



12/18/2023

FAILED INSPECTION NOTICE

Robin Amanda Brewer
Robin Brewer Cawelti
5315 Poinsett Ave
Richmond, CA 94805-2442

Property:
1222 S 56TH ST
RICHMOND, CA 94804-4805-

PropID:
Client ID: 11929

Dear Owner/Agent,

This letter is to inform you that your property at **1222 S 56TH ST RICHMOND, CA 94804-4805** failed the Housing Quality Standards (HQS) inspection on 11/30/2023.

A re-inspection has been scheduled for 01/15/2024 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>
2.5	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
3.3	Bathroom/Electrical Hazards GFCI outlet needed near water source	O
2.3	Kitchen/Electrical Hazards GFCI outlet needed near water source	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
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



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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