



12/7/2022

FAILED INSPECTION NOTICE

Annie Ao
61 Southwind Cir
Richmond, CA 94804-7405

Property:
50 SEABREEZE DR
RICHMOND, CA 94804-7410-

PropID:
Client ID: 6480

Dear Owner/Agent,

This letter is to inform you that your property at **50 SEABREEZE DR RICHMOND, CA 94804-7410** **failed** the Housing Quality Standards (HQS) inspection on 11/29/2022.

A re-inspection has been scheduled for 01/05/2023 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>
2.10	Kitchen/Stove or Range with Oven Left front burner - not working properly - repair/replace Oven light - not working properly repair/replace Microwave oven - not working properly - repair/replace	O
2.12	Kitchen/Sink Faucet base loose - repair/replace Garbage disposal - not working properly repair/replace Dishwasher - not working properly - repair/replace	O
3.8	Bathroom/Floor Condition Master Bedroom bathroom - very large hole in floor/carpet - repair/replace Closet door - repair/replace	O
8.1	General Health and Safety/Access to Unit Garage door - not working properly - 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