



4/17/2026

FAILED INSPECTION NOTICE

608 30TH ST
RICHMOND, CA 94804-1526-

PropID:
Client ID: 8275

Dear Current Resident,

This letter is to inform you that your property at **608 30TH ST RICHMOND, CA 94804-1526** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/19/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions Ext. = Overgrown Grass/Weeds.

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



4/17/2026

FAILED INSPECTION NOTICE

2380 ABERDEEN WAY Apt 1
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 1 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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.

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

- 3.12 Bathroom/Tub or Shower
Shower head leaking in rear, repair
- 8.6 General Health and Safety/Interior Stairs and Common Halls
Hall closet doors off track, repair
- 4.5 Other Rooms/Window Condition
Move items blocking access to window (fire exit)
- 2.12 Kitchen/Sink
Dishwasher inoperable, repair
- 7.1 Heating and Plumbing/Adequacy of Heating Equipment
Heater inoperable, repair
- 7.4 Heating and Plumbing/Water Heater
Replace missing door knobs, unable to inspect water heater
* shared common exterior water heater closet



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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.

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2380 ABERDEEN WAY Apt 2
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 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.

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Sincerely,

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2380 ABERDEEN WAY Apt 3
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, knob missing. Repair
8.6	General Health and Safety/Interior Stairs and Common Halls Secure common area smoke detector to ceiling
2.12	Kitchen/Sink Dishwasher inoperable, door wont close for operation. 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.

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2380 ABERDEEN WAY Apt 4
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
2.3	Kitchen/Electrical Hazards Install GFCI outlets in kitchen by sink
3.12	Bathroom/Tub or Shower Shower head leaking, 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.

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4/17/2026

FAILED INSPECTION NOTICE

2380 ABERDEEN WAY Apt 5
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
4.6	Other Rooms/Celing Condition Evidence of water damage, repair
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Surface rust in sink, repair
3.7	Bathroom/Wall Condition Clean discoloration on walls
3.13	Bathroom/Ventilation Clean dust build up on vent fan
2.10	Kitchen/Stove or Range with Oven Range hood has peeling paint/rust. Replace
2.12	Kitchen/Sink Faucet base spraying water, repair or replace
1.4	Living Room/Security Clean discoloration on patio door frame



4/17/2026

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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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2380 ABERDEEN WAY Apt 6
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.1	General Health and Safety/Access to Unit Secure patio door screen
2.12	Kitchen/Sink 1. Faucet has constant drip, repair or replace 2. Dishwasher inoperable, repair



4/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2380 ABERDEEN WAY Apt 7
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor
2.10	Kitchen/Stove or Range with Oven Unable to test as drip paned and burners were removed from stove, replace for inspection
2.3	Kitchen/Electrical Hazards Install GFCI outlets by kitchen sink
2.5	Kitchen/Window Condition Repair window, evidence of water leak



4/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2380 ABERDEEN WAY Apt 10
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 10 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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.



4/17/2026

FAILED INSPECTION NOTICE

<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.
4.5	Other Rooms/Window Condition Move items blocking window (fire exit)
3.4	Bathroom/Security Repair / replace damaged door frame. Install striker plates on door frame
3.7	Bathroom/Wall Condition Treat walls as they have severe discoloration
3.6	Bathroom/Ceiling Condition Treat ceiling as it has severe discoloration
3.12	Bathroom/Tub or Shower Clean discoloration inside of tub enclosure
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor
3.13	Bathroom/Ventilation Bathroom ventilation fan inoperable, repair or replace
2.3	Kitchen/Electrical Hazards Left GFCI receptacle inoperable, replace
1.4	Living Room/Security 1. Repair damaged door frame 2. Install striker plates on front door and door frame



4/17/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2380 ABERDEEN WAY Apt 11
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 11 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable as heater control knob missing, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector missing, replace
3.13	Bathroom/Ventilation Clean dust build up on vent fan
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair



4/17/2026

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



4/17/2026

FAILED INSPECTION NOTICE

2380 ABERDEEN WAY Apt 12
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 12 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
2.3	Kitchen/Electrical Hazards Install GFCI receptacles in kitchen by sink
2.12	Kitchen/Sink Dishwasher 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.

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Sincerely,

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2380 ABERDEEN WAY Apt 13
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 13 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
2.12	Kitchen/Sink Dishwasher inoperable, repair
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)

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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4/17/2026

FAILED INSPECTION NOTICE

2380 ABERDEEN WAY Apt 14
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 14 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
2.3	Kitchen/Electrical Hazards Replace damaged receptacle left of window. Outlet is cracked.
1.3	Living Room/Electrical Hazards Replace cracked receptacle right of patio door

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

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Sincerely,

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2380 ABERDEEN WAY Apt 16
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 16 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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.



4/17/2026

FAILED INSPECTION NOTICE

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

- 2.10 Kitchen/Stove or Range with Oven
Range hood has peeling paint/ rust. Replace
- 2.3 Kitchen/Electrical Hazards
Replace damaged receptacle left of sink
- 2.12 Kitchen/Sink
 - 1. Garbage disposal inoperable, repair
 - 2. Dishwasher inoperable, repair
- 8.6 General Health and Safety/Interior Stairs and Common Halls
Common area smoke detector missing, replace
- 4.7 Other Rooms/Wall Condition
Closet doors off track, repair
- 3.7 Bathroom/Wall Condition
Clean discoloration on walls
- 3.6 Bathroom/Ceiling Condition
Clean discoloration on ceiling
- 3.3 Bathroom/Electrical Hazards
GFCI has open neutral, repair
- 3.13 Bathroom/Ventilation
Ventilation fan severely rusted/inoperable. Replace
- 4.4 Other Rooms/Security
Repair damaged door
- 4.5 Other Rooms/Window Condition
Clean discoloration on window and window seal
- 8.1 General Health and Safety/Access to Unit
Install patio door screen



4/17/2026

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,

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2410 ABERDEEN WAY Apt 1
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 1 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
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.

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Sincerely,

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2410 ABERDEEN WAY Apt 2
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector missing, replace
4.3	Other Rooms/Electrical Hazards Replace damaged receptacle left of heater
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.

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2410 ABERDEEN WAY Apt 3
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair rust in bathroom sink
3.4	Bathroom/Security 1. Door knob damaged, replace 2. Install striker plates
3.13	Bathroom/Ventilation Ventilation fan makes loud grinding noise, repair or replace
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.5	Other Rooms/Window Condition 1. Repair as there is a gap on left side of window allowing air intrusion 2. Install window screen
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.8	Other Rooms/Floor Condition Carpet torn at entry, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Replace missing heater control knob in living room
8.1	General Health and Safety/Access to Unit Install patio door screen
1.7	Living Room/Wall Condition Clean discoloration on patio door frame



4/17/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2410 ABERDEEN WAY Apt 4
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 Carbon monoxide detector inoperable, repair or replace
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
3.7	Bathroom/Wall Condition Clean discoloration on bathroom walls
3.6	Bathroom/Ceiling Condition Clean discoloration ceiling
2.3	Kitchen/Electrical Hazards Replace burnt receptacles in kitchen
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
1.3	Living Room/Electrical Hazards Replace burnt receptacle left of heater



4/17/2026

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



4/17/2026

FAILED INSPECTION NOTICE

2410 ABERDEEN WAY Apt 6
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 Install carbon monoxide detector in unit
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.
8.6	General Health and Safety/Interior Stairs and Common Halls Hall closet doors off track, repair
2.10	Kitchen/Stove or Range with Oven Replace missing range hood vent screen
2.12	Kitchen/Sink Dishwasher inoperable, repair
8.1	General Health and Safety/Access to Unit Repair damaged patio door track, bottom right side is damaged



4/17/2026

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



4/17/2026

FAILED INSPECTION NOTICE

2410 ABERDEEN WAY Apt 7
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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.

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

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



4/17/2026

FAILED INSPECTION NOTICE

2410 ABERDEEN WAY Apt 8
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Replace missing heater control knob in bedroom
2.3	Kitchen/Electrical Hazards Replace cracked receptacles
	1. Right of sink
	2. Left of stove

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



4/17/2026

FAILED INSPECTION NOTICE

2410 ABERDEEN WAY Apt 9
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 9 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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/ carbon monoxide detector inoperable, replace
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet constantly runs, 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



4/17/2026

FAILED INSPECTION NOTICE

2410 ABERDEEN WAY Apt 10
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 10 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 Replace missing common area smoke detector
4.7	Other Rooms/Wall Condition Closet doors off track, repair
4.4	Other Rooms/Security Install door knobs and hardware
8.3	General Health and Safety/Evidence of Infestation Recently vacated unit, knat infestation in unit
8.4	General Health and Safety/Garbage and Debris Discard items left in unit from previous tenant
3.12	Bathroom/Tub or Shower Shower head leaking, repair
1.3	Living Room/Electrical Hazards Replace damaged receptacle on right wall
8.1	General Health and Safety/Access to Unit Secure patio screen door



4/17/2026

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



4/17/2026

FAILED INSPECTION NOTICE

2410 ABERDEEN WAY Apt 11
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 11 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.4	Other Rooms/Security Door damaged, repair or replace
3.7	Bathroom/Wall Condition Repair wall above shower head
4.7	Other Rooms/Wall Condition Closet doors off track, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet constantly runs, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Replace missing drawer front
2.3	Kitchen/Electrical Hazards Install GFCI receptacles by sink
2.12	Kitchen/Sink Dishwasher inoperable, repair
2.5	Kitchen/Window Condition Repair interior window seal, damaged
8.1	General Health and Safety/Access to Unit Patio door lock inoperable, repair



4/17/2026

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



4/17/2026

FAILED INSPECTION NOTICE

2410 ABERDEEN WAY Apt 12
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 12 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 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



4/17/2026

FAILED INSPECTION NOTICE

2300 LANCASTER DR Apt 1
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2300 LANCASTER DR Apt 1 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 patio door lock missing - 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2300 LANCASTER DR Apt 2
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2300 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
1.4	Living Room/Security patio screen damaged
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink worn/damaged resurface/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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2300 LANCASTER DR Apt 3
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2300 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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

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



4/17/2026

FAILED INSPECTION NOTICE

2300 LANCASTER DR Apt 4
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2300 LANCASTER DR Apt 4 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
4.5	Other Rooms/Window Condition clear items blocking window egress
1.4	Living Room/Security clear egress blocking patio door access

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



4/17/2026

FAILED INSPECTION NOTICE

2300 LANCASTER DR Apt 5
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2300 LANCASTER DR Apt 5 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 constantly drips - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet base loose - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2300 LANCASTER DR Apt 6
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2300 LANCASTER DR Apt 6 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 sink has constant drip - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving countertop damaged/worn - 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2300 LANCASTER DR Apt 7
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2300 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 - missing/inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower shower wall paint peeling - repair/repaint
3.8	Bathroom/Floor Condition flooring damaged - repair/replace



4/17/2026

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



4/17/2026

FAILED INSPECTION NOTICE

2300 LANCASTER DR Apt 8
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2300 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 - missing/inop
3.12	Bathroom/Tub or Shower tub peeling - repair/resurface/replace caulking badly worn/damaged - repair/replace/recaulk
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink has large amount of corrosion - remove/resurface/repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector - missing/inop



4/17/2026

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



4/17/2026

FAILED INSPECTION NOTICE

2300 LANCASTER DR Apt 9
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2300 LANCASTER DR Apt 9 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors - missing/inop
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulking around sink - worn/damaged - repair/recaulk

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



4/17/2026

FAILED INSPECTION NOTICE

2300 LANCASTER DR Apt 10
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2300 LANCASTER DR Apt 10 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 - missing/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



4/17/2026

FAILED INSPECTION NOTICE

2300 LANCASTER DR Apt 11
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2300 LANCASTER DR Apt 11 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
1.4	Living Room/Security front door deadbolt and door knob lock 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



4/17/2026

FAILED INSPECTION NOTICE

2300 LANCASTER DR Apt 12
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2300 LANCASTER DR Apt 12 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 - missing/inop
2.10	Kitchen/Stove or Range with Oven front right burner not working properly - repair/replace
2.12	Kitchen/Sink garbage disposal not properly secured and leaking - 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2310 LANCASTER DR Apt 1
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 1 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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	large amount of discoloration in shower area /around windows - remove/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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2310 LANCASTER DR Apt 2
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
2.12	Kitchen/Sink dishwasher not 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2310 LANCASTER DR Apt 4
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 4 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
3.12	Bathroom/Tub or Shower caulking very badly worn/damaged - recaulk/repair/replace
2.12	Kitchen/Sink dishwasher not 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2310 LANCASTER DR Apt 5
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 5 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not working properly - repair/replace garbage disposal inop
8.1	General Health and Safety/Access to Unit clear egress to patio door access



4/17/2026

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



4/17/2026

FAILED INSPECTION NOTICE

2310 LANCASTER DR Apt 7
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
2.12	Kitchen/Sink dishwasher not 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2310 LANCASTER DR Apt 8
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
2.1	Kitchen/Kitchen Area Present dishwasher not 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



4/17/2026

FAILED INSPECTION NOTICE

2310 LANCASTER DR Apt 9
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 9 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
4.4	Other Rooms/Security remove key lock from bedroom door
2.7	Kitchen/Wall Condition wall bellow window has discoloration - remove/repair/repaint
2.12	Kitchen/Sink dishwasher not 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2310 LANCASTER DR Apt 10
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 10 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 inop - 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2310 LANCASTER DR Apt 11
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 11 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 bathroom sink chipped/hole - repair/replace/resurface
1.5	Living Room/Window Condition blinds damaged/missing - 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2310 LANCASTER DR Apt 16
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 16 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
1.8	Living Room/Floor Condition carpeting badly worn /damaged throughout entire unit - repair /replace
2.12	Kitchen/Sink dishwasher not 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2310 LANCASTER DR Apt 17
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 17 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
3.5	Bathroom/Window Condition bathroom window not forming a tight seal - reappear/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet door not secured properly - repair/replace
2.12	Kitchen/Sink dishwasher not 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2310 LANCASTER DR Apt 18
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 18 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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 properly - repair/replace
1.8	Living Room/Floor Condition carpet badly worn/damaged throughout entire unit - 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2310 LANCASTER DR Apt 15
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 15 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/13/2026.

A re-inspection has been scheduled for 05/26/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob not working properly - repair/replace
2.12	Kitchen/Sink dishwasher not 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