



5/12/2025

FAILED INSPECTION NOTICE

Homphat & V Soungpanya
100 Halsey Ct
Hercules, CA 94547-2000

Property:
740 21ST ST
RICHMOND, CA 94801-3323-

PropID:
Client ID: 1035

Dear Owner/Agent,

This letter is to inform you that your property at **740 21ST ST RICHMOND, CA 94801-3323** failed the Housing Quality Standards (HQS) inspection on 04/28/2025.

A re-inspection has been scheduled for 07/02/2025 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.5	Kitchen/Window Condition Window crank damaged, repair	O
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Door. Replace missing door left of sink	O
5.2	Secondary Rooms/Security Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry	O
1.4	Living Room/Security Install deadbolt lock on front entry door	O
8.1	General Health and Safety/Access to Unit Install deadbolt on garage door that leads to exterior of home	O
8.4	General Health and Safety/Garbage and Debris Ext. Yard = Garbage & Debris in Yard.	T
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling in 1/2 bath	T
3.7	Bathroom/Wall Condition clean discoloration on walls in 1/2 bath	T
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector/ carbon monoxide detector inoperable, replace as unit has exceeded 10 year lifespan	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
4.3	Other Rooms/Electrical Hazards Replace damaged coverplate left of window	T
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
	2 - replace missing window crank	
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Faucet has constant drip, repair or replace	O



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4.10	Other Rooms/Smoke Detectors	O
	Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	
7.1	Heating and Plumbing/Adequacy of Heating Equipment	O
	Heater inoperable, repair	
7.2	Heating and Plumbing/Safety of Heating Equipment	O
	Thermostat cover missing, install	
1.7	Living Room/Wall Condition	T
	Clean discoloration on walls	
1.6	Living Room/Ceiling Condition	T
	Clean discoloration on ceiling above wall heater	

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



5/12/2025

FAILED INSPECTION NOTICE

Homphat & V Soungpanya
100 Halsey Ct
Hercules, CA 94547-2000

Property:
34 6TH ST
RICHMOND, CA 94801-3508-

PropID:
Client ID: 1035

Dear Owner/Agent,

This letter is to inform you that your property at **34 6TH ST RICHMOND, CA 94801-3508** failed the Housing Quality Standards (HQS) inspection on 04/28/2025.

A re-inspection has been scheduled for 07/02/2025 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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.5	Other Rooms/Window Condition Window must be openable and remain open without props. Install window screen	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, galvanized steel or CPVC	O
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair Tenant to clean excessive grease splatter on stove and range hood	O
2.3	Kitchen/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. Outlet above sink	O
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O

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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FAILED INSPECTION NOTICE

Homphat & V Soungpanya
100 Halsey Ct
Hercules, CA 94547-2000

Property:
1707 BISSELL AVE
RICHMOND, CA 94801-3633-

PropID:
Client ID: 1035

Dear Owner/Agent,

This letter is to inform you that your property at **1707 BISSELL AVE RICHMOND, CA 94801-3633** **failed** the Housing Quality Standards (HQS) inspection on 04/28/2025.

A re-inspection has been scheduled for 07/02/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair	O
5.2	Secondary Rooms/Security Remove keyed entry lock on garage entry door in living room Remove keyed entry lock on laundry room	O
2.6	Kitchen/Ceiling Condition Repair soft spot on ceiling above stove	O
3.4	Bathroom/Security Remove keyed entry lock on bathroom door	O
3.5	Bathroom/Window Condition Window must be openable and remain open without props.	O
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair or convert to two prong receptacles	O
3.3	Bathroom/Electrical Hazards Install GFI above sink	O
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O



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Sincerely,

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5/12/2025

FAILED INSPECTION NOTICE

Bernardo & Concepcion Rosas
154 Daisy Ct
Hercules, CA 94547-1233

Property:
2346 LOWELL AVE
RICHMOND, CA 94804-1031-

PropID:
Client ID: 3602

Dear Owner/Agent,

This letter is to inform you that your property at **2346 LOWELL AVE RICHMOND, CA 94804-1031** **failed** the Housing Quality Standards (HQS) inspection on 04/28/2025.

A re-inspection has been scheduled for 07/02/2025 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>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower Shower head leaking, repair	O
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
5.2	Secondary Rooms/Security Install knobs on hall closet door	T
1.5	Living Room/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
2.7	Kitchen/Wall Condition Seal open hole on wall above stove, old vent	O



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Sincerely,

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Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Steven L & Ann T Tappan
5021 Woodminster Lane
Oakland, CA 94602

Property:
656 27TH ST
RICHMOND, CA 94804-1554-

PropID:
Client ID: 3357

Dear Owner/Agent,

This letter is to inform you that your property at **656 27TH ST RICHMOND, CA 94804-1554** failed the Housing Quality Standards (HQS) inspection on 04/28/2025.

A re-inspection has been scheduled for 07/02/2025 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>	<u>Tenant/Owner</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector and carbon monoxide detector level 1	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
4.5	Other Rooms/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O
	Window lock inoperable, repair	
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Cold water inoperable at sink, repair	O
8.4	General Health and Safety/Garbage and Debris Declutter unit in common area, stairwell and garage	T



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FAILED INSPECTION NOTICE

Homphat & V Soungpanya
100 Halsey Ct
Hercules, CA 94547-2000

Property:
246 S 19TH ST
RICHMOND, CA 94804-2668-

PropID:
Client ID: 1035

Dear Owner/Agent,

This letter is to inform you that your property at **246 S 19TH ST RICHMOND, CA 94804-2668** failed the Housing Quality Standards (HQS) inspection on 04/28/2025.

A re-inspection has been scheduled for 07/02/2025 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>	<u>Tenant/Owner</u>
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency. Window lock inoperable, repair or replace	O
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector inoperable, repair or replace	O
2.5	Kitchen/Window Condition Window lock inoperable, REPAIR OR REPLACE	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
4.5	Other Rooms/Window Condition Window lock inoperable, repair or replace	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O



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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/12/2025

FAILED INSPECTION NOTICE

Bnb Legacy Llc
MONU SINGH
Po Box 21
Lafayette, CA 94549-0021

Property:
2929 CUTTING BLVD
RICHMOND, CA 94804-2925-

PropID:
Client ID: 6106

Dear Owner/Agent,

This letter is to inform you that your property at **2929 CUTTING BLVD RICHMOND, CA 94804-2925** **failed** the Housing Quality Standards (HQS) inspection on 04/28/2025.

A re-inspection has been scheduled for 07/02/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector and carbon monoxide detector in unit	O
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Exterior handrail leading upstairs to unit is dry rotted, repair	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair. Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.	O
8.1	General Health and Safety/Access to Unit Install deadbolt on rear door in bedroom	O
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair	O
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.	O



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FAILED INSPECTION NOTICE

Homphat & V Soungpanya
100 Halsey Ct
Hercules, CA 94547-2000

Property:
720 HARRISON DR
RICHMOND, CA 94806-1728-

PropID:
Client ID: 1035

Dear Owner/Agent,

This letter is to inform you that your property at **720 HARRISON DR RICHMOND, CA 94806-1728** **failed** the Housing Quality Standards (HQS) inspection on 04/28/2025.

A re-inspection has been scheduled for 07/02/2025 between 01:00PM and 04:00PM.

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2.10	Kitchen/Stove or Range with Oven 1 - Replace range hood rusted/peeling paint. 2 - Burners not self lighting, repair 3 - TENANT TO CLEAN GREASE SPLATTER ON STOVE	O
7.4	Heating and Plumbing/Water Heater Discharge pipe not long enough - must reach within 6" of ground. Discharge line must be copper, CPVC or galvanized steel	O
6.4	Building Exterior/Condition of Exterior Surfaces Install cover for exterior crawl space	O
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
4.5	Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.	O
4.7	Other Rooms/Wall Condition Clean black discoloration on walls	T
3.3	Bathroom/Electrical Hazards GFI outlet inoperable, no power and wont rest. Repair or replace	O
3.5	Bathroom/Window Condition Replace missing window pane, currently covered with cardboard	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Secure drawer front	O
5.2	Secondary Rooms/Security NO ACCESS TO ROOM LOCATED IN LIVING ROOM, LOCKED. Remove keyed entry interior door lock	O
8.4	General Health and Safety/Garbage and Debris TENANT TO DECLUTTER UNIT, NO ACCESS TO OUTLETS IN BEDROOMS DUE TO EXCESSIVE AMOUNT OF CLUTTER IN ROOMS.	T



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