



7/16/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 19 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

A re-inspection has been scheduled for 09/08/2026 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	Exterior of dishwasher door rusted, repair
2.5 Kitchen/Window Condition	Lower section of window rusted, replace
3.13 Bathroom/Ventilation	Vent fan inoperable, repair
4.4 Other Rooms/Security	Remove keyed lock from interior door.



7/16/2026

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



7/16/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 20 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

A re-inspection has been scheduled for 09/08/2026 between 01:00PM and 04:00PM.

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

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

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

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

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Residential Rental Inspections Program



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FAILED INSPECTION NOTICE

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

Property:
2430 ABERDEEN WAY Apt 3
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 ABERDEEN WAY Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

A re-inspection has been scheduled for 09/08/2026 between 01:00PM and 04:00PM.

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

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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

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Residential Rental Inspections Program



7/16/2026

FAILED INSPECTION NOTICE

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

Property:
2430 ABERDEEN WAY Apt 4
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 ABERDEEN WAY Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

A re-inspection has been scheduled for 09/08/2026 between 01:00PM and 04:00PM.

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

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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

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

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FAILED INSPECTION NOTICE

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

Property:
2430 ABERDEEN WAY Apt 5
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 ABERDEEN WAY Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

A re-inspection has been scheduled for 09/08/2026 between 01:00PM and 04:00PM.

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

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

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

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

Property:
2430 ABERDEEN WAY Apt 6
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 ABERDEEN WAY Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

A re-inspection has been scheduled for 09/08/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Leak at bottom of sink, repair
3.13	Bathroom/Ventilation Vent fan inoperable, repair

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

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

Property:
2430 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 **2430 ABERDEEN WAY Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

A re-inspection has been scheduled for 09/08/2026 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>
3.12 Bathroom/Tub or Shower	Shower head leaking in rear, repair
3.13 Bathroom/Ventilation	Ventilation fan inoperable, repair
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



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

Property:
2430 ABERDEEN WAY Apt 11
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

A re-inspection has been scheduled for 09/08/2026 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>
1.4	Living Room/Security
	1. Security gate damaged, repair/replace or remove
	2. Front door has peeling paint on interior side, repair
2.12	Kitchen/Sink
	Dishwasher inoperable, repair
3.4	Bathroom/Security
	Door has peeling paint, repair
4.7	Other Rooms/Wall Condition
	Peeling paint on closet doors, repair



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

Property:
2430 ABERDEEN WAY Apt 12
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

A re-inspection has been scheduled for 09/08/2026 between 01:00PM and 04:00PM.

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

Property:
2430 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 **2430 ABERDEEN WAY Apt 13 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

A re-inspection has been scheduled for 09/08/2026 between 01:00PM and 04:00PM.

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

Property:
2430 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 **2430 ABERDEEN WAY Apt 15 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

A re-inspection has been scheduled for 09/09/2026 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

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

Property:
2430 ABERDEEN WAY Apt 14
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

A re-inspection has been scheduled for 09/08/2026 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

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Sincerely,

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Residential Rental Inspections Program



7/16/2026

FAILED INSPECTION NOTICE

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

Property:
2430 ABERDEEN WAY Apt 16
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

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

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7/16/2026

FAILED INSPECTION NOTICE

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

Property:
2460 ABERDEEN WAY Apt 1
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

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

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7/16/2026

FAILED INSPECTION NOTICE

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

Property:
2460 ABERDEEN WAY Apt 3
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

A re-inspection has been scheduled for 09/09/2026 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 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
3.13	Bathroom/Ventilation Ceiling fan/light inoperable, repair



7/16/2026

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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7/16/2026

FAILED INSPECTION NOTICE

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

Property:
2460 ABERDEEN WAY Apt 4
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

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

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

Property:
2460 ABERDEEN WAY Apt 6
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

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



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FAILED INSPECTION NOTICE

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

Property:
2460 ABERDEEN WAY Apt 7
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

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

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7/16/2026

FAILED INSPECTION NOTICE

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

Property:
2460 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 **2460 ABERDEEN WAY Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

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FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

A re-inspection has been scheduled for 09/09/2026 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.

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



7/16/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

A re-inspection has been scheduled for 09/09/2026 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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/16/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

A re-inspection has been scheduled for 09/09/2026 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 Shower head leaking in rear, 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



7/16/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

A re-inspection has been scheduled for 09/09/2026 between 11:00AM and 02:00PM.

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

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Sincerely,

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Residential Rental Inspections Program



7/16/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

A re-inspection has been scheduled for 09/09/2026 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>
3.13	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



7/16/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

A re-inspection has been scheduled for 09/09/2026 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 Lower portion of kitchen window rusted, repair or replace
3.13	Bathroom/Ventilation Vent fan inoperable, repair
4.5	Other Rooms/Window Condition Left side of window will not close as designed, repair

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/16/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

A re-inspection has been scheduled for 09/09/2026 between 11:00AM and 02:00PM.

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

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



7/16/2026

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/16/2026

FAILED INSPECTION NOTICE

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

Property:
2320 LANCASTER DR Apt 5
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2320 LANCASTER DR Apt 5 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

A re-inspection has been scheduled for 09/08/2026 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>
3.1 Bathroom/Bathroom Present	unable to inspect due to dog inside bathroom
3.8 Bathroom/Floor Condition	Repair damaged flooring, previous no entry in bathroom for inspection
3.12 Bathroom/Tub or Shower	1. Address discoloration in tub (Tenant responsibility) 2. Replace damaged/missing trim on floor in front of tub
3.7 Bathroom/Wall Condition	Repair hole on wall behind door



7/16/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/16/2026

FAILED INSPECTION NOTICE

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

Property:
2320 LANCASTER DR Apt 12
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2320 LANCASTER DR Apt 12 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

A re-inspection has been scheduled for 09/08/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.8	Living Room/Floor Condition carpeting bunching throughout unit - repair/replace
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
3.6	Bathroom/Ceiling Condition ceiling has large amount of discoloration - 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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Residential Rental Inspections Program



7/16/2026

FAILED INSPECTION NOTICE

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

Property:
2320 LANCASTER DR Apt 15
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2320 LANCASTER DR Apt 15 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.8	Living Room/Floor Condition flooring/carpeting - missing concrete flooring large amounts of cracks - repair-cover concrete slab
2.10	Kitchen/Stove or Range with Oven front right burner inop - repair/replace
3.12	Bathroom/Tub or Shower caulking on top of shower worn/damaged - recaulk /repair ceiling above shower has discoloration - remove/repaint



7/16/2026

FAILED INSPECTION NOTICE

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7/16/2026

FAILED INSPECTION NOTICE

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

Property:
2330 LANCASTER DR Apt 5
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2330 LANCASTER DR Apt 5 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

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

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
8.3	General Health and Safety/Evidence of Infestation mice infestation treat/remove
8.6	General Health and Safety/Interior Stairs and Common Halls hallway 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.

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



7/16/2026

FAILED INSPECTION NOTICE

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

Property:
2330 LANCASTER DR Apt 8
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2330 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/10/2026.

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

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet not secure and not test properly - repair/replace

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Residential Rental Inspections Program



7/16/2026

FAILED INSPECTION NOTICE

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

Property:
2330 LANCASTER DR Apt 12
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

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 07/10/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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.

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