



1/22/2025

**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 12/10/2024.

**A re-inspection has been scheduled for 02/20/2025 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>
3.12	Bathroom/Tub or Shower tub diverter leaking, reapi/ 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
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



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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



1/22/2025

**FAILED INSPECTION NOTICE**

Betty Joyce Hunter  
5297 Heavenly Ridge Ln  
Richmond, CA 94803-2628

Property:  
231 S 45TH ST  
RICHMOND, CA 94804-3412-

PropID:  
Client ID: 6116

Dear Owner/Agent,

This letter is to inform you that your property at **231 S 45TH ST RICHMOND, CA 94804-3412** failed the Housing Quality Standards (HQS) inspection on 12/10/2024.

**A re-inspection has been scheduled for 02/21/2025 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.



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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS	Tenant/Owner
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
1.7	Living Room/Wall Condition repair damaged wall next to windows	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit caulk around sink	O
3.12	Bathroom/Tub or Shower 1. caulk around tub  2. resurface upstairs bathroom, tub rusting	O
3.5	Bathroom/Window Condition 1. install missing screen upstairs bathroom  2, repair deteriorating upstairs bathroom window sill	O
3.7	Bathroom/Wall Condition repair hole in wall next to toilet and tub	O
3.8	Bathroom/Floor Condition tile loose upstairs bathroom, repair	O
4.10	Other Rooms/Smoke Detectors install working smoke detectors in all bedroom x4 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
4.7	Other Rooms/Wall Condition repair cracking on wall	O
4.3	Other Rooms/Electrical Hazards bedroom light fixture inoperable, repair	O
4.4	Other Rooms/Security door pulling off hinges, will not open and close as designed	O
6.3	Building Exterior/Condition of Roof and Gutters Ext. = Gutters Damaged/missing downspouts, repair gutters around house	O



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|-----|---|---|
| 6.4 | Building Exterior/Condition of Exterior Surfaces<br>exterior window sills downstairs excessive deteriorating /cracked masonry,<br>repair            | O |
| 8.6 | General Health and Safety/Interior Stairs and Common Halls<br>1. replace tattered upstairs hallway screen<br>2. hallway downstairs light inoperable | O |

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



1/22/2025

**FAILED INSPECTION NOTICE**

Gerald W & Eleanor A Flaherty  
2900 Grant Ave  
Richmond, CA 94804-1557

Property:  
5310 SIERRA AVE  
RICHMOND, CA 94805-1929-

PropID:  
Client ID: 4347

Dear Owner/Agent,

This letter is to inform you that your property at **5310 SIERRA AVE RICHMOND, CA 94805-1929** failed the Housing Quality Standards (HQS) inspection on 12/10/2024.

**A re-inspection has been scheduled for 02/20/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat falling from wall repair or replace.	O
8.7	General Health and Safety/Other Interior Hazards No CO or smoke detector in unit	O
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.	O
4.8	Other Rooms/Floor Condition missing trim in door way. repair or replace.	O



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1/22/2025

**FAILED INSPECTION NOTICE**

Victor Edward S Castillo  
Victor Castillo  
2217 Admiralty Ln  
Foster City, CA 94404-1629

Property:  
3378 PARKGATE CT  
RICHMOND, CA 94806-1989-

PropID:  
Client ID: 3461

Dear Owner/Agent,

This letter is to inform you that your property at **3378 PARKGATE CT RICHMOND, CA 94806-1989** **failed** the Housing Quality Standards (HQS) inspection on 12/10/2024.

**A re-inspection has been scheduled for 02/20/2025 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>
4.8	Other Rooms/Floor Condition The floor condition poses a danger to the tenant of tripping or falling and exposed nails. do not have proper flooring. tile or carpet etc.	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Bath Sink Faucet Leakage Present.	O

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