



1/20/2026

FAILED INSPECTION NOTICE

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

Property:
600 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 **600 S 37TH ST Apt 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

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

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:
600 S 37TH ST Apt 9
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **600 S 37TH ST Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

A re-inspection has been scheduled for 02/20/2026 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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1/20/2026

FAILED INSPECTION NOTICE

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

Property:
610 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 **610 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

A re-inspection has been scheduled for 02/20/2026 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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Monterey Venture Lp
Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
610 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 **610 S 37TH ST Apt 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

A re-inspection has been scheduled for 02/20/2026 between 01:00PM and 04:00PM.

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<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 burner knob missing

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FAILED INSPECTION NOTICE

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

Property:
610 S 37TH ST Apt 7
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **610 S 37TH ST Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

A re-inspection has been scheduled for 02/20/2026 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>
1.4	Living Room/Security patio screen door damaged -repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.3	Kitchen/Electrical Hazards pantry light not secured properly
2.7	Kitchen/Wall Condition wall above pantry door damaged - repair/repaint
4.4	Other Rooms/Security remove key lock from bedroom door



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1/20/2026

FAILED INSPECTION NOTICE

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

Property:
610 S 37TH ST Apt 11
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **610 S 37TH ST Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

A re-inspection has been scheduled for 02/20/2026 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink leaking underneath - repair/replace

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FAILED INSPECTION NOTICE

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

Property:
620 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 **620 S 37TH ST Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

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FAILED INSPECTION NOTICE

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

Property:
620 S 37TH ST Apt 6
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **620 S 37TH ST Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

A re-inspection has been scheduled for 02/23/2026 between 09:00AM and 12:00PM.

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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, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower Tub has constant drip once cut off, repair

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FAILED INSPECTION NOTICE

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

Property:
620 S 37TH ST Apt 7
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **620 S 37TH ST Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key door locks from all bedroom doors

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FAILED INSPECTION NOTICE

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

Property:
620 S 37TH ST Apt 11
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **620 S 37TH ST Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

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FAILED INSPECTION NOTICE

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

Property:
620 S 37TH ST Apt 12
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **620 S 37TH ST Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

A re-inspection has been scheduled for 02/23/2026 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 missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5	Other Rooms/Window Condition Replace missing glass pane
4.7	Other Rooms/Wall Condition Closet door off track, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Replace missing toilet top
	2. Toilet wont flush, repair
3.12	Bathroom/Tub or Shower Resurface tub
8.4	General Health and Safety/Garbage and Debris Remove excessive trash and cutter from unit, recently abandoned unit
2.10	Kitchen/Stove or Range with Oven Oven inoperable, has fault code on display panel
8.1	General Health and Safety/Access to Unit Sliding patio door lock and handle missing, replace



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FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

A re-inspection has been scheduled for 02/23/2026 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 Resurface tub (Master Bdrm)
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.

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1/20/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink 1- Garbage disposal inoperable, repair 2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
3.12	Bathroom/Tub or Shower 1- Recaulk tub 2- Replace missing baseboard trim in front of tub
3.4	Bathroom/Security Door damaged, replace
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.
4.5	Other Rooms/Window Condition Clean discoloration on window seals
8.7	General Health and Safety/Other Interior Hazards Repair walls in hallway, peeling paint
8.9	General Health and Safety/Interior Air Quality Poor interior air quality in unit



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FAILED INSPECTION NOTICE

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

Property:
685 BERK AVE Apt 9
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

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FAILED INSPECTION NOTICE

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

Property:
695 BERK AVE Apt 1
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

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Tina Coyer
680 S 37Th St
Richmond, CA 94804

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

PropID:
Client ID: 15121

Dear Owner/Agent,

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13	Bathroom/Ventilation Replace missing vent fan cover
3.7	Bathroom/Wall Condition Repair peeling paint on wall
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet underneath window missing cover plate, replace
4.4	Other Rooms/Security Remove keyed lock from interior door.



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FAILED INSPECTION NOTICE

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

Property:
695 BERK AVE Apt 9
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

A re-inspection has been scheduled for 02/23/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit
	1. Front security door damaged, cutting hazard. Repair or remove
	2. Patio door lock inoperable, repair
	3. Patio screen damaged, repair

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FAILED INSPECTION NOTICE

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

Property:
695 BERK AVE Apt 10
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/14/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition window lock mechanism missing/damaged, replace
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.



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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:
720 S 40TH ST Apt 11
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 11 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/14/2026.

A re-inspection has been scheduled for 02/23/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.12	Bathroom/Tub or Shower Resurface tub
2.12	Kitchen/Sink Dishwasher inoperable, repair
4.5	Other Rooms/Window Condition Window lock damaged/missing. Repair



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



1/20/2026

FAILED INSPECTION NOTICE

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

Property:
720 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 **720 S 40TH ST Apt 12 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/14/2026.

A re-inspection has been scheduled for 02/23/2026 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair Thermostat is damaged, repair or replace
2.12	Kitchen/Sink 1. Dishwasher inoperable, repair as drain is through air gap and not garbage disposal. 2. Garbage disposal inoperable, repair
3.1	Bathroom/Bathroom Present Bathroom must be inspected, occupied during inspection
4.4	Other Rooms/Security Repair damaged door and install door knobs
1.6	Living Room/Ceiling Condition Complete repairs to ceiling, evidence of water damage
8.4	General Health and Safety/Garbage and Debris Declutter unit



1/20/2026

FAILED INSPECTION NOTICE

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