



6/2/2026

**FAILED INSPECTION NOTICE**

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

Property:  
2380 ABERDEEN WAY Apt 8  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 05/26/2026.

**A re-inspection has been scheduled for 07/17/2026 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 Replace cracked receptacle right side of living room heater
3.13	Bathroom/Ventilation Vent fan inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface bathroom sink
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by kitchen sink



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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



6/2/2026

**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 13 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 05/26/2026.

**A re-inspection has been scheduled for 07/17/2026 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

2.12 Kitchen/Sink  
Dishwasher inoperable, repair

5/26/2026 There is a short in the dishwasher door that wont allow it to operate properly, secure dishwasher to cabinetry.

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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**FAILED INSPECTION NOTICE**

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

Property:  
2380 ABERDEEN WAY Apt 15  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 15 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 05/26/2026.

**A re-inspection has been scheduled for 07/17/2026 between 09:00AM and 12:00PM.**

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Tenant supplied shower head leaking in rear, repair or replace with standard shower head

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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**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 1 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 05/26/2026.

**A re-inspection has been scheduled for 07/17/2026 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

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

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

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Sincerely,

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**FAILED INSPECTION NOTICE**

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

Property:  
2310 LANCASTER DR Apt 14  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 14 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 05/26/2026.

**A re-inspection has been scheduled for 07/17/2026 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 1. Replace damaged GFCI by kitchen sink  2. Replace cracked receptacle left of kitchen window
2.12	Kitchen/Sink Dishwasher inoperable, repair or replace
3.12	Bathroom/Tub or Shower Resurface tub



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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.

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