



7/16/2026

**FAILED INSPECTION NOTICE**

2385 LANCASTER DR Apt 24  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 24 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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

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**

2385 LANCASTER DR Apt 21  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 21 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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<br>dishwasher inop - repair/replace      |
| 4.10        | Other Rooms/Smoke Detectors<br>Replace smoke detector |

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**

2405 LANCASTER DR Apt 3  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2405 LANCASTER DR Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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.

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



7/16/2026

**FAILED INSPECTION NOTICE**

2405 LANCASTER DR Apt 4  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2405 LANCASTER DR Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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.

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**

2405 LANCASTER DR Apt 6  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2405 LANCASTER DR Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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<br>Lower fixed window rusted, repair or replace                  |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>Bedroom heater control knob missing |

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**

2405 LANCASTER DR Apt 7  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2405 LANCASTER DR Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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

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Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2405 LANCASTER DR Apt 8  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2405 LANCASTER DR Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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

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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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2409 LANCASTER DR Apt 3  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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

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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**

2409 LANCASTER DR Apt 6  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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



7/16/2026

**FAILED INSPECTION NOTICE**

2409 LANCASTER DR Apt 7  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**A re-inspection has been scheduled for 09/09/2026 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>                    |
|-------------|--------------------------------------------------------------------------|
| 2.3         | Kitchen/Electrical Hazards<br>Install GFCI protected receptacles by sink |

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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7/16/2026

**FAILED INSPECTION NOTICE**

2409 LANCASTER DR Apt 11  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 11 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**A re-inspection has been scheduled for 09/09/2026 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>                     |
|-------------|---------------------------------------------------------------------------|
| 4.3         | Other Rooms/Electrical Hazards<br>Replace cracked receptacle on left wall |

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**

2409 LANCASTER DR Apt 10  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 10 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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



7/16/2026

**FAILED INSPECTION NOTICE**

2409 LANCASTER DR Apt 12  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 12 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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

2409 LANCASTER DR Apt 13  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 13 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**A re-inspection has been scheduled for 09/09/2026 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>                                                                                                |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.3         | Other Rooms/Electrical Hazards<br>A missing and/or cracked coverplate presents an electrical hazard.<br>- outlets on right wall missing cover plates |

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**

2409 LANCASTER DR Apt 14  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 14 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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

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7/16/2026

**FAILED INSPECTION NOTICE**

2409 LANCASTER DR Apt 15  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 15 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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

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| <u>Area</u> | <u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>                     |
|-------------|---------------------------------------------------------------------------|
| 1.3         | Living Room/Electrical Hazards<br>Replace burnt receptacle left of heater |
| 2.5         | Kitchen/Window Condition<br>Lower fixed window rusted, repair or replace  |
| 3.13        | Bathroom/Ventilation<br>Vent fan inoperable, repair                       |
| 3.4         | Bathroom/Security<br>Install striker plate on door frame                  |
| 4.3         | Other Rooms/Electrical Hazards<br>Replace burnt receptacle left of window |





7/16/2026

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7/16/2026

**FAILED INSPECTION NOTICE**

2409 LANCASTER DR Apt 16  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 16 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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

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7/16/2026

**FAILED INSPECTION NOTICE**

2409 LANCASTER DR Apt 19  
RICHMOND, CA 94806-2590-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 19 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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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>Replace rusted drip pans                                                                                                                                                         |
| 2.3         | Kitchen/Electrical Hazards<br>Install GFCI protected receptacles by sink                                                                                                                                             |
| 3.13        | Bathroom/Ventilation<br>Clean dust build up on vent fan                                                                                                                                                              |
| 3.3         | Bathroom/Electrical Hazards<br>Install GFCI protected receptacle by sink                                                                                                                                             |
| 4.10        | Other Rooms/Smoke Detectors<br>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. |



7/16/2026

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2400 LANCASTER DR Apt 2  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2400 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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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7/16/2026

**FAILED INSPECTION NOTICE**

2400 LANCASTER DR Apt 3  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2400 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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

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| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>                           |
|-------------|---------------------------------------------------------------------------------|
| 2.12        | Kitchen/Sink<br>dishwasher not working/draining properly - repair/replace       |
| 4.4         | Other Rooms/Security<br>bedroom door of hinges - repair                         |
| 8.7         | General Health and Safety/Other Interior Hazards<br>hallway smoke detector 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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7/16/2026

**FAILED INSPECTION NOTICE**

2400 LANCASTER DR Apt 4  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2400 LANCASTER DR Apt 4 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>                     |
|-------------|---------------------------------------------------------------------------|
| 2.12        | Kitchen/Sink<br>dishwasher not working/draining properly - repair/replace |
| 3.10        | Bathroom/Flush Toilet in Enclosed Room in Unit<br>toilet base loose       |

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**

2400 LANCASTER DR Apt 7  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2400 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program





7/16/2026

**FAILED INSPECTION NOTICE**

2410 LANCASTER DR Apt 1  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 LANCASTER DR Apt 1 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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>                     |
|-------------|---------------------------------------------------------------------------|
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>heater knob missing |

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



7/16/2026

**FAILED INSPECTION NOTICE**

2410 LANCASTER DR Apt 2  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 LANCASTER DR Apt 2 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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>                              |
|-------------|------------------------------------------------------------------------------------|
| 8.7         | General Health and Safety/Other Interior Hazards<br>hallway smoke detector missing |

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**

2410 LANCASTER DR Apt 6  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 LANCASTER DR Apt 6 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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>        |
|-------------|--------------------------------------------------------------|
| 3.6         | Bathroom/Ceiling Condition<br>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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Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2410 LANCASTER DR Apt 7  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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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Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2410 LANCASTER DR Apt 10  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 LANCASTER DR Apt 10 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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

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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**

2410 LANCASTER DR Apt 11  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 LANCASTER DR Apt 11 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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>                                   |
|-------------|-----------------------------------------------------------------------------------------|
| 1.1         | Living Room/Living Room Present<br>unit under renovation                                |
| 2.3         | Kitchen/Electrical Hazards<br>GFCI outlet missing                                       |
| 3.3         | Bathroom/Electrical Hazards<br>GFCI outlet missing                                      |
| 2.10        | Kitchen/Stove or Range with Oven<br>front burner inop /plug not secure - repair/replace |



7/16/2026

**FAILED INSPECTION NOTICE**

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City of Richmond  
Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2410 LANCASTER DR Apt 12  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2410 LANCASTER DR Apt 12 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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>                      |
|-------------|----------------------------------------------------------------------------|
| 2.12        | Kitchen/Sink<br>dishwasher not working/draining properly - repair/replace  |
| 2.3         | Kitchen/Electrical Hazards<br>GFCI outlet missing                          |
| 3.10        | Bathroom/Flush Toilet in Enclosed Room in Unit<br>toilet base loose        |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>heater fan very loud |





7/16/2026

**FAILED INSPECTION NOTICE**

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City of Richmond  
Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2420 LANCASTER DR Apt 3  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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

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

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Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2420 LANCASTER DR Apt 4  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 4 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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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7/16/2026

**FAILED INSPECTION NOTICE**

2420 LANCASTER DR Apt 6  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 6 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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

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**

2420 LANCASTER DR Apt 7  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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.

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

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Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2420 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 **2420 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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

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

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Residential Rental Inspections Program



7/16/2026

**FAILED INSPECTION NOTICE**

2420 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 **2420 LANCASTER DR Apt 9 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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>     |
|----------------------------------|-----------------------------------------------------------|
| 2.12 Kitchen/Sink                | dishwasher not working/draining properly - repair/replace |
| 4.4 Other Rooms/Security         | remove key lock from bedroom door                         |
| 4.5 Other Rooms/Window Condition | blinds damaged - repair/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



7/16/2026

**FAILED INSPECTION NOTICE**

2420 LANCASTER DR Apt 12  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 12 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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.

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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Sincerely,

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Residential Rental Inspections Program





7/16/2026

**FAILED INSPECTION NOTICE**

2420 LANCASTER DR Apt 13  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 13 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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.

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**

2420 LANCASTER DR Apt 14  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 14 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

**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>                                             |
|-------------|---------------------------------------------------------------------------------------------------|
| 3.11        | Bathroom/Fixed Wash Basin or Lavatory in Unit<br>sink air raider needs replacing - 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**

2420 LANCASTER DR Apt 15  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 15 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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

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| <u>Area</u> | <u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>                           |
|-------------|---------------------------------------------------------------------------------|
| 3.12        | Bathroom/Tub or Shower<br>caulking in tub worn/damaged - repair/recaulk/replace |
| 3.7         | Bathroom/Wall Condition<br>wall next to tub damaged - repair/repaint            |
| 7.1         | Heating and Plumbing/Adequacy of Heating Equipment<br>heater knob missing       |

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**

2420 LANCASTER DR Apt 16  
RICHMOND, CA 94806-3087-

PropID:  
Client ID: 6239

Dear Current Resident,

This letter is to inform you that your property at **2420 LANCASTER DR Apt 16 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 07/14/2026.

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

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