



4/20/2026

**FAILED INSPECTION NOTICE**

Truc Manh Nguyen-Dang  
7672 Marina Cove Dr  
Sacramento, CA 95831

Property:  
350 MARINA WAY SOUTH  
RICHMOND, CA 94804-2540-

PropID:  
Client ID: 2763

Dear Owner/Agent,

This letter is to inform you that your property at **350 MARINA WAY SOUTH RICHMOND, CA 94804-2540** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 05/20/2026 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.



4/20/2026

**FAILED INSPECTION NOTICE**

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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- 3.5 Bathroom/Window Condition
  - 1/2 bathroom in garage
  - 1. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
  - 2. Window crank missing, replace
- 8.1 General Health and Safety/Access to Unit
  - Install door sweep on garage door leading to exterior side of home
- 2.12 Kitchen/Sink
  - Repair damaged caulking around kitchen sink
- 2.5 Kitchen/Window Condition
  - 1. Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
  - 2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 2.10 Kitchen/Stove or Range with Oven
  - Replace range hood, current range hood has peeling paint and rust
- 8.6 General Health and Safety/Interior Stairs and Common Halls
  - 1. Install common area smoke detector
  - 2. Install CO2 detector in unit, gas appliances present
- 4.10 Other Rooms/Smoke Detectors
  - Smoke detector is inoperable or missing. Replace, exceeds 10 year life span
- 4.5 Other Rooms/Window Condition
  - Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
- 8.4 General Health and Safety/Garbage and Debris
  - Remove excessive recycling being stored on side of home.



4/20/2026

**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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2385 LANCASTER DR Apt 22  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 22 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink
3.13	Bathroom/Ventilation Ceiling fan inoperable, repair
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.5	Kitchen/Window Condition Lower fixed window rusted, repair or replace



4/20/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2385 LANCASTER DR Apt 24  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 24 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
3.12	Bathroom/Tub or Shower Shower head leaking in rear
2.5	Kitchen/Window Condition Lower fixed window rusted, repair or replace



4/20/2026

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2405 LANCASTER DR Apt 1  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2405 LANCASTER DR Apt 1 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.2	General Health and Safety/Exits Tenant to clear items blocking access to fire exits in unit
8.4	General Health and Safety/Garbage and Debris Tenant to address housekeeping and remove excessive clutter from unit.
4.5	Other Rooms/Window Condition NO ACCESS to window for inspection, tenant to declutter room
2.12	Kitchen/Sink 1. Garbage disposal inoperable 2. TENANT to remove personal items being stored in dishwasher so it can be inspected.
2.5	Kitchen/Window Condition Tenant to remove clutter blocking access to window
3.6	Bathroom/Ceiling Condition Clean/remove discoloration on ceiling
3.13	Bathroom/Ventilation Ventilation fan is inoperable, repair
3.7	Bathroom/Wall Condition Replace rusted light fixture
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Clean discoloration in sink
3.12	Bathroom/Tub or Shower Clear items in tub so it can be inspected

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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4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2405 LANCASTER DR Apt 3  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2405 LANCASTER DR Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
3.13	Bathroom/Ventilation Ventilation fan inoperable, repair

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4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2405 LANCASTER DR Apt 4  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2405 LANCASTER DR Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.5	Kitchen/Window Condition Lower fixed window rusted, repair or replace

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**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2405 LANCASTER DR Apt 5  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2405 LANCASTER DR Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Front right burner inoperable, repair

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**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2405 LANCASTER DR Apt 6  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2405 LANCASTER DR Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.11	Kitchen/Refrigerator Install, vacant unit
2.10	Kitchen/Stove or Range with Oven Install, vacant unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heater control knob missing
3.12	Bathroom/Tub or Shower Resurface tub
2.12	Kitchen/Sink Dishwasher inoperable, repair
2.5	Kitchen/Window Condition Lower fixed window rusted, repair or replace



4/20/2026

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4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2405 LANCASTER DR Apt 7  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2405 LANCASTER DR Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
4.7	Other Rooms/Wall Condition Peeling paint on closet doors, repair or replace
2.12	Kitchen/Sink Dishwasher inoperable, leaking in front
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1. Repair damaged caulking  2. Resurface sink  3. Replace missing drawer front
8.1	General Health and Safety/Access to Unit Repair damaged patio screen door



4/20/2026

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4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2405 LANCASTER DR Apt 8  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2405 LANCASTER DR Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
4.5	Other Rooms/Window Condition Lower fixed window rusted, repair or replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Replace missing heater control knob in right bedroom
3.13	Bathroom/Ventilation Bathroom vent fan inoperable, repair
3.6	Bathroom/Ceiling Condition Clean/remove discoloration on ceiling
2.5	Kitchen/Window Condition Fixed window rusted, repair or replace



4/20/2026

**FAILED INSPECTION NOTICE**

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4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 2  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2010)
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span

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,

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Residential Rental Inspections Program



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 3  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
4.5	Other Rooms/Window Condition Fixed portion of window rusted, repair or replace
2.10	Kitchen/Stove or Range with Oven Replace missing burners

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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**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 4  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13	Bathroom/Ventilation Ventilation fan inoperable, repair
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink
2.12	Kitchen/Sink Dishwasher inoperable, repair



4/20/2026

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**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 5  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2010)
3.6	Bathroom/Ceiling Condition Clean/remove discoloration on ceiling
3.7	Bathroom/Wall Condition Clean/remove discoloration on walls
2.12	Kitchen/Sink 1. Dishwasher inoperable, leaking in front. Repair  2. Kitchen sink drain has a major leak.



4/20/2026

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Residential Rental Inspections Program



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 6  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13	Bathroom/Ventilation Bathroom vent fan inoperable, repair
3.7	Bathroom/Wall Condition Address peeling paint on walls
3.12	Bathroom/Tub or Shower Resurface tub
8.7	General Health and Safety/Other Interior Hazards Hall closet doors off track, repair
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink
2.5	Kitchen/Window Condition Lower fixed window rusted, repair or replace



4/20/2026

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5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 7  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
3.12	Bathroom/Tub or Shower Install shower head
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 8  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
4.5	Other Rooms/Window Condition Lower fixed window rusted, repair or replace
2.5	Kitchen/Window Condition Lower fixed window rusted, repair or replace
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 11  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 11 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle on left wall
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint/rust present
2.11	Kitchen/Refrigerator VACANT UNIT Install refrigerator in unit
8.1	General Health and Safety/Access to Unit Secure patio screen door



4/20/2026

**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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 12  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 12 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
3.13	Bathroom/Ventilation Bathroom vent fan inoperable, 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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 13  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 13 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
2.10	Kitchen/Stove or Range with Oven VACANT UNIT Install stove in unit
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlets on right wall missing cover plates
2.3	Kitchen/Electrical Hazards A missing and/or cracked outlet presents an electrical hazard. - kitchen outlet right of sink cracked



4/20/2026

**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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 14  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 14 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector missing, replace
3.13	Bathroom/Ventilation Vent fan inoperable, repair
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles in kitchen by sink
2.12	Kitchen/Sink Dishwasher drains through air gap. Repair as drain must go through garbage disposal.



4/20/2026

**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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 15  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 15 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
1.3	Living Room/Electrical Hazards Replace burnt receptacle left of heater
4.3	Other Rooms/Electrical Hazards Replace burnt receptacle left of window
3.13	Bathroom/Ventilation Vent fan inoperable, repair
3.4	Bathroom/Security Install striker plate on door frame
2.11	Kitchen/Refrigerator Refrigerator/Freezer does not maintain temperature.
2.10	Kitchen/Stove or Range with Oven Range hood has peeling paint/ rust. Replace
2.5	Kitchen/Window Condition Lower fixed window rusted, repair or replace



4/20/2026

**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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 16  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 16 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
4.5	Other Rooms/Window Condition Lower fixed window rusted, repair or replace

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 17  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 17 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair damaged caulking around sink
8.2	General Health and Safety/Exits Tenant to move furniture to allow clear path from front door to patio door

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2385 LANCASTER DR Apt 21  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 21 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector
4.10	Other Rooms/Smoke Detectors Replace smoke detector
2.12	Kitchen/Sink Tenant to remove personal items being stored in dishwasher so it can be inspected

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2409 LANCASTER DR Apt 10  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 10 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
3.13	Bathroom/Ventilation Bathroom ventilation fan inoperable, repair
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
1.3	Living Room/Electrical Hazards Replace cracked receptacle on center wall.

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2410 LANCASTER DR Apt 11  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2410 LANCASTER DR Apt 11 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 05/29/2026 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>
1.1	Living Room/Living Room Present unit under renovation

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2410 LANCASTER DR Apt 12  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2410 LANCASTER DR Apt 12 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 05/29/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
1.4	Living Room/Security patio screen not properly secured patio door handle not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater fan very loud
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop



4/20/2026

**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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 1  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 1 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 05/29/2026 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>
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair/replace
1.7	Living Room/Wall Condition frame around patio door badly discolored - remove/repaint
2.10	Kitchen/Stove or Range with Oven right rear burner inop oven inop - repair/replace
2.11	Kitchen/Refrigerator turns on and off randomly - not working properly - repair/replace



4/20/2026

**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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 2  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 05/29/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke inop
4.2	Other Rooms/Electricity/Illumination 2x bedroom closets light not working properly
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit light were toilet is located very low - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob not working properly



4/20/2026

**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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 3  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 05/29/2026 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>
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 4  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 4 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 05/29/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace



4/20/2026

**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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 5  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 5 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 05/29/2026 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>
1.1	Living Room/Living Room Present under renovation

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 6  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 6 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 05/29/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.12	Kitchen/Sink garbage disposal inop

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 7  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
3.12	Bathroom/Tub or Shower wall /window - damaged badly discolored - remove/repair/repaint
2.10	Kitchen/Stove or Range with Oven right front burner inop
2.12	Kitchen/Sink dishwasher not working properly - repair/replace

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 8  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 9  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 9 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
4.4	Other Rooms/Security remove key lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door underneath sink no properly secure - repair/replace
4.5	Other Rooms/Window Condition blinds damaged - repair/replace



4/20/2026

**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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 10  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 10 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

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,

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Residential Rental Inspections Program



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 12  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 12 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 13  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 13 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.12	Bathroom/Tub or Shower top of shower peeling - repair/repaint
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace



4/20/2026

**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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 14  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 14 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
4.4	Other Rooms/Security tenant refused access to 2nd bedroom for inspection - bedroom needs to be inspected
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink air raider needs replacing - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop



4/20/2026

**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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 15  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 15 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - resurface/repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
3.12	Bathroom/Tub or Shower caulking in tub worn/damaged - repair/recaulk/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace



4/20/2026

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2420 LANCASTER DR Apt 16  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 16 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

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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City of Richmond  
Residential Rental Inspections Program



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2430 LANCASTER DR Apt 1  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 1 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
8.9	General Health and Safety/Interior Air Quality unable to conduct inspection due to oder/smell in unit started feeling nauseous after 2min in unit - unit must be cleaned and aired out thoroughly before inspection - un healthy air quality

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2430 LANCASTER DR Apt 2  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
1.1	Living Room/Living Room Present under renovation

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2430 LANCASTER DR Apt 3  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
3.13	Bathroom/Ventilation fan very loud - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2430 LANCASTER DR Apt 5  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 5 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle loose
3.6	Bathroom/Ceiling Condition ceiling in toilet area discolored/peeling - remove/repaint
2.10	Kitchen/Stove or Range with Oven left front burner inop/rusted
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace



4/20/2026

**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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2430 LANCASTER DR Apt 6  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 6 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke missing
4.4	Other Rooms/Security remove key lock from bedroom door
1.7	Living Room/Wall Condition hole in living room wall - repair/repaint

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2430 LANCASTER DR Apt 7  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2430 LANCASTER DR Apt 8  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2430 LANCASTER DR Apt 11  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 11 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.1	Bathroom/Bathroom Present toilet base loose

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2430 LANCASTER DR Apt 12  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 12 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
1.7	Living Room/Wall Condition wall damaged - repair/repaint

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



4/20/2026

**FAILED INSPECTION NOTICE**

Ff Hills Lp  
FAIRFIELD RESIDENTIA  
5355 Mira Sorrento Pl Ste 100  
San Diego, CA 92121

Property:  
2430 LANCASTER DR Apt 10  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 10 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/17/2026.

**A re-inspection has been scheduled for 06/01/2026 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

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