



7/17/2026

FAILED INSPECTION NOTICE

Allen C Jackson Iii
1437 Ashby Ave
Berkeley, CA 94702-2529

Property:
721 10TH ST Apt A
RICHMOND, CA 94801-2267-

PropID:
Client ID: 2311

Dear Owner/Agent,

This letter is to inform you that your property at **721 10TH ST Apt A RICHMOND, CA 94801-2267** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 08/19/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.4	Heating and Plumbing/Water Heater install proper earthquake straps.

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



7/17/2026

FAILED INSPECTION NOTICE

Allen C Jackson Iii
1437 Ashby Ave
Berkeley, CA 94702-2529

Property:
721 10TH ST Apt B
RICHMOND, CA 94801-2267-

PropID:
Client ID: 2311

Dear Owner/Agent,

This letter is to inform you that your property at **721 10TH ST Apt B RICHMOND, CA 94801-2267** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 08/19/2026 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 Install smoke detector in common hall.

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



7/17/2026

FAILED INSPECTION NOTICE

Allen C Jackson Iii
1437 Ashby Ave
Berkeley, CA 94702-2529

Property:
721 10TH ST Apt C
RICHMOND, CA 94801-2267-

PropID:
Client ID: 2311

Dear Owner/Agent,

This letter is to inform you that your property at **721 10TH ST Apt C RICHMOND, CA 94801-2267** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 08/19/2026 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 install smoke detector in common hall

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



7/17/2026

FAILED INSPECTION NOTICE

Allen C Jackson Iii
1437 Ashby Ave
Berkeley, CA 94702-2529

Property:
721 10TH ST Apt D
RICHMOND, CA 94801-2267-

PropID:
Client ID: 2311

Dear Owner/Agent,

This letter is to inform you that your property at **721 10TH ST Apt D RICHMOND, CA 94801-2267** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 08/19/2026 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 install smoke detector in common hall

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



7/17/2026

FAILED INSPECTION NOTICE

Charles Lamount Fuller
853 6Th St
Richmond, CA 94801-2205

Property:
501 ENTERPRISE AVE Apt D
RICHMOND, CA 94801-2276-

PropID:
Client ID: 8036

Dear Owner/Agent,

This letter is to inform you that your property at **501 ENTERPRISE AVE Apt D RICHMOND, CA 94801-2276** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 08/26/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors install smoke detector

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



7/17/2026

FAILED INSPECTION NOTICE

Charles Lamount Fuller
853 6Th St
Richmond, CA 94801-2205

Property:
501 ENTERPRISE AVE Apt A
RICHMOND, CA 94801-2276-

PropID:
Client ID: 8036

Dear Owner/Agent,

This letter is to inform you that your property at **501 ENTERPRISE AVE Apt A RICHMOND, CA 94801-2276** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 08/26/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
1.5	Living Room/Window Condition replace missing screens
8.6	General Health and Safety/Interior Stairs and Common Halls replace missing smoke detector.
1.4	Living Room/Security security gate not lock is not working like designed. Repair or replace.
2.10	Kitchen/Stove or Range with Oven non working range hood repair or replace.
4.7	Other Rooms/Wall Condition remove black discoloration
4.10	Other Rooms/Smoke Detectors replace missing smoke detectors.



7/17/2026

FAILED INSPECTION NOTICE

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

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City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

Ryan & Rachel McLachlan
5807 Barrett Ave
El Cerrito, CA 94530

Property:
461 MC LAUGHLIN ST
RICHMOND, CA 94805-

PropID:
Client ID: 13443

Dear Owner/Agent,

This letter is to inform you that your property at **461 MC LAUGHLIN ST RICHMOND, CA 94805** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 08/14/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.7	Living Room/Wall Condition Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.7	Other Rooms/Wall Condition Wall has a defect which exposes the tenant to a structural hazard. wall detaching from house - repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



7/17/2026

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2445 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 **2445 LANCASTER DR Apt 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 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 sink drips dishwasher not closing properly and rusted inside - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink chipping - repair/resurface/replace
4.4	Other Rooms/Security bedroom door striker plate missing



7/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2445 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 **2445 LANCASTER DR Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 between 01:00PM and 04:00PM.

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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



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2409 LANCASTER DR Apt 21
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 21 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 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.

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7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2409 LANCASTER DR Apt 24
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 24 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.8	Living Room/Floor Condition Carpet heavily soiled, clean carpet
2.12	Kitchen/Sink Dishwasher inoperable as control knob is missing, replace
3.4	Bathroom/Security Door damaged (Tenant caused), replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Lower fixed window rusted, repair or replace



7/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2445 LANCASTER DR Apt 8
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2445 LANCASTER DR Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 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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7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2445 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 **2445 LANCASTER DR Apt 10 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 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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7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2445 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 **2445 LANCASTER DR Apt 12 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 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 faucet base loose
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.

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City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2425 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 **2425 LANCASTER DR Apt 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 between 11:00AM and 02:00PM.

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

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

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7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2425 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 **2425 LANCASTER DR Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.5	Kitchen/Window Condition dining room window frame rusted - 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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7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2425 LANCASTER DR Apt 9
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2425 LANCASTER DR Apt 9 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 between 11:00AM and 02:00PM.

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7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2425 LANCASTER DR Apt 11
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2425 LANCASTER DR Apt 11 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.5	Bathroom/Window Condition window frame discoloration - remove/repaint

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

Property:
2425 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 **2425 LANCASTER DR Apt 12 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

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FAILED INSPECTION NOTICE

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

Property:
2425 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 **2425 LANCASTER DR Apt 13 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 between 11:00AM and 02:00PM.

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

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

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



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2425 LANCASTER DR Apt 18
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2425 LANCASTER DR Apt 18 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Low water pressure, repair
3.13	Bathroom/Ventilation Vent fan inoperable, repair
4.5	Other Rooms/Window Condition Lower fixed window rusted, repair or replace

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2425 LANCASTER DR Apt 15
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2425 LANCASTER DR Apt 15 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 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
7.2	Heating and Plumbing/Safety of Heating Equipment Bedroom heater knob missing, replace

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2425 LANCASTER DR Apt 16
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2425 LANCASTER DR Apt 16 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 between 11:00AM and 02:00PM.

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

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

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



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2425 LANCASTER DR Apt 19
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2425 LANCASTER DR Apt 19 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 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>
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.
4.5	Other Rooms/Window Condition 1. Window must be openable and remain open without props 2. TENANT to clean discoloration on window

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City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2425 LANCASTER DR Apt 20
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2425 LANCASTER DR Apt 20 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 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>
2.10	Kitchen/Stove or Range with Oven Replace soiled range hood vent screen
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Rust in sink, reglaze sink or replace
3.12	Bathroom/Tub or Shower Peeling paint in tub enclosure, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.



7/17/2026

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2355 LANCASTER DR Apt 11
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 11 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/11/2026 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 faucet base loose - repair/replace dishwasher leaking - repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



7/17/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2430 LANCASTER DR Apt 2
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 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>
1.1	Living Room/Living Room Present under renovation
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.13	Bathroom/Ventilation vent fan inop - repair/replace
3.12	Bathroom/Tub or Shower faucet spout not properly secure - repair/replace
4.4	Other Rooms/Security bedroom closet doors off track - repair/replace
4.2	Other Rooms/Electricity/Illumination master bedroom closet light inop - repair/replace



7/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2430 LANCASTER DR Apt 3
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 between 01:00PM and 04:00PM.

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

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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2430 LANCASTER DR Apt 7
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink dishwasher not working/draining properly - repair/replace

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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2430 LANCASTER DR Apt 11
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 11 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/10/2026 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.1	Bathroom/Bathroom Present toilet base loose

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



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2430 LANCASTER DR Apt 13
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 13 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/11/2026 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 front right burner inop
2.12	Kitchen/Sink sink leaking - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door under sink not properly secure
4.10	Other Rooms/Smoke Detectors bedroom smoke detectors missing



7/17/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2430 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 **2430 LANCASTER DR Apt 14 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

A re-inspection has been scheduled for 09/11/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.8	Living Room/Floor Condition carpet in unit worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop
2.12	Kitchen/Sink dishwasher not draining working/properly draining properly - repair/replace
3.13	Bathroom/Ventilation clear fan of dust
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing



7/17/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/17/2026

FAILED INSPECTION NOTICE

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

Property:
2430 LANCASTER DR Apt 16
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 16 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/15/2026.

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

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