



4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 15
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 15 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.
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.
1.7	Living Room/Wall Condition Repair wall above patio door



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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



4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 16
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 16 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12 Kitchen/Sink	Dishwasher drains through air gap, repair as drain must go through garbage disposal.

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

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

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4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 17
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 17 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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 has a leak in front of unit, repair
3.6	Bathroom/Ceiling Condition Repair ceiling, soft spots present
2.10	Kitchen/Stove or Range with Oven Burners 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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4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 18
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 18 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13	Bathroom/Ventilation Bathroom vent fan inoperable, repair

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FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 19
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 19 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet underneath sink
4.5	Other Rooms/Window Condition Move bed 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.
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, replace



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2355 LANCASTER DR Apt 20
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 20 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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 1. Faucet has constant drip, repair 2. Dishwasher inoperable, repair
3.13	Bathroom/Ventilation Clean dust build up on vent fan
3.6	Bathroom/Ceiling Condition Clean/remove discoloration on ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface sink
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair
8.7	General Health and Safety/Other Interior Hazards Carport heavily soiled throughout unit, clean carpeting



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4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 21
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 21 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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 inoperable, repair
2.5	Kitchen/Window Condition Lower fixed window rusted, repair or replace
3.5	Bathroom/Window Condition Window screen damaged, repair
8.1	General Health and Safety/Access to Unit Front door deadbolt lock will not engage as designed, repair
3.13	Bathroom/Ventilation Vent fan inoperable, repair



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4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 22
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 22 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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
4.10	Other Rooms/Smoke Detectors Replace smoke detector, exceeds 10 year life span
3.6	Bathroom/Ceiling Condition Clean discoloration on bathroom ceiling
2.10	Kitchen/Stove or Range with Oven Replace soiled range hood vent screen



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Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 23
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 23 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1	General Health and Safety/Access to Unit Security gate damaged, repair/replace or remove



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4/20/2026

FAILED INSPECTION NOTICE

2355 LANCASTER DR Apt 24
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 24 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector, exceeds 10 year life span
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5	Other Rooms/Window Condition Clear personal items blocking clear path access to window (fire exit)
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
3.13	Bathroom/Ventilation Vent fan inoperable, repair
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.



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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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4/20/2026

FAILED INSPECTION NOTICE

2385 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 **2385 LANCASTER DR Apt 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Window rusted, repair or replace
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
3.13	Bathroom/Ventilation Bathroom vent fan inoperable, repair
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink
2.10	Kitchen/Stove or Range with Oven Replace range hood as it has peeling paint and rust



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City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2385 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 **2385 LANCASTER DR Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles in kitchen by sink

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

2385 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 **2385 LANCASTER DR Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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 Living room heater control knob missing, replace
4.5	Other Rooms/Window Condition 1. Window must be openable and remain open without props. 2. TENANT TO CLEAN DISCOLORATION ON WINDOW & WINDOW SEAL
3.13	Bathroom/Ventilation vent fan inoperable, repair
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
2.10	Kitchen/Stove or Range with Oven 1. Right burners inoperable, repair 2. Replace range hood, rusted with peeling paint
2.12	Kitchen/Sink 1. Faucet as constant drip, repair 2. Dishwasher inoperable, repair
8.2	General Health and Safety/Exits Move furniture blocking patio door (fire exit)



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FAILED INSPECTION NOTICE

2385 LANCASTER DR Apt 4
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 11:00AM and 02:00PM.

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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 Bedroom 1 heater control knob missing, replace
4.7	Other Rooms/Wall Condition Closet doors off track, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal. *dishwasher leaking in front of unit, repair
2.5	Kitchen/Window Condition Lower fixed window rusted, repair or replace



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FAILED INSPECTION NOTICE

2385 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 **2385 LANCASTER DR Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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>
2.5	Kitchen/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.
3.13	Bathroom/Ventilation Bathroom vent fan inoperable, repair

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4/20/2026

FAILED INSPECTION NOTICE

2385 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 **2385 LANCASTER DR Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater control knob missing, replace
2.10	Kitchen/Stove or Range with Oven Front right burner 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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FAILED INSPECTION NOTICE

2385 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 **2385 LANCASTER DR Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

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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 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 Resurface tub, peeling paint present
2.12	Kitchen/Sink 1. Faucet has constant drip, repair or replace 2. Dishwasher inoperable, sitting water in dishwasher, Repair or replace
2.10	Kitchen/Stove or Range with Oven Front right burner inoperable, repair



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FAILED INSPECTION NOTICE

2385 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 **2385 LANCASTER DR Apt 9 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.4	Bathroom/Security Install striker plate on door frame
1.3	Living Room/Electrical Hazards Replace damaged receptacle on center wall

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

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

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

2385 LANCASTER DR Apt 11
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 11 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit), no access for inspection
3.13	Bathroom/Ventilation Vent fan inoperable, repair
3.12	Bathroom/Tub or Shower Clean/remove discoloration in tub
8.4	General Health and Safety/Garbage and Debris Tenant to declutter unit and address poor housekeeping
7.2	Heating and Plumbing/Safety of Heating Equipment Living room heater 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.

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

2385 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 **2385 LANCASTER DR Apt 12 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.2	General Health and Safety/Exits Clear items blocking access to patio door (fire exit)

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

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

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

2385 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 **2385 LANCASTER DR Apt 13 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit), window to be inspected
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair or replace damaged/missing door front, top right drawer
2.5	Kitchen/Window Condition Lower fixed window rusted, repair or replace
2.13	Kitchen/Space for Storage, Prep and Serving Secure cabinet door left of stove



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

2385 LANCASTER DR Apt 14
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 14 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Repair leaking dishwasher, leak in front of 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.

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

2385 LANCASTER DR Apt 15
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 15 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Replace missing common area smoke detector
2.12	Kitchen/Sink Dishwasher inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Living room heater control knob missing, 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

2385 LANCASTER DR Apt 16
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 16 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Address discoloration in between window panels, tenant is unable to remove discoloration as it is not surface level
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet leaking, repair
2.5	Kitchen/Window Condition Lower fixed window rusted, repair or replace
2.7	Kitchen/Wall Condition Repair crack on wall right side of window
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.
8.1	General Health and Safety/Access to Unit Patio screen 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.

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

2385 LANCASTER DR Apt 17
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 17 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13	Bathroom/Ventilation Bathroom vent fan inoperable, repair

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2385 LANCASTER DR Apt 18
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 18 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)
3.12	Bathroom/Tub or Shower Resurface tub, peeling paint present
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by sink
1.7	Living Room/Wall Condition Repair crack on right wall



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

2385 LANCASTER DR Apt 19
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 19 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12 Kitchen/Sink	Remove personal items being stored in dishwasher for inspection. Unable to test dishwasher as items in dishwasher not designed to get wet.

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

2385 LANCASTER DR Apt 20
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 20 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
1.7	Living Room/Wall Condition Repair large cracks on walls
1.6	Living Room/Ceiling Condition Repair/ repaint ceiling. Evidence of water damage present
2.7	Kitchen/Wall Condition Repair peeling paint on walls
2.3	Kitchen/Electrical Hazards 1. Install GFCI protected receptacles by sink 2. Replace damaged receptacle left of sink, replace with GFCI
2.6	Kitchen/Ceiling Condition Ceiling fan has severe wobbling while in use, repair or replace
2.12	Kitchen/Sink Dishwasher inoperable as it runs with door open, repair or replace
3.13	Bathroom/Ventilation Vent fan inoperable, repair
3.7	Bathroom/Wall Condition Light fixture severely rusted, replace
4.5	Other Rooms/Window Condition Address discoloration on window as it is not on surface level for tenant to clean



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

A re-inspection has been scheduled for 05/29/2026 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 inoperable, repair
3.12	Bathroom/Tub or Shower Caulk, seal trim on exterior side of tub
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Flush mechanism defective, repair

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2370 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 **2370 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

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/inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition hole in wall - repair/repaint
3.12	Bathroom/Tub or Shower tub peeling repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace



4/20/2026

FAILED INSPECTION NOTICE

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2370 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 **2370 LANCASTER DR Apt 9 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

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
3.7	Bathroom/Wall Condition wall next to toilet damaged - repair/repaint
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer front cover missing
2.10	Kitchen/Stove or Range with Oven burners not fitting properly
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater inop/not get hot - 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

2370 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 **2370 LANCASTER DR Apt 10 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

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>
1.8	Living Room/Floor Condition carpet worn/damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
1.4	Living Room/Security patio door handle missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace faucet drips
2.13	Kitchen/Space for Storage, Prep and Serving countertops next to sink worn/damaged - repair/replace



4/20/2026

FAILED INSPECTION NOTICE

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2370 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 **2370 LANCASTER DR Apt 11 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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 missing
3.12	Bathroom/Tub or Shower discoloration - remove/repaint tub drips - repair

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2370 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 **2370 LANCASTER DR Apt 12 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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>
2.10	Kitchen/Stove or Range with Oven hood range light inop

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2400 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 **2400 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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 2x bedroom smoke detectors missing
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
1.7	Living Room/Wall Condition frame around patio door badly discolored black organic substance - remove/repaint
2.10	Kitchen/Stove or Range with Oven hood range fan very loud - repair/replace



4/20/2026

FAILED INSPECTION NOTICE

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2400 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 **2400 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions large amounts of dog poop on patio - remove
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector inop
4.4	Other Rooms/Security bedroom door of hinges - repair
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.10	Kitchen/Stove or Range with Oven right rear burner inop - repair/replace



4/20/2026

FAILED INSPECTION NOTICE

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2400 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 **2400 LANCASTER DR Apt 4 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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
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

2400 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 **2400 LANCASTER DR Apt 5 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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
2.10	Kitchen/Stove or Range with Oven hood range fan inop

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2400 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 **2400 LANCASTER DR Apt 6 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security patio door lock hard to lock - 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

2400 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 **2400 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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>
1.3	Living Room/Electrical Hazards living room outlets not holding tight fit - 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

2400 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 **2400 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from bedroom door

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

2400 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 **2400 LANCASTER DR Apt 10 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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 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

2400 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 **2400 LANCASTER DR Apt 11 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater knob missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.1	General Health and Safety/Access to Unit unit numbers missing on front of building for all 4 units



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

2410 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 **2410 LANCASTER DR Apt 1 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace



4/20/2026

FAILED INSPECTION NOTICE

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2410 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 **2410 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
4.10	Other Rooms/Smoke Detectors 2x bedroom smoke detectors missing
3.5	Bathroom/Window Condition window frame badly discolored/black organic substance - remove/repaint

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2410 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 **2410 LANCASTER DR Apt 4 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2410 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 **2410 LANCASTER DR Apt 5 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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 door locks from both bedroom doors
3.12	Bathroom/Tub or Shower tub corroded - resurface/repair/replace
4.5	Other Rooms/Window Condition bedroom window handle not working properly - repair /replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace



4/20/2026

FAILED INSPECTION NOTICE

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2410 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 **2410 LANCASTER DR Apt 6 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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>
7.3	Heating and Plumbing/Ventilation and Adequacy of Cooling cool button missing
3.6	Bathroom/Ceiling Condition discoloration - remove/repaint
2.10	Kitchen/Stove or Range with Oven hood range missing fire stopper front right burner inop and burner knob not stopping/working properly - repair/replace



4/20/2026

FAILED INSPECTION NOTICE

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2410 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 **2410 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose

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

2410 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 **2410 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 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 leaking from bottom - 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

2410 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 **2410 LANCASTER DR Apt 10 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

A re-inspection has been scheduled for 05/29/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment bedroom heater not getting hot enough - repair

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



4/20/2026

FAILED INSPECTION NOTICE

2370 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 **2370 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 04/16/2026.

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 inop
4.4	Other Rooms/Security remove key lock from bedroom door
2.10	Kitchen/Stove or Range with Oven left front burner inop
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace



4/20/2026

FAILED INSPECTION NOTICE

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program