



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 #2202
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 #2202 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/14/2023.

A re-inspection has been scheduled for 02/12/2024 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	O

1. water heater door frame deteriorating,repair

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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FAILED INSPECTION NOTICE

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

Property:
3400 RICHMOND PARKWAY Apt #2307
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 #2307 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/14/2023.

A re-inspection has been scheduled for 02/12/2024 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>
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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.

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

Property:
3400 RICHMOND PARKWAY Apt #2410
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 #2410 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/14/2023.

A re-inspection has been scheduled for 02/12/2024 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 1. GFI right of sink will not test/reset, replace	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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Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #2420
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 #2420 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/14/2023.

A re-inspection has been scheduled for 02/12/2024 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.4	Heating and Plumbing/Water Heater 1. install HWH earthquake safety straps 2. HWH closet has black discoloration,remove	O

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

Property:
3400 RICHMOND PARKWAY Apt #2809
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 #2809 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/14/2023.

A re-inspection has been scheduled for 02/12/2024 between 01:00PM and 04:00PM.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
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Guardian / Kw Hilltop Llc
Po Box 82913
Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #2813
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 #2813 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/14/2023.

A re-inspection has been scheduled for 02/12/2024 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>
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Property:
3400 RICHMOND PARKWAY Apt #2823
RICHMOND, CA 94806-5207-

PropID:
Client ID: 7658

Dear Owner/Agent,

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Goleta Ca 93118-2701
Goleta, CA 93118-2701

Property:
3400 RICHMOND PARKWAY Apt #2824
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 #2824 RICHMOND, CA 94806-5207** failed the Housing Quality Standards (HQS) inspection on 12/14/2023.

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