



4/20/2026

FAILED INSPECTION NOTICE

2430 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 **2430 ABERDEEN WAY Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 Replace, exceeds 10 year life span (2010)
3.13	Bathroom/Ventilation Vent fan inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater inoperable, repair
2.10	Kitchen/Stove or Range with Oven Oven handle damaged, repair
2.12	Kitchen/Sink 1. Garbage disposal inoperable, repair 2. Dishwasher inoperable, repair



4/20/2026

FAILED INSPECTION NOTICE

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2430 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 **2430 ABERDEEN WAY Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 Move furniture blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heater inoperable, repair
3.13	Bathroom/Ventilation Ventilation fan inoperable, repair
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
8.1	General Health and Safety/Access to Unit Secure patio door screen



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FAILED INSPECTION NOTICE

2430 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 **2430 ABERDEEN WAY Apt 11 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 1. Security gate damaged, repair/replace or remove 2. Front door has peeling paint on interior side, repair
3.4	Bathroom/Security Door has peeling paint, repair
4.7	Other Rooms/Wall Condition Peeling paint on closet doors, repair
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling from patio
2.12	Kitchen/Sink Dishwasher inoperable, repair



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Residential Rental Inspections Program



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FAILED INSPECTION NOTICE

2430 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 **2430 ABERDEEN WAY Apt 12 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 missing, replace
3.13	Bathroom/Ventilation Vent fan inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, replace



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Residential Rental Inspections Program



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FAILED INSPECTION NOTICE

2430 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 **2430 ABERDEEN WAY Apt 13 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit), no access for inspection
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.3	Kitchen/Electrical Hazards Install GFCI protected outlets by kitchen sink
2.12	Kitchen/Sink Dishwasher inoperable, repair



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Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2430 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 **2430 ABERDEEN WAY Apt 14 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector needs to be replaced, exceeds 10 year life span (2004)
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.13	Bathroom/Ventilation Vent fan inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.



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4/20/2026

FAILED INSPECTION NOTICE

2430 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 **2430 ABERDEEN WAY Apt 15 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security Install striker plate on dor frame
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
3.3	Bathroom/Electrical Hazards Vacated unit wall light fixture missing, install
3.12	Bathroom/Tub or Shower Install shower head
2.11	Kitchen/Refrigerator Unable to inspect, taped up for renovations in unit
2.10	Kitchen/Stove or Range with Oven 1. Unable to inspect, unplugged for renovations in vacant unit 2. Replace rusted drip pans
2.3	Kitchen/Electrical Hazards Replace damaged receptacle right of stove
2.12	Kitchen/Sink Faucet has constant drip, repair
1.3	Living Room/Electrical Hazards Replace damaged receptacles 1. Left of patio door 2. Right wall from entry

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4/20/2026

FAILED INSPECTION NOTICE

2430 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 **2430 ABERDEEN WAY Apt 16 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair. Living room and bedroom heaters
3.4	Bathroom/Security Install striker plate on door frame

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Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2460 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 **2460 ABERDEEN WAY Apt 1 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
3.13	Bathroom/Ventilation Vent fan inoperable, repair
2.3	Kitchen/Electrical Hazards Install GFCI receptacles by sink
2.10	Kitchen/Stove or Range with Oven Replace rusted drip pans
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
2.5	Kitchen/Window Condition Lower portion of window rusted, repair.
3.7	Bathroom/Wall Condition Repair damaged WALL ABOVE SHOWER ENCLOSURE



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2460 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 **2460 ABERDEEN WAY Apt 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span

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



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FAILED INSPECTION NOTICE

2460 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 **2460 ABERDEEN WAY Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13	Bathroom/Ventilation Ceiling fan/light inoperable, repair
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
2.10	Kitchen/Stove or Range with Oven Range hood has peeling paint/rust. Replace
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles in kitchen by sink
2.5	Kitchen/Window Condition Lower portion of window rusted, repair or replace



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4/20/2026

FAILED INSPECTION NOTICE

2460 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 **2460 ABERDEEN WAY Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower 1. Resurface tub 2. Shower head leaking in rear, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heater inoperable, repair
4.5	Other Rooms/Window Condition Lower portion of window is rusted, repair or replace
2.10	Kitchen/Stove or Range with Oven 1. Oven door does not close as designed, repair 2. Range hood vent screen missing, replace
2.12	Kitchen/Sink Faucet has constant drip, repair
2.5	Kitchen/Window Condition Lower portion of window rusted, repair or replace



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Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2460 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 **2460 ABERDEEN WAY Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Lower portion of window rusted, repair or replace
3.3	Bathroom/Electrical Hazards Replace damaged GFCI receptacle
2.10	Kitchen/Stove or Range with Oven Replace rusted drip pans
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.
8.1	General Health and Safety/Access to Unit Patio door lock inoperable, repair



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4/20/2026

FAILED INSPECTION NOTICE

2460 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 **2460 ABERDEEN WAY Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, control knob missing in living room. Repair
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector
4.5	Other Rooms/Window Condition Lower portion of window is rusted, repair or replace

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FAILED INSPECTION NOTICE

2460 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 **2460 ABERDEEN WAY Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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.
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.3	Bathroom/Electrical Hazards Install GFCi protected receptacle by sink
8.6	General Health and Safety/Interior Stairs and Common Halls Hall closet doors off track, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heaters inoperable, repair
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by kitchen sink
2.12	Kitchen/Sink Dishwasher inoperable, repair



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4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 1
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 1 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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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 as it was removed
2.3	Kitchen/Electrical Hazards Replace burnt receptacle right side of sink
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable, repair

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2355 LANCASTER DR Apt 2
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13	Bathroom/Ventilation Ventilation fan inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heater inoperable, repair

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2355 LANCASTER DR Apt 3
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.3	Living Room/Electrical Hazards Replace damaged receptacle right of front door
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.
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink
2.10	Kitchen/Stove or Range with Oven Replace rusted drip pans



4/20/2026

FAILED INSPECTION NOTICE

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 5
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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>
4.7	Other Rooms/Wall Condition Complete repairs to right wall. soft spot still present
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacle by sink
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
1.7	Living Room/Wall Condition Repair wall above patio door, evidence of water damage
2.10	Kitchen/Stove or Range with Oven Range hood has peeling paint/ rust. Replace
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.



4/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 6
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 makes loud grinding noise while in use, repair
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink
2.12	Kitchen/Sink 1. Faucet makes loud grinding noise, repair 2. Faucet has constant drip, repair
2.10	Kitchen/Stove or Range with Oven Remove foil dfrom stove as it can maintain oil/grease and become fire hazard
2.5	Kitchen/Window Condition Lower portion of window rusted, repair or replace



4/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 7
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 common area smoke detector
3.13	Bathroom/Ventilation Ventilation fan/light inoperable, repair
4.5	Other Rooms/Window Condition Clear items to allow access to window
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. - REPLACE exceeds 10 year life span
8.4	General Health and Safety/Garbage and Debris Declutter unit
2.12	Kitchen/Sink 1. Garbage disposal inoperable, repair 2. Dishwasher inoperable, repair



4/20/2026

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 8
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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

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City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 9
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 9 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 Hall closet doors off track, repair
4.5	Other Rooms/Window Condition Clear items blocking window (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
2.3	Kitchen/Electrical Hazards 1. Install GFCI protected receptacles in kitchen 2. Replace damaged receptacle right side of stove



4/20/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 10
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 10 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
1.3	Living Room/Electrical Hazards Replace cracked receptacle on left wall from entry
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace
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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 12
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 12 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 inoperable, replace
4.5	Other Rooms/Window Condition Left side of window will not close as designed, repair
3.13	Bathroom/Ventilation Vent fan inoperable, repair
2.5	Kitchen/Window Condition Lower portion of kitchen window rusted, repair or replace
1.3	Living Room/Electrical Hazards Rep[lace cracked receptacle left side of patio door



4/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 13
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 13 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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
8.7	General Health and Safety/Other Interior Hazards Hall closet doors off track, repair
4.5	Other Rooms/Window Condition 1. Tenant to move furniture blocking window (fire exit) 2. Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
2.12	Kitchen/Sink Dishwasher inoperable, repair



4/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2330 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 **2330 LANCASTER DR Apt 10 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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 inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2330 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 **2330 LANCASTER DR Apt 11 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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>
3.7	Bathroom/Wall Condition entire bathroom has very bad discoloration - black organic substance - treat- remove- repair-repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
1.8	Living Room/Floor Condition carpeting worn/damaged - repair/replace
1.4	Living Room/Security remove clear items for egress on patio
1.7	Living Room/Wall Condition hole in living room wall - repair/replace



4/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2330 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 **2330 LANCASTER DR Apt 12 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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 missing
2.12	Kitchen/Sink sink drips - repair/replace dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop



4/20/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2340 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 **2340 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.4	Bathroom/Security remove key lock from bathroom 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,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2340 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 **2340 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 - worn/damaged edges - 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.

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Sincerely,

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Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2340 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 **2340 LANCASTER DR Apt 4 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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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 hallway smoke detector inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

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Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2340 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 **2340 LANCASTER DR Apt 5 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

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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 hallway smoke detector missing
3.12	Bathroom/Tub or Shower caulking in tub very badly worn/damaged - repair/replace/recaulk
8.10	General Health and Safety/Site and Neighborhood Conditions patio has large amount of overgrowth - cut/remove
1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace



4/20/2026

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2340 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 **2340 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards GFCI outlet missing
3.7	Bathroom/Wall Condition towel rack missing
8.10	General Health and Safety/Site and Neighborhood Conditions patio has overgrowth - cut/remove
1.4	Living Room/Security patio door lock inop



4/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2340 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 **2340 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 between 09:00AM and 12:00PM.

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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 hallway smoke detector - missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2340 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 **2340 LANCASTER DR Apt 9 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 worn/damaged - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2340 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 **2340 LANCASTER DR Apt 10 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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

- 4.7 Other Rooms/Wall Condition
wall and ceiling has large amounts of discoloration organic substance -
remove/repair/repaint
- 8.7 General Health and Safety/Other Interior Hazards
hallway smoke detector missing/inop
- 3.6 Bathroom/Ceiling Condition
ceiling has large amounts of discoloration /black organic substance -
remove/repair/repaint
- 1.4 Living Room/Security
clear items form patio for egress to patio door
- 1.7 Living Room/Wall Condition
large amounts of discoloration on ceilings /wall - remove/repair/replace
- 2.13 Kitchen/Space for Storage, Prep and Serving
countertops damaged - repair/replace
- 2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace
- 2.10 Kitchen/Stove or Range with Oven
all burners must work
oven inop



4/20/2026

FAILED INSPECTION NOTICE

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2350 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 **2350 LANCASTER DR Apt 1 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2350 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 **2350 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 between 11:00AM and 02:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
8.10	General Health and Safety/Site and Neighborhood Conditions patio has overgrowth cut/remove
4.7	Other Rooms/Wall Condition bedroom screen missing



4/20/2026

FAILED INSPECTION NOTICE

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

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

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City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2350 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 **2350 LANCASTER DR Apt 4 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 top of shower paint peeling/caulking worn - repair/recaulk/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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City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2360 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 **2360 LANCASTER DR Apt 1 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink peeling - resurface/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



4/20/2026

FAILED INSPECTION NOTICE

2360 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 **2360 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 working/draining properly - repair/replace garbage disposal very loud - repair/replace
4.4	Other Rooms/Security closet doors off track

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2360 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 **2360 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2360 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 **2360 LANCASTER DR Apt 4 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 hall 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2360 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 **2360 LANCASTER DR Apt 5 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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
2.12	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



4/20/2026

FAILED INSPECTION NOTICE

2360 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 **2360 LANCASTER DR Apt 6 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 between 11:00AM and 02:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2360 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 **2360 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 working/draining properly - repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2360 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 **2360 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 tub drips - repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink corroded - repair/resurface/replace
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
2.7	Kitchen/Wall Condition large crack behind sink wall - repair/repaint
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet runs
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
1.7	Living Room/Wall Condition large cracks on wall - repair/repaint
1.4	Living Room/Security inside next to front door frame damaged - repair



4/20/2026

FAILED INSPECTION NOTICE

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2370 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 **2370 LANCASTER DR Apt 1 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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

- 8.10 General Health and Safety/Site and Neighborhood Conditions
overgrowth on patio - cut/remove
- 2.12 Kitchen/Sink
dishwasher not working/draining properly - repair/replace

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2370 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 **2370 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087 failed** the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 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 bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2370 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 **2370 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit drawer cover missing - repair/replace
2.12	Kitchen/Sink faucet base loose sink drips



4/20/2026

FAILED INSPECTION NOTICE

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2370 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 **2370 LANCASTER DR Apt 4 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/15/2026.

A re-inspection has been scheduled for 05/28/2026 between 01:00PM and 04:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven hood range fan inop - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace



4/20/2026

FAILED INSPECTION NOTICE

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

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

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