

Austin Derbique
571 Boulevard, Apt 2
Logan,
UT,
84321

December 1, 2017

Reeder Asset Management
528 N Main St.
Logan,
UT,
84321

Dear Reeder Management,

This letter is to formally notify you that on behalf of Neal Wood and myself, we will be breaking our lease and moving out by December 31, 2017 as a result of improperly maintained living conditions.

There are many code violations with the house including electrical, plumbing, and gas violations. There is mold in several locations of the property and likely asbestos as well. Also, billing for my account has been improperly managed and still not resolved. Please see the attached pages for all violations with the property. If Reeder cannot come to agreement with this action and issue a full deposit pending a clean inspection of the property, I will seek action by calling in the public health department for further review.

I will be available between December 20-23 for an inspection so I can receive the deposit refund. You can contact me at 858-207-8920 or at aderbique@yahoo.com if you have any questions or requests for me.

Sincerely,

The image shows two handwritten signatures in black ink. The first signature on the left is 'Austin Derbique' and the second signature on the right is 'Neal Wood'. Both signatures are written in a cursive, flowing style.

Austin Derbique & Neal Wood
Signed 12/1/17

Electrical Violations:

Our entire kitchen is powered off an extension cord that's plugged into the upstairs balcony. One time a girl upstairs unplugged that orange cord to charge her phone and we lost power to our refrigerator as well as all other appliances in the room.



This is a live wire running through the house that has tape on it for terminations. Definitely a fire hazard.




There is only one circuit breaker powering the entire downstairs unit. This 20 amp breaker powers the washer, dryer, both furnaces, all lighting for every room downstairs, as well as appliances. (Bottom Right Breaker)





Gas/Water Violations


This is my biggest concern. I addressed the issue with Reeder Asset Management back in May.


Closed Maintenance Requests

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Questar Gas came by because we had a gas leak. They managed to fix the leaking valve so all is well there. The bad news is the technician informed me that the hot water heater for the basement unit is out of code and cannot be used. The water heater will need to be replaced or proper servicing to make it up to code. Currently there is no hot water for the unit.
Requested by You on 05/10/2017
Maintenance Request #8475-1
This request was completed on 05/18/2017
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You guys marked my maintenance request as closed yet did nothing. The yard looks like garbage. The upstairs tenants are too irresponsible to maintain the lawn and Reeder properties is too negligent to do anything about it. This is the second time I've had a neighbor complain to ME.
Requested by You on 04/27/2017
Maintenance Request #8325-1
This request was canceled
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The upstairs tenants are responsible for maintaining and landscaping the yard. They are failing to do so and it looks terrible. I've also received a comment from one of the neighbors about it.
Requested by You on 04/21/2017
Maintenance Request #8018-1
This request was completed on 04/27/2017
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Due to the negligence of Reeder Properties and/or the tenants of Unit 1, Logan City has shut off electricity to my unit. I demand the power to my unit to be turned back on ASAP.
Requested by You on 03/09/2017
Maintenance Request #7540-1
This request was completed on 03/10/2017
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Someone took the door off? Please put it back on
Requested by You on 01/29/2017
Maintenance Request #7098-1
This request was canceled

There is no water pressure regulator on the water heater. There is also no water shutoff valve. The gas company red tagged and turned off the gas. This is when I contacted Reeder. Somebody was sent and all they did was take the tags off and turn the gas back on. This was also done by one of reeder's maintenance staff, not an authorized technician. Not only is this extremely dangerous, but it's also illegal. Recently, I learned that my **water heater is 21 years old**. They are usually rated for 5 but can last until 10. Even with talking to the CEO of the company, still, nothing has been done.

Mold

The bathroom was not properly sealed and has a large amount of mold growing.



Other Concerns

Broken off Railing that has not been fixed since I moved in



The ceiling is starting to cave in from leaks from above.



The lead paint is peeling off the walls

