



7/16/2026

**FAILED INSPECTION NOTICE**

2380 ABERDEEN WAY Apt 5  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 5 RICHMOND, CA 94806-2590 failed** the Housing Quality Standards (HQS) inspection on 07/09/2026.

**A re-inspection has been scheduled for 09/08/2026 between 09:00AM and 12:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                          |
|-------------|--------------------------------------------------------------------------------|
| 1.4         | Living Room/Security<br>Clean discoloration on patio door frame                |
| 2.10        | Kitchen/Stove or Range with Oven<br>Range hood has peeling paint/rust. Replace |
| 2.12        | Kitchen/Sink<br>Faucet base spraying water, repair or replace                  |
| 3.11        | Bathroom/Fixed Wash Basin or Lavatory in Unit<br>Surface rust in sink, repair  |
| 4.6         | Other Rooms/Celing Condition<br>Evidence of water damage, repair               |



7/16/2026

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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



7/16/2026

**FAILED INSPECTION NOTICE**

2380 ABERDEEN WAY Apt 7  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/09/2026.

**A re-inspection has been scheduled for 09/08/2026 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<br>Install GFCI outlets by kitchen sink            |
| 2.5         | Kitchen/Window Condition<br>Repair window, evidence of water leak             |
| 3.10        | Bathroom/Flush Toilet in Enclosed Room in Unit<br>Secure toilet base to floor |

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Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2380 ABERDEEN WAY Apt 11  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 11 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/09/2026.

**A re-inspection has been scheduled for 09/08/2026 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<br>Heater inoperable as heater control knob missing, repair                      |
| 8.1         | General Health and Safety/Access to Unit<br>Patio screen damaged, repair                                                            |
| 8.6         | General Health and Safety/Interior Stairs and Common Halls<br>Common area smoke detector/ carbon monoxide detector missing, replace |

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Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2410 ABERDEEN WAY Apt 3  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/09/2026.

**A re-inspection has been scheduled for 09/08/2026 between 09:00AM and 12:00PM.**

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

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7/16/2026

**FAILED INSPECTION NOTICE**

2410 ABERDEEN WAY Apt 4  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/09/2026.

**A re-inspection has been scheduled for 09/08/2026 between 09:00AM and 12:00PM.**

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

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7/16/2026

**FAILED INSPECTION NOTICE**

2410 ABERDEEN WAY Apt 7  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/09/2026.

**A re-inspection has been scheduled for 09/08/2026 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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Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2410 ABERDEEN WAY Apt 8  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/09/2026.

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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<br>Replace cracked receptacles<br>1. Right of sink<br>2. Left of stove |

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**

2412 ABERDEEN WAY Apt 2  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/09/2026.

**A re-inspection has been scheduled for 09/08/2026 between 11:00AM and 02:00PM.**

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

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7/16/2026

**FAILED INSPECTION NOTICE**

2412 ABERDEEN WAY Apt 3  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/09/2026.

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7/16/2026

**FAILED INSPECTION NOTICE**

2412 ABERDEEN WAY Apt 5  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/09/2026.

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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<br>Oven inoperable, repair                                              |
| 3.12        | Bathroom/Tub or Shower<br>Resurface tub                                                                  |
| 3.6         | Bathroom/Ceiling Condition<br>Clean discoloration on ceiling                                             |
| 4.4         | Other Rooms/Security<br>Repair door, door hinge damaged                                                  |
| 4.5         | Other Rooms/Window Condition<br>Window must be openable and remain open without props.<br>(right window) |



7/16/2026

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7/16/2026

**FAILED INSPECTION NOTICE**

2412 ABERDEEN WAY Apt 7  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/09/2026.

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7/16/2026

**FAILED INSPECTION NOTICE**

2412 ABERDEEN WAY Apt 15  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 15 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/09/2026.

**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>                                             |
|-------------|---------------------------------------------------------------------------------------------------|
| 3.13        | Bathroom/Ventilation<br>Vent fan inoperable, repair                                               |
| 8.1         | General Health and Safety/Access to Unit<br>Front security gate damaged, repair/replace or remove |

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Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2300 LANCASTER DR Apt 8  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2300 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/09/2026.

**A re-inspection has been scheduled for 09/08/2026 between 11:00AM and 02:00PM.**

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

| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>                                     |
|-------------|-------------------------------------------------------------------------------------------|
| 8.7         | General Health and Safety/Other Interior Hazards<br>hallway smoke detector - missing/inop |

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Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2310 LANCASTER DR Apt 9  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 9 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/09/2026.

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

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