



12/18/2023

FAILED INSPECTION NOTICE

Umakant C & Vinodini Patel
Wells & Bennett Realtors
1225 Alpine Rd Suite 202
Walnut Creek, CA 94596

Property:
4681 SETTING SUN DR
RICHMOND, CA 94803-2109-

PropID:
Client ID: 11785

Dear Owner/Agent,

This letter is to inform you that your property at **4681 SETTING SUN DR RICHMOND, CA 94803-2109** **failed** the Housing Quality Standards (HQS) inspection on 11/30/2023.

A re-inspection has been scheduled for 01/18/2024 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>
4.3	Other Rooms/Electrical Hazards light hanging down in master bedroom	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.

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