



1/20/2026

**FAILED INSPECTION NOTICE**

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

Property:  
615 BERK AVE Apt 5  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

**A re-inspection has been scheduled for 02/19/2026 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>
8.4	General Health and Safety/Garbage and Debris Declutter unit

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:  
615 BERK AVE Apt 8  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

**A re-inspection has been scheduled for 02/19/2026 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>
2.7	Kitchen/Wall Condition Repair large opening on wall underneath sink
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters in unit inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Light in closet inoperable, repair

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:  
615 BERK AVE Apt 9  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

**A re-inspection has been scheduled for 02/19/2026 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.

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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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

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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:  
615 BERK AVE Apt 10  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

**A re-inspection has been scheduled for 02/19/2026 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, no thermostat in unit. Repair
8.1	General Health and Safety/Access to Unit Front exterior light inoperable, repair

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1/20/2026

**FAILED INSPECTION NOTICE**

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

Property:  
615 BERK AVE Apt 12  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

**A re-inspection has been scheduled for 02/19/2026 between 01:00PM and 04:00PM.**

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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:  
615 BERK AVE Apt 6  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
4.5	Other Rooms/Window Condition Window lock missing, install
4.3	Other Rooms/Electrical Hazards Outlet under window has no power, upper receptacle. Repair

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1/20/2026

**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

**A re-inspection has been scheduled for 02/20/2026 between 09:00AM and 12:00PM.**

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**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

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**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

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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:  
625 BERK AVE Apt 10  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

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1/20/2026

**FAILED INSPECTION NOTICE**

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

Property:  
625 BERK AVE Apt 12  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

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

Property:  
635 BERK AVE Apt 2  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

**A re-inspection has been scheduled for 02/20/2026 between 09:00AM and 12:00PM.**

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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:  
635 BERK AVE Apt 4  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

**A re-inspection has been scheduled for 02/20/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower 1- Resurface tub  2- Base trim missing, replace/install
7.2	Heating and Plumbing/Safety of Heating Equipment Living room heater damaged, repair

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**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

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8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.

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1/20/2026

**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

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**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

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Tina Coyer  
680 S 37Th St  
Richmond, CA 94804

Property:  
635 BERK AVE Apt 12  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

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Tina Coyer  
680 S 37Th St  
Richmond, CA 94804

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

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Tina Coyer  
680 S 37Th St  
Richmond, CA 94804

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

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Tina Coyer  
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Richmond, CA 94804

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

**A re-inspection has been scheduled for 02/20/2026 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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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:  
645 BERK AVE Apt 9  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

**A re-inspection has been scheduled for 02/20/2026 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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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:  
645 BERK AVE Apt 10  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/13/2026.

**A re-inspection has been scheduled for 02/20/2026 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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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**

Kashmir K & Balwinder S Padda  
366 Redtail Pl  
Richmond, CA 94806

Property:  
5224 IMPERIAL AVE  
RICHMOND, CA 94804-5110-

PropID:  
Client ID: 6190

Dear Owner/Agent,

This letter is to inform you that your property at **5224 IMPERIAL AVE RICHMOND, CA 94804-5110** **failed** the Housing Quality Standards (HQS) inspection on 01/13/2026.

**A re-inspection has been scheduled for 02/13/2026 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 over flow plate missing tub diverter missing
3.8	Bathroom/Floor Condition caulking at tub base worn- recaulk repair
8.7	General Health and Safety/Other Interior Hazards window on side of house broken - repair/replace



1/20/2026

**FAILED INSPECTION NOTICE**

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