



7/20/2026

FAILED INSPECTION NOTICE

Alexander S Foster
130 Granada Dr
Corte Madera, CA 94925

Property:
1717 ROOSEVELT AVE
RICHMOND, CA 94801-2811-

PropID:
Client ID: 18222

Dear Owner/Agent,

This letter is to inform you that your property at **1717 ROOSEVELT AVE RICHMOND, CA 94801-2811** **failed** the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/25/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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



7/20/2026

FAILED INSPECTION NOTICE

Richard D Holt
2516 N Ford St
Clarksville, TN 37042

Property:
608 16TH ST
RICHMOND, CA 94801-2844-

PropID:
Client ID: 2468

Dear Owner/Agent,

This letter is to inform you that your property at **608 16TH ST RICHMOND, CA 94801-2844** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/24/2026 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>
1.5	Living Room/Window Condition replace missing screens chipping and peeling paint on window seal/frame
4.10	Other Rooms/Smoke Detectors replace missing smoke detector
3.5	Bathroom/Window Condition replace missing screens
6.2	Building Exterior/Condition of Stairs, Rails, and Porches peeling paint on back stairs and window seals around house. remove or repaint.



7/20/2026

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



7/20/2026

FAILED INSPECTION NOTICE

Richard D Holt
2516 N Ford St
Clarksville, TN 37042

Property:
550 16TH ST
RICHMOND, CA 94801-2897-

PropID:
Client ID: 2468

Dear Owner/Agent,

This letter is to inform you that your property at **550 16TH ST RICHMOND, CA 94801-2897** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/24/2026 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>
2.1	Kitchen/Kitchen Area Present replace missing screens
1.5	Living Room/Window Condition replace missing screens
4.5	Other Rooms/Window Condition window do not set inside frame correctly . repair or replace.
7.1	Heating and Plumbing/Adequacy of Heating Equipment non working heater repair or replace.



7/20/2026

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/20/2026

FAILED INSPECTION NOTICE

Richard D Holt
2516 N Ford St
Clarksville, TN 37042

Property:
562 16TH ST
RICHMOND, CA 94801-2897-

PropID:
Client ID: 2468

Dear Owner/Agent,

This letter is to inform you that your property at **562 16TH ST RICHMOND, CA 94801-2897** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/24/2026 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 replace missing screens
8.6	General Health and Safety/Interior Stairs and Common Halls install smoke and CO detector in common area in home
4.10	Other Rooms/Smoke Detectors replace missing smoke detector.
3.12	Bathroom/Tub or Shower chipping and missing tiles inside of bath/shower area cut hazard. repair or replace.
1.5	Living Room/Window Condition replace missing screens
	peeling and chipping paint on window seal. remove or repaint.
3.5	Bathroom/Window Condition replace missing screens



7/20/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



7/20/2026

FAILED INSPECTION NOTICE

Juan Ramos
836 Meadow View Dr
Richmond, CA 94806-6106

Property:
2113 BISSELL AVE
RICHMOND, CA 94801-3259-

PropID:
Client ID: 7103

Dear Owner/Agent,

This letter is to inform you that your property at **2113 BISSELL AVE RICHMOND, CA 94801-3259** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/24/2026 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
1.8	Living Room/Floor Condition torn and ripped carpet exposed nail. repair or 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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Residential Rental Inspections Program



7/20/2026

FAILED INSPECTION NOTICE

Blanca Gomez
2129 Gaynor Ave
Richmond, CA 94801

Property:
1605 LIVINGSTON LN
RICHMOND, CA 94801-3270-

PropID:
Client ID: 2639

Dear Owner/Agent,

This letter is to inform you that your property at **1605 LIVINGSTON LN RICHMOND, CA 94801-3270** **failed** the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/25/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/20/2026

FAILED INSPECTION NOTICE

Shelter Inc
TOM GILBERT
1333 Willow Pass Rd Ste 206
Concord, CA 94520

Property:
2223 BARRETT AVE Apt 1
RICHMOND, CA 94801-3301-

PropID:
Client ID: 2913

Dear Owner/Agent,

This letter is to inform you that your property at **2223 BARRETT AVE Apt 1 RICHMOND, CA 94801-3301** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/24/2026 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 torn carpet exposed nails trip hazard. repair or replace.
4.10	Other Rooms/Smoke Detectors replace missing smoke detector.
8.6	General Health and Safety/Interior Stairs and Common Halls install smoke detector in hall/common area inside 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



7/20/2026

FAILED INSPECTION NOTICE

Shelter Inc
TOM GILBERT
1333 Willow Pass Rd Ste 206
Concord, CA 94520

Property:
2223 BARRETT AVE Apt 2
RICHMOND, CA 94801-3301-

PropID:
Client ID: 2913

Dear Owner/Agent,

This letter is to inform you that your property at **2223 BARRETT AVE Apt 2 RICHMOND, CA 94801-3301** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/24/2026 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>
3.6	Bathroom/Ceiling Condition bubbling on ceiling over tub evidence of water damage. 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



7/20/2026

FAILED INSPECTION NOTICE

Shelter Inc
TOM GILBERT
1333 Willow Pass Rd Ste 206
Concord, CA 94520

Property:
2223 BARRETT AVE Apt 3
RICHMOND, CA 94801-3301-

PropID:
Client ID: 2913

Dear Owner/Agent,

This letter is to inform you that your property at **2223 BARRETT AVE Apt 3 RICHMOND, CA 94801-3301** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/24/2026 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 broken toilet seat repair or replace. toilet loose at base repair or 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,

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Residential Rental Inspections Program



7/20/2026

FAILED INSPECTION NOTICE

Shelter Inc
TOM GILBERT
1333 Willow Pass Rd Ste 206
Concord, CA 94520

Property:
2223 BARRETT AVE Apt 4
RICHMOND, CA 94801-3301-

PropID:
Client ID: 2913

Dear Owner/Agent,

This letter is to inform you that your property at **2223 BARRETT AVE Apt 4 RICHMOND, CA 94801-3301** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/24/2026 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 torn carpet exposed nails at front door repair or replace.
7.4	Heating and Plumbing/Water Heater non working heater 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,

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Residential Rental Inspections Program



7/20/2026

FAILED INSPECTION NOTICE

Shelter Inc
TOM GILBERT
1333 Willow Pass Rd Ste 206
Concord, CA 94520

Property:
2223 BARRETT AVE Apt 5
RICHMOND, CA 94801-3301-

PropID:
Client ID: 2913

Dear Owner/Agent,

This letter is to inform you that your property at **2223 BARRETT AVE Apt 5 RICHMOND, CA 94801-3301** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/24/2026 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>
8.3	General Health and Safety/Evidence of Infestation infestation of roaches . professional extermination required.

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



7/20/2026

FAILED INSPECTION NOTICE

Alberto & Eugenia Ledesma
400 Limerick Rd
Pinole, CA 94564-2679

Property:
609 21ST ST
RICHMOND, CA 94801-3321-

PropID:
Client ID: 12706

Dear Owner/Agent,

This letter is to inform you that your property at **609 21ST ST RICHMOND, CA 94801-3321** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/25/2026 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 Lower wall receptacle by stove has open grounds, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/20/2026

FAILED INSPECTION NOTICE

Gills Properties Llc
Kanalwalpreet Gill
6217 Massara St
Danville, CA 94506

Property:
4 1ST ST Apt 2
RICHMOND, CA 94801-3480-

PropID:
Client ID: 17391

Dear Owner/Agent,

This letter is to inform you that your property at **4 1ST ST Apt 2 RICHMOND, CA 94801-3480** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/25/2026 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
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
3.12	Bathroom/Tub or Shower 1. Resurface tub 2. Repair peeling paint on wall above shower head
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.5	Other Rooms/Window Condition Move storage rack on exterior of window blocking exit (fire exit)
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by kitchen sink
2.12	Kitchen/Sink Securer kitchen faucet to base of sink



7/20/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/20/2026

FAILED INSPECTION NOTICE

Gills Properties Llc
Kanalwalpreet Gill
6217 Massara St
Danville, CA 94506

Property:
4 1ST ST Apt 3
RICHMOND, CA 94801-3480-

PropID:
Client ID: 17391

Dear Owner/Agent,

This letter is to inform you that your property at **4 1ST ST Apt 3 RICHMOND, CA 94801-3480** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/25/2026 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.

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Residential Rental Inspections Program



7/20/2026

FAILED INSPECTION NOTICE

Gills Properties Llc
Kanalwalpreet Gill
6217 Massara St
Danville, CA 94506

Property:
4 1ST ST Apt 4
RICHMOND, CA 94801-3480-

PropID:
Client ID: 17391

Dear Owner/Agent,

This letter is to inform you that your property at **4 1ST ST Apt 4 RICHMOND, CA 94801-3480** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/25/2026 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.



7/20/2026

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector removed, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment 1. HEATER, INOPERABLE, REPAIR 2. Thermostat cover missing, replace
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.5	Other Rooms/Window Condition Window screen damaged, repair
1.5	Living Room/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.
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.

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



7/20/2026

FAILED INSPECTION NOTICE

Reynaldo J Tre Zambrano
Jd Property Group Inc
5054 El Portal Dr Suite C
El Sobrante, CA 94803

Property:
38 13TH ST Apt 4
RICHMOND, CA 94801-3557-

PropID:
Client ID: 19433

Dear Owner/Agent,

This letter is to inform you that your property at **38 13TH ST Apt 4 RICHMOND, CA 94801-3557** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 08/24/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior 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



7/20/2026

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 07/17/2026.

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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Resurface bathroom sink
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.

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



7/20/2026

FAILED INSPECTION NOTICE

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

Property:
2410 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 **2410 ABERDEEN WAY Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

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	dishwasher inop - repair/replace
3.6 Bathroom/Ceiling Condition	ceiling has discoloration - remove/repaint
3.12 Bathroom/Tub or Shower	tub /shower peeling - repair/resurface/replace caulking around top of shower damaged -repair/recaulk



7/20/2026

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



7/20/2026

FAILED INSPECTION NOTICE

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

Property:
2412 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 **2412 ABERDEEN WAY Apt 1 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 09/11/2026 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 fixed window rusted, repair or replace
4.5	Other Rooms/Window Condition Window must be openable and remain open without props. - Right window will not stay open as designed, repair - 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.

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



7/20/2026

FAILED INSPECTION NOTICE

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

Property:
2430 ABERDEEN WAY Apt 2
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 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 09/11/2026 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 GFCI outlet missing
2.12	Kitchen/Sink constantly drips - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke /Co detector missing/inop
4.5	Other Rooms/Window Condition bottom of bedroom window rusted - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



7/20/2026

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



7/20/2026

FAILED INSPECTION NOTICE

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

Property:
2430 ABERDEEN WAY Apt 10
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 10 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 09/11/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions patio wire cover not properly secure - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
2.12	Kitchen/Sink dishwasher not draining properly - repair/replace

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



7/20/2026

FAILED INSPECTION NOTICE

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

Property:
2355 LANCASTER DR Apt 4
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 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 09/11/2026 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 GFCI outlet missing
2.12	Kitchen/Sink sink drips - repair/replace dishwasher inop - repair/replace
2.10	Kitchen/Stove or Range with Oven right rear burner missing - repair/replace
4.5	Other Rooms/Window Condition bedroom window rusted at base - repair/replace
3.13	Bathroom/Ventilation fan inop - repair/replace
3.12	Bathroom/Tub or Shower tub peeling - repair/resurface/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater control knob missing - repair/replace



7/20/2026

FAILED INSPECTION NOTICE

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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



7/20/2026

FAILED INSPECTION NOTICE

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

Property:
2409 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 **2409 LANCASTER DR Apt 20 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 09/11/2026 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>
1.4	Living Room/Security patio door not locking properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke - inop/missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector - missing/inop
4.5	Other Rooms/Window Condition bottom of bedroom window rusted - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



7/20/2026

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



7/20/2026

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 07/17/2026.

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 Dishwasher inoperable, repair or 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



7/20/2026

FAILED INSPECTION NOTICE

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

Property:
2350 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 **2350 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 09/11/2026 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>
1.4	Living Room/Security patio door not locking properly - repair/replace
2.5	Kitchen/Window Condition side window has large amounts of rust - remove/repair/replace
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.

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



7/20/2026

FAILED INSPECTION NOTICE

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

Property:
2410 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 **2410 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 09/11/2026 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>
2.11	Kitchen/Refrigerator Refrigerator/Freezer does not maintain temperature.
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector in 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



7/20/2026

FAILED INSPECTION NOTICE

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

Property:
2410 LANCASTER DR Apt 9
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2410 LANCASTER DR Apt 9 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/17/2026.

A re-inspection has been scheduled for 09/11/2026 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 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.

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