



4/17/2026

FAILED INSPECTION NOTICE

2410 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 **2410 ABERDEEN WAY Apt 13 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 as battery has been removed. Replace battery and ensure unit is working as designed.
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.
2.12	Kitchen/Sink Clear personal items out of dishwasher for inspection, unable to test as personal items being stored in dishwasher as storage unit.



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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2410 ABERDEEN WAY Apt 15
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 15 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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>
8.1	General Health and Safety/Access to Unit Front security gate damaged, repair, replace or remove
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.6	Bathroom/Ceiling Condition Clean discoloration on bathroom ceiling
3.13	Bathroom/Ventilation Bathroom vent fan inoperable, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.



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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2410 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 **2410 ABERDEEN WAY Apt 16 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 in bedroom 2 inoperable, repair
3.3	Bathroom/Electrical Hazards Replace damaged GFCI receptacle
2.10	Kitchen/Stove or Range with Oven Oven inoperable, repair or replace

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4/17/2026

FAILED INSPECTION NOTICE

2412 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 **2412 ABERDEEN WAY Apt 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 Secure common area smoke detector to ceiling
4.5	Other Rooms/Window Condition Clear items blocking window (fire exit)
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.
1.8	Living Room/Floor Condition Carpeting in living room worn out and torn in multiple places, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater control knob missing, replace



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4/17/2026

FAILED INSPECTION NOTICE

2412 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 **2412 ABERDEEN WAY Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards Replace damaged receptacle left of kitchen sink, lower outlet
3.6	Bathroom/Ceiling Condition Repair damaged portion of ceiling above shower
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Low water pressure, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair



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4/17/2026

FAILED INSPECTION NOTICE

2412 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 **2412 ABERDEEN WAY Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13	Bathroom/Ventilation Vent fan inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Bedroom heater has smoke coming out of it while in use, repair
2.3	Kitchen/Electrical Hazards Replace damaged receptacle left of sink
2.12	Kitchen/Sink Dishwasher inoperable, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling being stored on patio



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4/17/2026

FAILED INSPECTION NOTICE

2412 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 **2412 ABERDEEN WAY Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Repair door, door hinge damaged
4.5	Other Rooms/Window Condition Window must be openable and remain open without props. (right window)
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
3.12	Bathroom/Tub or Shower Resurface tub
2.10	Kitchen/Stove or Range with Oven Oven inoperable, repair



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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2412 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 **2412 ABERDEEN WAY Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.4	Building Exterior/Condition of Exterior Surfaces Exterior dryer vent on shared common exterior wall missing, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1. Heaters inoperable, repair 2. Living room heater control knob missing, 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.
3.6	Bathroom/Ceiling Condition Ceiling has severe peeling paint, repair
2.12	Kitchen/Sink Exterior dishwasher door rusted, repair



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4/17/2026

FAILED INSPECTION NOTICE

2412 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 **2412 ABERDEEN WAY Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 burnt receptacle right side of stove
2.12	Kitchen/Sink Dishwasher inoperable, repair

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4/17/2026

FAILED INSPECTION NOTICE

2412 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 **2412 ABERDEEN WAY Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 smoke detector, exceeds 10 year life span
2.10	Kitchen/Stove or Range with Oven Range hood has peeling paint/rust. Replace

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

2412 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 **2412 ABERDEEN WAY Apt 9 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Window screen damaged, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
8.1	General Health and Safety/Access to Unit Patio screen door damaged, repair

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

2412 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 **2412 ABERDEEN WAY Apt 10 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Install door sweep on front door
4.7	Other Rooms/Wall Condition Closet door off track, repair
3.12	Bathroom/Tub or Shower Shower head damaged, replace
2.11	Kitchen/Refrigerator 1. Exterior of refrigerator rusted, repair. Can sand and paint rust. 2. Light inoperable, repair
8.2	General Health and Safety/Exits Patio screen damaged, repair



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4/17/2026

FAILED INSPECTION NOTICE

2412 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 **2412 ABERDEEN WAY Apt 11 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

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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 Replace common area smoke detector
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is operable. The screens must be removable for egress in case of an emergency.
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.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
3.13	Bathroom/Ventilation Ventilation fan inoperable, repair
8.2	General Health and Safety/Exits Move bedding blocking living room patio door (fire exit)



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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2412 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 **2412 ABERDEEN WAY Apt 12 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13	Bathroom/Ventilation Vent fan inoperable, repair
2.10	Kitchen/Stove or Range with Oven Range hood vent fan inoperable, repair

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4/17/2026

FAILED INSPECTION NOTICE

2412 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 **2412 ABERDEEN WAY Apt 13 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

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<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 removed, no gas appliances in unit. Install if PM deems needed. Other units have CO2 installed.
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year life span
3.13	Bathroom/Ventilation Bathroom vent fan inoperable, repair
2.3	Kitchen/Electrical Hazards Install GFCI receptacles by sink



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FAILED INSPECTION NOTICE

2412 ABERDEEN WAY Apt 14
RICHMOND, CA 94806-2590-

PropID:
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Dear Current Resident,

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12 Kitchen/Sink	Dishwasher inoperable, repair

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FAILED INSPECTION NOTICE

2412 ABERDEEN WAY Apt 15
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 15 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit Front security gate damaged, repair/replace or remove
3.13	Bathroom/Ventilation Vent fan inoperable, repair
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair



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RICHMOND, CA 94806-2590-

PropID:
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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 Replace common area smoke detector
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds life span
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit 1. Repair rust in sink 2. Low water pressure, repair
3.13	Bathroom/Ventilation Vent fan inoperable, repair
2.10	Kitchen/Stove or Range with Oven 1. Front burners inoperable, repair 2. Range hood rusted/peeling paint. Replace
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive amount of recycling being stored on patio



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

2412 ABERDEEN WAY Apt 17
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 17 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 Move bedding blocking window (fire exit)
3.13	Bathroom/Ventilation 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



4/17/2026

FAILED INSPECTION NOTICE

2412 ABERDEEN WAY Apt 19
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 19 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.13	Bathroom/Ventilation Vent fan inoperable, repair
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.12	Kitchen/Sink Exterior of dishwasher door rusted, repair
2.5	Kitchen/Window Condition Lower section of window rusted, 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.

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

2412 ABERDEEN WAY Apt 20
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 20 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 Replace, exceeds life span.
3.13	Bathroom/Ventilation Vent fan inoperable, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
2.10	Kitchen/Stove or Range with Oven Range hood has peeling paint/ rust. Replace
7.2	Heating and Plumbing/Safety of Heating Equipment Living room heater has a lot of smoke coming from it while in use, 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

2430 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 **2430 ABERDEEN WAY Apt 1 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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	Vent fan inoperable, repair
3.12 Bathroom/Tub or Shower	Shower head leaking in rear, repair
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

2430 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 **2430 ABERDEEN WAY Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 removed, replace
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.6	Bathroom/Ceiling Condition Clean discoloration on bathroom ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Missing drawer front, replace
7.2	Heating and Plumbing/Safety of Heating Equipment Living room heater damaged, repair
2.12	Kitchen/Sink Dishwasher 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2430 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 **2430 ABERDEEN WAY Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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
3.13	Bathroom/Ventilation 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



4/17/2026

FAILED INSPECTION NOTICE

2430 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 **2430 ABERDEEN WAY Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 window rusted, replace
8.4	General Health and Safety/Garbage and Debris Clean/remove clutter in unit

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

2430 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 **2430 ABERDEEN WAY Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 Vent fan inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Leak at bottom of sink, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hall closet doors off track, 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

2310 LANCASTER DR Apt 19
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 19 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

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 hallway smoke detector missing/inop
3.12	Bathroom/Tub or Shower tub faucet not properly secure
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



4/17/2026

FAILED INSPECTION NOTICE

2310 LANCASTER DR Apt 20
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 20 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

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 inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.9	General Health and Safety/Interior Air Quality Int. Unit = Foul Odor Present - dog urine - remove smell - health hazard
1.8	Living Room/Floor Condition carpet very badly soiled - repair/replace
4.4	Other Rooms/Security hole in bedroom door - 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.

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

2320 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 **2320 LANCASTER DR Apt 1 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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>
3.4	Bathroom/Security door knob missing - repair/replace
2.10	Kitchen/Stove or Range with Oven left rear burner 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

2320 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 **2320 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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	caulking around top of shower - worn/damaged- repair/recaulk
1.8 Living Room/Floor Condition	carpet throughout entire unit badly worn/damaged - repair/replace
2.10 Kitchen/Stove or Range with Oven	left rear burner 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

2320 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 **2320 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace toilet runs - repair/replace
3.12	Bathroom/Tub or Shower caulking very badly worn/damaged - repair/recaulk/replace faucet not properly secured - repair/replace tub draining slowly - 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2320 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 **2320 LANCASTER DR Apt 4 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio paint peeling very badly - 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



4/17/2026

FAILED INSPECTION NOTICE

2320 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 **2320 LANCASTER DR Apt 5 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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>
1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
3.1	Bathroom/Bathroom Present unable to inspect due to dog inside bathroom
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio overloaded with items - clear/remove egress for patio door access
2.12	Kitchen/Sink sink constantly drips - repair/replace
4.4	Other Rooms/Security bedroom door 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.

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

2320 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 **2320 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087 failed** the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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>
1.1	Living Room/Living Room Present entire unit needs to cleaned before inspection can be conducted thoroughly - unsanitary conditions

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

2320 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 **2320 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 kitchen faucet handle not secure - repair/replace faucet drips - repair/replace 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



4/17/2026

FAILED INSPECTION NOTICE

2320 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 **2320 LANCASTER DR Apt 9 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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>
1.8	Living Room/Floor Condition carpeting throughout entire unit - worn/damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches clear items/for egress access 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



4/17/2026

FAILED INSPECTION NOTICE

2320 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 **2320 LANCASTER DR Apt 11 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 throughout unit - worn/damaged/bunching badly - 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

2320 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 **2320 LANCASTER DR Apt 12 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 - repair/replace
1.8	Living Room/Floor Condition carpeting bunching throughout unit - repair/replace
3.3	Bathroom/Electrical Hazards light fixture cover missing - repair/replace
3.6	Bathroom/Ceiling Condition ceiling has large amount of discoloration - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range peeling very badly - repair/replace
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.
1.4	Living Room/Security patio screen handle damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - 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.

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

2320 LANCASTER DR Apt 13
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2320 LANCASTER DR Apt 13 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 faucet handle not secure/loose - repair/replace dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range peeling badly - 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

2320 LANCASTER DR Apt 14
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2320 LANCASTER DR Apt 14 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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
1.5	Living Room/Window Condition patio door blinds not working properly - 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2320 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 **2320 LANCASTER DR Apt 15 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab
3.4	Bathroom/Security remove key lock from bedroom door
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.12	Bathroom/Tub or Shower caulking on top of shower worn/damaged - recaulk /repair ceiling above shower has discoloration - remove/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet not working properly
2.12	Kitchen/Sink faucet drips - repair/replace
2.10	Kitchen/Stove or Range with Oven front right burner inop - 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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City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2320 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 **2320 LANCASTER DR Apt 16 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 carpet throughout unit worn/damaged - repair/replace
3.12	Bathroom/Tub or Shower shower handle broken - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet doors of track - repair/replace
2.2	Kitchen/Electricity kitchen light/fan inop - repair/replace



4/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2320 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 **2320 LANCASTER DR Apt 17 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches clear patio for egress 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2320 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 **2320 LANCASTER DR Apt 18 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 knob missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors smoke detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls hallway light inop
2.12	Kitchen/Sink dishwasher not working/draining properly - 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.

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

2320 LANCASTER DR Apt 19
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2320 LANCASTER DR Apt 19 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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>
2.13	Kitchen/Space for Storage, Prep and Serving wall paper peeling of cabinet next to stove - fire hazard - repair/replace

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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City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2320 LANCASTER DR Apt 20
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2320 LANCASTER DR Apt 20 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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.

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

- 3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit
sink draining slow - repair/replace
- 6.2 Building Exterior/Condition of Stairs, Rails, and Porches
front porch light inop - repair

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

2330 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 **2330 LANCASTER DR Apt 1 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2330 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 **2330 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2330 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 **2330 LANCASTER DR Apt 5 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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>
8.3	General Health and Safety/Evidence of Infestation mice infestation treat/remove
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
4.4	Other Rooms/Security bedroom closet doors off track
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet doors off track



4/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2330 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 **2330 LANCASTER DR Apt 6 RICHMOND, CA 94806-3087 failed** the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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 inop
1.4	Living Room/Security patio door not locking properly

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

2330 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 **2330 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 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>
4.4	Other Rooms/Security remove key lock from bedroom door
2.5	Kitchen/Window Condition window on side of kitchen not closing smoothly - 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.

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Residential Rental Inspections Program



4/17/2026

FAILED INSPECTION NOTICE

2330 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 **2330 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/14/2026.

A re-inspection has been scheduled for 05/27/2026 between 01:00PM and 04:00PM.

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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 sink draining very slow - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet not secure and not test properly - repair/replace

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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