta Ca 93118-2701  
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Property:  
3400 RICHMOND PARKWAY Apt #1713  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1713 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/12/2023.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.8	Living Room/Floor Condition exposed tackstrip at entry to kitchen, repair	O
7.4	Heating and Plumbing/Water Heater Install HWH earthquake safety straps	O

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

Property:  
3400 RICHMOND PARKWAY Apt #1820  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #1820 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/12/2023.

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

Property:  
3400 RICHMOND PARKWAY Apt #2107  
RICHMOND, CA 94806-5207-

PropID:  
Client ID: 7658

Dear Owner/Agent,

This letter is to inform you that your property at **3400 RICHMOND PARKWAY Apt #2107 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/12/2023.

**A re-inspection has been scheduled for 02/12/2024 between 11:00AM and 02:00PM.**

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