



1/20/2026

FAILED INSPECTION NOTICE

Irvin I & Betty D Ku
2470 Holly Oak Dr
Danville, CA 94506-2030

Property:
2837 MAY RD
RICHMOND, CA 94803-

PropID:
Client ID: 4410

Dear Owner/Agent,

This letter is to inform you that your property at **2837 MAY RD RICHMOND, CA 94803** failed the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/10/2026 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>
4.4 Other Rooms/Security	remove key door lock from bedroom door

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



1/20/2026

FAILED INSPECTION NOTICE

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

Property:
690 S 37TH ST Apt 2
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **690 S 37TH ST Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must all self ignite hood range fan cover missing and hood light not working properly
7.2	Heating and Plumbing/Safety of Heating Equipment clear egress from blocking water heater door

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.

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Residential Rental Inspections Program



1/20/2026

FAILED INSPECTION NOTICE

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

Property:
690 S 37TH ST Apt 3
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **690 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 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>
3.12	Bathroom/Tub or Shower caulking in tub - worn/damaged - recaulk- repair
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
4.4	Other Rooms/Security clear egress from blocking window
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of patio porch post very badly damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly



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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.

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Residential Rental Inspections Program



1/20/2026

FAILED INSPECTION NOTICE

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

Property:
690 S 37TH ST Apt 5
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **690 S 37TH ST Apt 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair

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.

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Residential Rental Inspections Program



1/20/2026

FAILED INSPECTION NOTICE

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

Property:
690 S 37TH ST Apt 8
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **690 S 37TH ST Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light not working properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair

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.

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Residential Rental Inspections Program



1/20/2026

FAILED INSPECTION NOTICE

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

Property:
685 BERK AVE Apt 7
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 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>
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.1	General Health and Safety/Access to Unit 1- Patio screen and lock damaged, repair 2- Patio door lock inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/carbon monoxide detector inoperable, replace



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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.

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Residential Rental Inspections Program



1/20/2026

FAILED INSPECTION NOTICE

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

Property:
695 BERK AVE Apt 3
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 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>
3.4 Bathroom/Security	Remove keyed entry lock from door
4.4 Other Rooms/Security	Remove keyed lock from interior door.

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.

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1/20/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 between 09:00AM and 12:00PM.

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Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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Residential Rental Inspections Program



1/20/2026

FAILED INSPECTION NOTICE

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

Property:
695 BERK AVE Apt 6
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 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>
2.11	Kitchen/Refrigerator Refrigerator Leakage Present.
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Door. -left of sink
3.7	Bathroom/Wall Condition Repair damaged wall by tub
4.4	Other Rooms/Security 1. Door damaged, repair or replace 2. Tenant to remove key lock from door
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace



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1/20/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 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>
2.10	Kitchen/Stove or Range with Oven Rear right burner inoperable, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Repair damaged wall by light switch
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair
8.7	General Health and Safety/Other Interior Hazards Remove keyed entry lock on hall closet



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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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



1/20/2026

FAILED INSPECTION NOTICE

Joseph J Zhang
1414 Pearl St
Alameda, CA 94501

Property:
4104 FLORIDA AVE
RICHMOND, CA 94804-

PropID:
Client ID: 8609

Dear Owner/Agent,

This letter is to inform you that your property at **4104 FLORIDA AVE RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/09/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces Front exterior outlet missing weatherproof cover, install

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



1/20/2026

FAILED INSPECTION NOTICE

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

Property:
725 S 40TH ST Apt 2
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 2 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 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.

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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1/20/2026

FAILED INSPECTION NOTICE

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

Property:
725 S 40TH ST Apt 6
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 6 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 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.

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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Residential Rental Inspections Program



1/20/2026

FAILED INSPECTION NOTICE

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

Property:
725 S 40TH ST Apt 8
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 8 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 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>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector/carbon monoxide detector
8.7	General Health and Safety/Other Interior Hazards Remove keyed entry lock from hall closet



1/20/2026

FAILED INSPECTION NOTICE

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1/20/2026

FAILED INSPECTION NOTICE

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

Property:
725 S 40TH ST Apt 9
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 9 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 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>
2.11	Kitchen/Refrigerator Refrigerator Leakage Present.
2.12	Kitchen/Sink Dishwasher- water standing on bottom.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Cabinet has evidence of water damage, repair or replace
3.12	Bathroom/Tub or Shower Resurface tub
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.7	Other Rooms/Wall Condition Repair hole behind door
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



1/20/2026

FAILED INSPECTION NOTICE

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Residential Rental Inspections Program



1/20/2026

FAILED INSPECTION NOTICE

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

Property:
725 S 40TH ST Apt 10
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 10 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 between 11:00AM and 02:00PM.

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Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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1/20/2026

FAILED INSPECTION NOTICE

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

Property:
725 S 40TH ST Apt 12
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 12 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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FAILED INSPECTION NOTICE

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

Property:
725 S 40TH ST Apt 14
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 14 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/09/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.12	Bathroom/Tub or Shower Resurface tub
4.3	Other Rooms/Electrical Hazards Replace damaged outlet right side of heater
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



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

Property:
725 S 40TH ST Apt 16
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 16 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/09/2026.

A re-inspection has been scheduled for 02/17/2026 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.

Area REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS

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