



2/2/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 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>
1.3	Living Room/Electrical Hazards Repair outlet above heater, has hot/neutral reverse

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



2/2/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 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>
1.3	Living Room/Electrical Hazards Repair/Replace Wall Electrical Outlet. - replace damaged outlet by patio door
3.12	Bathroom/Tub or Shower Resurface tub
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



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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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2/2/2026

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 between 09:00AM and 12:00PM.

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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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FAILED INSPECTION NOTICE

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

Property:
600 S 37TH ST Apt 1
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 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 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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Monterey Venture Lp
Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
600 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 **600 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 between 11:00AM and 02:00PM.

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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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FAILED INSPECTION NOTICE

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

Property:
600 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 **600 S 37TH ST Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 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>
1.4	Living Room/Security patio screen door damaged - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer not staying open properly - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
4.4	Other Rooms/Security remove key door locks from all bedrooms
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. heater inop
8.6	General Health and Safety/Interior Stairs and Common Halls large crack in hallway ceiling - repair



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2/2/2026

FAILED INSPECTION NOTICE

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

Property:
610 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 **610 S 37TH ST Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector - missing/inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. heater inop - repair/replace

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2/2/2026

FAILED INSPECTION NOTICE

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

Property:
610 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 **610 S 37TH ST Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 between 01:00PM and 04:00PM.

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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:
610 S 37TH ST Apt 15
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 15 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 between 01:00PM and 04:00PM.

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

Property:
610 S 37TH ST Apt 16
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 16 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

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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
3.1	Bathroom/Bathroom Present master bathroom tub caulking very badly worn - recaulk
3.12	Bathroom/Tub or Shower both tubs peeling resurface
3.8	Bathroom/Floor Condition liner at base of tub damaged in both bathrooms - repair/repalce
4.4	Other Rooms/Security closet doors in both bedrooms off track - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. Heat Not Working Properly.
7.2	Heating and Plumbing/Safety of Heating Equipment water heater earthquake straps missing



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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 1
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 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 between 01:00PM and 04:00PM.

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2/2/2026

FAILED INSPECTION NOTICE

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

Property:
620 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 **620 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 between 01:00PM and 04:00PM.

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2/2/2026

FAILED INSPECTION NOTICE

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

Property:
620 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 **620 S 37TH ST Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 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 heater not working properly - repair/replace

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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FAILED INSPECTION NOTICE

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

Property:
630 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 **630 S 37TH ST Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 between 01:00PM and 04:00PM.

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FAILED INSPECTION NOTICE

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

Property:
600 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 **600 S 37TH ST Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 between 11:00AM and 02:00PM.

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FAILED INSPECTION NOTICE

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

Property:
720 S 40TH ST Apt 1
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 1 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 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>
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace outlet on right wall
4.7	Other Rooms/Wall Condition Repair holes on bedroom walls
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



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FAILED INSPECTION NOTICE

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Tina Coyer
680 S 37Th St
Richmond, CA 94804

Property:
720 S 40TH ST Apt 3
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 3 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 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:
720 S 40TH ST Apt 4
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 4 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 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
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.

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2/2/2026

FAILED INSPECTION NOTICE

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

Property:
720 S 40TH ST Apt 5
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 5 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/27/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Caulk inside of tub
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.1	General Health and Safety/Access to Unit Replace missing patio screen door
8.4	General Health and Safety/Garbage and Debris Declutter unit



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Tina Coyer
680 S 37Th St
Richmond, CA 94804

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

PropID:
Client ID: 15121

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This letter is to inform you that your property at **720 S 40TH ST Apt 6 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 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.

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



2/2/2026

FAILED INSPECTION NOTICE

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

Property:
720 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 **720 S 40TH ST Apt 8 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 between 09:00AM and 12:00PM.

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

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

Property:
720 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 **720 S 40TH ST Apt 9 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 between 11:00AM and 02:00PM.

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2/2/2026

FAILED INSPECTION NOTICE

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

- 1.7 Living Room/Wall Condition
Address heavy yellow discoloration on walls
- 2.7 Kitchen/Wall Condition
Address heavy yellow discoloration on walls
- 3.1 Bathroom/Bathroom Present
NO ACCESS TO BATHROOM
- 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.
- 4.7 Other Rooms/Wall Condition
Address heavy yellow discoloration on walls
- 6.4 Building Exterior/Condition of Exterior Surfaces
Header beam in front of unit dry rotted, repair
- 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
- 8.3 General Health and Safety/Evidence of Infestation
Exterminate for roaches.
- 8.4 General Health and Safety/Garbage and Debris
Declutter unit, poor housekeeping throughout unit
- 8.7 General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair



2/2/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

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

Property:
720 S 40TH ST Apt 13
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 13 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 between 11:00AM and 02:00PM.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

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

Property:
720 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 **720 S 40TH ST Apt 14 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 between 11:00AM and 02:00PM.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

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

Property:
720 S 40TH ST Apt 15
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 15 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/27/2026.

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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 Clean grease splatter on stove, range hood and cabinets
2.5	Kitchen/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.
4.5	Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.



2/2/2026

FAILED INSPECTION NOTICE

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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.

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Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

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

Property:
720 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 **720 S 40TH ST Apt 16 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/27/2026.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



2/2/2026

FAILED INSPECTION NOTICE

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

Property:
720 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 **720 S 40TH ST Apt 10 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/27/2026.

A re-inspection has been scheduled for 03/04/2026 between 11:00AM and 02:00PM.

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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
	1. Oven display damaged, repair or replace
	2. Burners not self lighting, repair
	3. TENANT to clean grease splatter on stove
4.5	Other Rooms/Window Condition
	Window lock damaged, repair
4.4	Other Rooms/Security
	Remove keyed lock from interior 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.



2/2/2026

FAILED INSPECTION NOTICE

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