



9/16/2024

**FAILED INSPECTION NOTICE**

Brigida B Viratos  
1190 Kildare Way  
Pinole, CA 94564-2709

Property:  
706 20TH ST  
RICHMOND, CA 94801-2553-

PropID:  
Client ID: 1435

Dear Owner/Agent,

This letter is to inform you that your property at **706 20TH ST RICHMOND, CA 94801-2553** failed the Housing Quality Standards (HQS) inspection on 08/30/2024.

**A re-inspection has been scheduled for 10/17/2024 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>
2.10	Kitchen/Stove or Range with Oven Microwave inoperable, repair/replace.	O
8.7	General Health and Safety/Other Interior Hazards install smoke detector in common are living room. 2::install smoke detector in left bedroom. 3:: install co detector in commonarea living room.	O
3.12	Bathroom/Tub or Shower tub diverter leaking, reapiir/ replace. 2::tub hot water bezzle and knob loose/ broken, repair/ replace. 3:: ceiling has evidence of water damage, leaking, repair.	O
6.4	Building Exterior/Condition of Exterior Surfaces vents for ventalation crawl space have holes , repair /replace.	O



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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.

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