



1/16/2023

FAILED INSPECTION NOTICE

Monterey Venture Lp
Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
585 BERK AVE Apt 4
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **585 BERK AVE Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/09/2023.

A re-inspection has been scheduled for 02/14/2023 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>
2.3	Kitchen/Electrical Hazards kitchen/ ceiling fan light inop	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit repair/toilet not fully secured to flooring :Loc-hallway bath	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



1/16/2023

FAILED INSPECTION NOTICE

Monterey Venture Lp
Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
605 BERK AVE Apt 8
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **605 BERK AVE Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/09/2023.

A re-inspection has been scheduled for 02/14/2023 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>
8.7	General Health and Safety/Other Interior Hazards repair/ carpet through unit is very wrinkled and not secure to flooring: posing tripping hazard	O
4.4	Other Rooms/Security remove/ keylocked entry both bedrooms(2BEDROOMS)	T

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Sincerely,

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Residential Rental Inspections Program



1/16/2023

FAILED INSPECTION NOTICE

Monterey Venture Lp
Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
615 BERK AVE Apt 11
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/09/2023.

A re-inspection has been scheduled for 02/14/2023 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>
2.11	Kitchen/Refrigerator repair or replace/ refrigerator leaking inside not working as destined (tenant catching water with a bowl)	O
2.12	Kitchen/Sink replace/ missing aerator	O
2.10	Kitchen/Stove or Range with Oven replace/ missing aerator	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment repair/ heater INOP	O
3.1	Bathroom/Bathroom Present unable to inspect hallway bathroom due to someone taking a shower 1/9/22(jw)	



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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