



7/22/2025

**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 07/02/2025.

**A re-inspection has been scheduled for 09/02/2025 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.



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**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.4	Living Room/Security Install deadbolt lock on front entry door	O
1.6	Living Room/Ceiling Condition Clean discoloration on ceiling above wall heater	T
1.7	Living Room/Wall Condition Clean discoloration on walls	T
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Door. Replace missing door left of sink	O
2.5	Kitchen/Window Condition Window crank damaged, 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
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
4.3	Other Rooms/Electrical Hazards Replace damaged coverplate left of window	T
4.4	Other Rooms/Security Remove keyed lock from interior door.	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
	2 - replace missing window crank	
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
5.2	Secondary Rooms/Security Remove keyed entry lock from entry door leading to laundry room, remove keyed entry lock at garage entry	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O



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- |     |   |   |
|-----|---|---|
| 7.2 | Heating and Plumbing/Safety of Heating Equipment  | O |
|     | Thermostat cover missing, install   |   |
| 8.1 | General Health and Safety/Access to Unit  | O |
|     | Install deadbolt on garage door that leads to exterior of home  |   |
| 8.4 | General Health and Safety/Garbage and Debris  | T |
|     | Ext. Yard = Garbage & Debris in Yard.   |   |
| 8.7 | General Health and Safety/Other Interior Hazards  | O |
|     | Common area smoke detector/ carbon monoxide detector inoperable,<br>replace as unit has exceeded 10 year lifespan |   |

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



7/22/2025

**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 07/02/2025.

**A re-inspection has been scheduled for 09/02/2025 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>
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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



7/22/2025

**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 07/02/2025.

**A re-inspection has been scheduled for 09/02/2025 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.3	Bathroom/Electrical Hazards Install GFI above sink	O
4.3	Other Rooms/Electrical Hazards Outlets have open grounds, repair or convert to two prong receptacles	O

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City of Richmond  
Residential Rental Inspections Program



7/22/2025

## FAILED INSPECTION NOTICE

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

Property:  
2342 LOWELL AVE  
RICHMOND, CA 94804-1031-

PropID:  
Client ID: 3602

Dear Owner/Agent,

This letter is to inform you that your property at **2342 LOWELL AVE RICHMOND, CA 94804-1031** **failed** the Housing Quality Standards (HQS) inspection on 07/02/2025.

**A re-inspection has been scheduled for 09/02/2025 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>
4.5	Other Rooms/Window Condition Move furniture blocking access to window (fire exit)	T
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.	O
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.	O
1.4	Living Room/Security Remove sliding latch lock from front door	O
5.2	Secondary Rooms/Security Kitchen storage closet missing knobs, install	O



7/22/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

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

Property:  
2344 LOWELL AVE  
RICHMOND, CA 94804-1031-

PropID:  
Client ID: 3602

Dear Owner/Agent,

This letter is to inform you that your property at **2344 LOWELL AVE RICHMOND, CA 94804-1031** **failed** the Housing Quality Standards (HQS) inspection on 07/02/2025.

**A re-inspection has been scheduled for 09/02/2025 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>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.	O
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.	O
2.3	Kitchen/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI. Outlet on left wall	O
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.	O
2.11	Kitchen/Refrigerator Clean old food splatter and remove dead insects from refrigerator unit	T





7/22/2025

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7/22/2025

**FAILED INSPECTION NOTICE**

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

Property:  
2348 LOWELL AVE  
RICHMOND, CA 94804-1031-

PropID:  
Client ID: 3602

Dear Owner/Agent,

This letter is to inform you that your property at **2348 LOWELL AVE RICHMOND, CA 94804-1031** **failed** the Housing Quality Standards (HQS) inspection on 07/02/2025.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.	O
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a two prong receptacle or GFCI.	O
2.3	Kitchen/Electrical Hazards Outlet behind stove has hot/neutral reverse, repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair	O
2.11	Kitchen/Refrigerator Light inoperable, repair	O



7/22/2025

## **FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



7/22/2025

**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 07/02/2025.

**A re-inspection has been scheduled for 09/02/2025 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>	<u>Tenant/Owner</u>
8.4	General Health and Safety/Garbage and Debris Declutter unit in common area, stairwell and garage	T

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

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

Property:  
2927 CUTTING BLVD  
RICHMOND, CA 94804-2925-

PropID:  
Client ID: 6106

Dear Owner/Agent,

This letter is to inform you that your property at **2927 CUTTING BLVD RICHMOND, CA 94804-2925** **failed** the Housing Quality Standards (HQS) inspection on 07/02/2025.

**A re-inspection has been scheduled for 09/02/2025 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>
1.3	Living Room/Electrical Hazards Repair/Replace Wall Electrical Outlet. Replace cracked receptacle left of window Replace cracked receptacle underneath right window Replace cracked receptacle left of 1/2 bath level 1	O
2.13	Kitchen/Space for Storage, Prep and Serving Space for storage, prep, and serving of food is missing or deteriorated. This represents a major defect which must be corrected. Large hole on countertop left of sink.	O
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.	O
5.4	Secondary Rooms/Other Potential Hazardous Features Laundry room window screen torn, repair  Smoke detector in laundry room inoperable, replace	O
8.7	General Health and Safety/Other Interior Hazards Replace common area smoke detectors levels 1 & 2 (exceed 10 year lifespan)  Install CO2 detectors levels 1 & 2  Remove keyed entry lock on hall closet level 2	O
8.6	General Health and Safety/Interior Stairs and Common Halls Replace cracked receptacles in hall level 2	O
8.1	General Health and Safety/Access to Unit Exterior light above rear door level 2 inoperable, repair	O
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle on right wall	O
4.4	Other Rooms/Security Remove keyed lock from interior door.	O
3.5	Bathroom/Window Condition Window lock inoperable, bedroom #3 bathroom	O



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Residential Rental Inspections Program



7/22/2025

**FAILED INSPECTION NOTICE**

Susan M Purbaugh  
724 Masonic Ave  
Albany, CA 94706

Property:  
6130 SUTTER AVE Apt 2  
RICHMOND, CA 94804-5350-

PropID:  
Client ID: 6827

Dear Owner/Agent,

This letter is to inform you that your property at **6130 SUTTER AVE Apt 2 RICHMOND, CA 94804-5350** **failed** the Housing Quality Standards (HQS) inspection on 07/02/2025.

**A re-inspection has been scheduled for 09/02/2025 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower Leak behind all 3 control knobs while shower is in use, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector	O

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Residential Rental Inspections Program





7/22/2025

**FAILED INSPECTION NOTICE**

Shamitha Kusum Perera  
615 Stannage Ave  
Albany, CA 94706-1267

Property:  
6200 COLUMBIA AVE  
RICHMOND, CA 94804-5749-

PropID:  
Client ID: 6531

Dear Owner/Agent,

This letter is to inform you that your property at **6200 COLUMBIA AVE RICHMOND, CA 94804-5749** **failed** the Housing Quality Standards (HQS) inspection on 07/02/2025.

**A re-inspection has been scheduled for 09/02/2025 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
5.2	Secondary Rooms/Security Remove keyed entry lock from garage door	O
7.5	Heating and Plumbing/Water Supply Unit = Water Pressure Low. Low hot water pressure in kitchen	O

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Residential Rental Inspections Program



7/22/2025

**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 07/02/2025.

**A re-inspection has been scheduled for 09/02/2025 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.5	Bathroom/Window Condition Replace missing window pane, currently covered with cardboard	O

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