



2/2/2026

**FAILED INSPECTION NOTICE**

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

Property:  
630 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 **630 S 37TH ST Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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

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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



2/2/2026

**FAILED INSPECTION NOTICE**

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

Property:  
640 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 **640 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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/replace

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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2/2/2026

**FAILED INSPECTION NOTICE**

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

Property:  
640 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 **640 S 37TH ST Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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
2.11	Kitchen/Refrigerator refrigerator leaking - repair/replace
2.6	Kitchen/Ceiling Condition pantry ceiling water damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet light not secured properly - repair/replace



2/2/2026

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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



2/2/2026

**FAILED INSPECTION NOTICE**

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

Property:  
640 S 37TH ST Apt 13  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **640 S 37TH ST Apt 13 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 between 09:00AM and 12:00PM.**

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

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2/2/2026

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

Property:  
650 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 **650 S 37TH ST Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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 bedroom smoke detector missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heat Not Working Properly. Provide Heat Source.
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop

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:  
720 CARLSON BLVD Apt 1  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 1 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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 all burners must self ignite - repair/replace
2.5	Kitchen/Window Condition kitchen screen damaged - repair/replace
3.12	Bathroom/Tub or Shower tub peeling resurface/repair
3.8	Bathroom/Floor Condition lining at floor base out side of tub badly damaged - 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



2/2/2026

**FAILED INSPECTION NOTICE**

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2/2/2026

**FAILED INSPECTION NOTICE**

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

Property:  
720 CARLSON BLVD Apt 2  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 2 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

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

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2/2/2026

**FAILED INSPECTION NOTICE**

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

Property:  
720 CARLSON BLVD Apt 3  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 3 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

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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:  
720 CARLSON BLVD Apt 6  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 6 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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 CARLSON BLVD Apt 7  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 7 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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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**FAILED INSPECTION NOTICE**

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

Property:  
720 CARLSON BLVD Apt 9  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 9 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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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2/2/2026

**FAILED INSPECTION NOTICE**

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

Property:  
720 CARLSON BLVD Apt 11  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 11 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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.

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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:  
730 CARLSON BLVD Apt 5  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **730 CARLSON BLVD Apt 5 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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>
3.12	Bathroom/Tub or Shower faucet not secured
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. Heat Not Working Properly.

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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2/2/2026

**FAILED INSPECTION NOTICE**

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

Property:  
730 CARLSON BLVD Apt 7  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **730 CARLSON BLVD Apt 7 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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:  
730 CARLSON BLVD Apt 11  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **730 CARLSON BLVD Apt 11 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment water heater missing earthquake straps

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:  
745 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 **745 S 40TH ST Apt 4 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 between 09:00AM and 12:00PM.**

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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
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters 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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**FAILED INSPECTION NOTICE**

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

Property:  
745 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 **745 S 40TH ST Apt 6 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/28/2026.

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**FAILED INSPECTION NOTICE**

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

Property:  
745 S 40TH ST Apt 7  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **745 S 40TH ST Apt 7 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan
3.7	Bathroom/Wall Condition Repair peeling paint on bathroom walls
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Hallway carpeting torn and heavily soiled, repair



2/2/2026

**FAILED INSPECTION NOTICE**

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2/2/2026

**FAILED INSPECTION NOTICE**

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

Property:  
745 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 **745 S 40TH ST Apt 8 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/28/2026.

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2/2/2026

**FAILED INSPECTION NOTICE**

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

Property:  
745 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 **745 S 40TH ST Apt 10 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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



2/2/2026

**FAILED INSPECTION NOTICE**

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

Property:  
740 CARLSON BLVD Apt 9  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **740 CARLSON BLVD Apt 9 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.12	Kitchen/Sink garbage disposal inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
4.4	Other Rooms/Security bedroom door damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat damaged /inop - repair/replace



2/2/2026

**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



2/2/2026

**FAILED INSPECTION NOTICE**

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

Property:  
740 CARLSON BLVD Apt 11  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **740 CARLSON BLVD Apt 11 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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>
7.2	Heating and Plumbing/Safety of Heating Equipment water heater earthquake straps missing

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:  
740 CARLSON BLVD Apt 5  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **740 CARLSON BLVD Apt 5 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 01/28/2026.

**A re-inspection has been scheduled for 03/05/2026 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 bedroom closet door of track - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater thermostat damaged/inop - repair-replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door knob missing/damaged - repair/replace

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