



9/10/2026

FAILED INSPECTION NOTICE

Saleh R Alwasim
1639 Alcatraz Ave
Berkeley, CA 94703

Property:
559 6TH ST Apt 1
RICHMOND, CA 94801-2670-

PropID:
Client ID: 13634

Dear Owner/Agent,

This letter is to inform you that your property at **559 6TH ST Apt 1 RICHMOND, CA 94801-2670** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 10/23/2026 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>
8.7	General Health and Safety/Other Interior Hazards replace non working CO 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.

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

Saleh R Alwasim
1639 Alcatraz Ave
Berkeley, CA 94703

Property:
559 6TH ST Apt 2
RICHMOND, CA 94801-2670-

PropID:
Client ID: 13634

Dear Owner/Agent,

This letter is to inform you that your property at **559 6TH ST Apt 2 RICHMOND, CA 94801-2670** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 10/23/2026 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>
4.5	Other Rooms/Window Condition replace damage screen.

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

Tobias Kahan
Po Box 6127
Concord, CA 94524

Property:
647 17TH ST Apt B
RICHMOND, CA 94801-2852-

PropID:
Client ID: 4743

Dear Owner/Agent,

This letter is to inform you that your property at **647 17TH ST Apt B RICHMOND, CA 94801-2852** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 10/28/2026 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>
3.3	Bathroom/Electrical Hazards non working GFCI outlet open ground and will not trip or reset.
4.4	Other Rooms/Security remove keylock

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

Tobias Kahan
Po Box 6127
Concord, CA 94524

Property:
647 17TH ST Apt C
RICHMOND, CA 94801-2852-

PropID:
Client ID: 4743

Dear Owner/Agent,

This letter is to inform you that your property at **647 17TH ST Apt C RICHMOND, CA 94801-2852** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 10/28/2026 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 right front burner not working repair or replace.
3.12	Bathroom/Tub or Shower missing damage tile/soap dish repair or replace.
4.4	Other Rooms/Security remove keylock

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

Ernesto & Leticia Delamora
5243 Carriage Dr
El Sobrante, CA 94803-3856

Property:
1330 CHANSLOR AVE
RICHMOND, CA 94801-3550-

PropID:
Client ID: 6101

Dear Owner/Agent,

This letter is to inform you that your property at **1330 CHANSLOR AVE RICHMOND, CA 94801-3550** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 10/28/2026 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>
3.3	Bathroom/Electrical Hazards hall bath - open ground outlet repair or replace. master bath- open ground outlet 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



9/10/2026

FAILED INSPECTION NOTICE

Saleh R Alwasim
1639 Alcatraz Ave
Berkeley, CA 94703

Property:
152 S 5TH ST Apt A
RICHMOND, CA 94804-2256-

PropID:
Client ID: 13634

Dear Owner/Agent,

This letter is to inform you that your property at **152 S 5TH ST Apt A RICHMOND, CA 94804-2256** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 10/23/2026 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>
4.5	Other Rooms/Window Condition replace missing screen

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

Saleh R Alwasim
1639 Alcatraz Ave
Berkeley, CA 94703

Property:
152 S 5TH ST Apt B
RICHMOND, CA 94804-2256-

PropID:
Client ID: 13634

Dear Owner/Agent,

This letter is to inform you that your property at **152 S 5TH ST Apt B RICHMOND, CA 94804-2256** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 10/23/2026 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors replace smoke detector
4.4	Other Rooms/Security remove keylock
3.4	Bathroom/Security remove keylock T

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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City of Richmond
Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Tobias Kahan
Po Box 6127
Concord, CA 94524

Property:
3319 NEVIN AVE Apt 1
RICHMOND, CA 94805-2162-

PropID:
Client ID: 4743

Dear Owner/Agent,

This letter is to inform you that your property at **3319 NEVIN AVE Apt 1 RICHMOND, CA 94805-2162** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 10/28/2026 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>
3.5	Bathroom/Window Condition replace missing screen
4.10	Other Rooms/Smoke Detectors replace smoke detector
4.4	Other Rooms/Security remove keylock
8.6	General Health and Safety/Interior Stairs and Common Halls replace smoke detector



9/10/2026

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



9/10/2026

FAILED INSPECTION NOTICE

Tobias Kahan
Po Box 6127
Concord, CA 94524

Property:
3319 NEVIN AVE Apt 2
RICHMOND, CA 94805-2162-

PropID:
Client ID: 4743

Dear Owner/Agent,

This letter is to inform you that your property at **3319 NEVIN AVE Apt 2 RICHMOND, CA 94805-2162** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 10/28/2026 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 replace missing smoke and CO 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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Residential Rental Inspections Program



9/10/2026

FAILED INSPECTION NOTICE

Ernesto & Leticia Delamora
5243 Carriage Dr
El Sobrante, CA 94803-3856

Property:
3717 NEVIN AVE Apt 3
RICHMOND, CA 94805-2290-

PropID:
Client ID: 6101

Dear Owner/Agent,

This letter is to inform you that your property at **3717 NEVIN AVE Apt 3 RICHMOND, CA 94805-2290** **failed** the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 10/28/2026 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 chipping and peeling paint on range hood. repaint or replace.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet loose repair or replace.

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



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 15
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 15 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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 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:
2460 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 **2460 ABERDEEN WAY Apt 1 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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>
2.10	Kitchen/Stove or Range with Oven Replace rusted drip pans

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:
2460 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 **2460 ABERDEEN WAY Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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>
4.5	Other Rooms/Window Condition Lower portion of window is 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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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:
2460 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 **2460 ABERDEEN WAY Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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>
8.1	General Health and Safety/Access to Unit Patio door lock 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



9/10/2026

FAILED INSPECTION NOTICE

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

Property:
2460 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 **2460 ABERDEEN WAY Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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>
2.3	Kitchen/Electrical Hazards Install GFCI protected receptacles by kitchen sink
4.5	Other Rooms/Window Condition Lower portion of window is rusted, repair or replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Bedroom heaters inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Hall closet doors off track, repair



9/10/2026

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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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:
2355 LANCASTER DR Apt 12
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2355 LANCASTER DR Apt 12 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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>
4.5	Other Rooms/Window Condition Left side of window will not close as designed, 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:
2355 LANCASTER DR Apt 22
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 22 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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>
3.6	Bathroom/Ceiling Condition Clean discoloration on bathroom ceiling

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



9/10/2026

FAILED INSPECTION NOTICE

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

Property:
2385 LANCASTER DR Apt 2
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 2 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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>
4.5	Other Rooms/Window Condition 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



9/10/2026

FAILED INSPECTION NOTICE

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

Property:
2385 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 **2385 LANCASTER DR Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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>
2.5	Kitchen/Window Condition Lower fixed window rusted, repair or replace

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

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:
2385 LANCASTER DR Apt 7
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2385 LANCASTER DR Apt 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 11/16/2026 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>
4.5	Other Rooms/Window Condition Move bed blocking window (fire exit)

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:
2405 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 **2405 LANCASTER DR Apt 4 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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



9/10/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

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 09/09/2026.

A re-inspection has been scheduled for 11/16/2026 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>
4.7	Other Rooms/Wall Condition Peeling paint on closet doors, repair or replace
8.1	General Health and Safety/Access to Unit Repair damaged patio screen 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



9/10/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2405 LANCASTER DR Apt 8 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 11/16/2026 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>
4.5	Other Rooms/Window Condition Lower fixed window rusted, repair or replace
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Replace missing heater control knob in right bedroom



9/10/2026

FAILED INSPECTION NOTICE

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

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 6 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 11/16/2026 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 Install GFCI protected receptacles by sink
3.12	Bathroom/Tub or Shower Resurface tub
3.13	Bathroom/Ventilation Bathroom vent fan inoperable, repair
3.7	Bathroom/Wall Condition Address peeling paint on walls



9/10/2026

FAILED INSPECTION NOTICE

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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:
2409 LANCASTER DR Apt 7
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 7 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 11/16/2026 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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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:
2409 LANCASTER DR Apt 10
RICHMOND, CA 94806-2590-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 10 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 11 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 11/16/2026 between 01:00PM and 04:00PM.

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

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

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

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2409 LANCASTER DR Apt 15 RICHMOND, CA 94806-2590** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

A re-inspection has been scheduled for 11/17/2026 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>
1.3	Living Room/Electrical Hazards Replace burnt receptacle left of heater
3.13	Bathroom/Ventilation Vent fan inoperable, repair
3.4	Bathroom/Security Install striker plate on door frame
4.3	Other Rooms/Electrical Hazards Replace burnt receptacle left of window



9/10/2026

FAILED INSPECTION NOTICE

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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:
2340 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 **2340 LANCASTER DR Apt 8 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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:
2340 LANCASTER DR Apt 10
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2340 LANCASTER DR Apt 10 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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>
2.12	Kitchen/Sink dishwasher not working/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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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:
2350 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 **2350 LANCASTER DR Apt 3 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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

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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:
2360 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 **2360 LANCASTER DR Apt 5 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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

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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:
2370 LANCASTER DR Apt 7
RICHMOND, CA 94806-3087-

PropID:
Client ID: 6239

Dear Owner/Agent,

This letter is to inform you that your property at **2370 LANCASTER DR Apt 7 RICHMOND, CA 94806-3087** failed the Housing Quality Standards (HQS) inspection on 09/09/2026.

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

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

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