



9/10/2026

FAILED INSPECTION NOTICE

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

Property:
2380 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 **2380 ABERDEEN WAY Apt 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

A re-inspection has been scheduled for 11/16/2026 between 09:00AM and 12:00PM.

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

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

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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



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FAILED INSPECTION NOTICE

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

Property:
2380 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 **2380 ABERDEEN WAY Apt 5 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

A re-inspection has been scheduled for 11/16/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Range hood has peeling paint/rust. Replace

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

A re-inspection has been scheduled for 11/16/2026 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 Install GFCI outlets by kitchen sink
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor

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

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

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Residential Rental Inspections Program



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

Property:
2380 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 **2380 ABERDEEN WAY Apt 10 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

A re-inspection has been scheduled for 11/16/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Secure toilet base to floor
3.12	Bathroom/Tub or Shower Clean discoloration inside of tub enclosure
3.6	Bathroom/Ceiling Condition Treat ceiling as it has severe discoloration
3.7	Bathroom/Wall Condition Treat walls as they have severe discoloration



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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 11 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable as heater control knob missing, repair

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5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2380 ABERDEEN WAY Apt 16
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 16 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

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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 Range hood has peeling paint/ rust. Replace
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
4.7	Other Rooms/Wall Condition Closet doors off track, repair
4.5	Other Rooms/Window Condition Clean discoloration on window and window seal



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

Property:
2410 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 **2410 ABERDEEN WAY Apt 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector missing, replace

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 3 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13 Bathroom/Ventilation	Ventilation fan makes loud grinding noise, repair or replace
3.6 Bathroom/Ceiling Condition	Clean discoloration on ceiling
4.5 Other Rooms/Window Condition	
	2. Install window screen
4.8 Other Rooms/Floor Condition	Carpet torn at entry, repair
1.7 Living Room/Wall Condition	Clean/remove discoloration on patio door frame



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

Property:
2410 ABERDEEN WAY Apt 6
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2410 ABERDEEN WAY Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Hall closet doors off track, repair
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit

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

Property:
2410 ABERDEEN WAY Apt 9
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 9 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Dishwasher inoperable, repair

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

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

Property:
2412 ABERDEEN WAY Apt 4
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Dishwasher 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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Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2412 ABERDEEN WAY Apt 6
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
6.4	Building Exterior/Condition of Exterior Surfaces Exterior dryer vent on shared common exterior wall missing, replace

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

Property:
2412 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 **2412 ABERDEEN WAY Apt 10 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

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

Property:
2412 ABERDEEN WAY Apt 11
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 11 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13	Bathroom/Ventilation Ventilation fan inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Replace common area smoke detector

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

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 20 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Dishwasher inoperable, repair as drains through air gap

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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5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Property:
2430 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 **2430 ABERDEEN WAY Apt 1 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

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

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5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

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

PropID:
Client ID: 6239

Dear Owner/Agent,

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

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

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Property:
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RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security 1. Security gate damaged, repair/replace or remove
2.12	Kitchen/Sink Dishwasher 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



9/10/2026

FAILED INSPECTION NOTICE

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

Property:
2430 ABERDEEN WAY Apt 13
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2430 ABERDEEN WAY Apt 13 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

A re-inspection has been scheduled for 11/16/2026 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair

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

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



9/10/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2300 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

A re-inspection has been scheduled for 11/16/2026 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



9/10/2026

FAILED INSPECTION NOTICE

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

Property:
2310 LANCASTER DR Apt 4
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 4 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

A re-inspection has been scheduled for 11/16/2026 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>
3.12	Bathroom/Tub or Shower caulking very badly worn/damaged - recaulk/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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

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

Property:
2310 LANCASTER DR Apt 5
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 5 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

A re-inspection has been scheduled for 11/16/2026 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

garbage disposal 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

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

Property:
2310 LANCASTER DR Apt 8
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

A re-inspection has been scheduled for 11/16/2026 between 09:00AM and 12:00PM.

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

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

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Sincerely,

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Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

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

Property:
2310 LANCASTER DR Apt 16
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 16 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 09/08/2026.

A re-inspection has been scheduled for 11/16/2026 between 09:00AM and 12:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
1.8	Living Room/Floor Condition carpeting badly worn /damaged throughout entire unit - 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.

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