



7/2/2026

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 03/04/2026.

A re-inspection has been scheduled for 06/10/2026 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



7/2/2026

FAILED INSPECTION NOTICE

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 03/04/2026.

A re-inspection has been scheduled for 05/15/2026 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 replace fan vent cover
3.7	Bathroom/Wall Condition hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop



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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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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 03/04/2026.

A re-inspection has been scheduled for 05/15/2026 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
2.12	Kitchen/Sink dishwasher inop - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving drawer not staying open properly - repair/replace
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
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. REPLACE, low audible ALERT



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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 03/04/2026.

A re-inspection has been scheduled for 05/15/2026 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>
2.12	Kitchen/Sink garbage disposal inop - repair/replace
3.12	Bathroom/Tub or Shower soap holder broken - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing in all bedrooms repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector - missing/inop



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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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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 03/04/2026.

A re-inspection has been scheduled for 05/15/2026 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>
3.10	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

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:
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 03/04/2026.

A re-inspection has been scheduled for 05/15/2026 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>
1.4	Living Room/Security patio door not locking properly - repair/replace
2.12	Kitchen/Sink dishwasher drain properly drain plug - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. heater inop
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove



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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 03/04/2026.

A re-inspection has been scheduled for 05/15/2026 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>
1.4	Living Room/Security patio door not locking properly - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
2.3	Kitchen/Electrical Hazards pantry light not properly secured - repair/replace
3.12	Bathroom/Tub or Shower master bathroom tub chipping - resurface/replace
4.4	Other Rooms/Security remove all key door locks from all bedroom doors
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. heater inop



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7/2/2026

FAILED INSPECTION NOTICE

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 03/04/2026.

A re-inspection has been scheduled for 05/15/2026 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
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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Residential Rental Inspections Program



7/2/2026

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 03/04/2026.

A re-inspection has been scheduled for 05/15/2026 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 clear items/egress blocking patio door
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn - replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.2	Kitchen/Electricity dining room light inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle broken - repair/replace
3.7	Bathroom/Wall Condition wall next to tub base damaged - repair/replace
4.4	Other Rooms/Security bedroom door damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railing not properly secured to building - repair



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Residential Rental Inspections Program



7/2/2026

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 03/04/2026.

A re-inspection has been scheduled for 05/15/2026 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>
3.12	Bathroom/Tub or Shower tub peeling very badly - repair/resurface/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
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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7/2/2026

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 03/04/2026.

A re-inspection has been scheduled for 05/15/2026 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 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:
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 03/04/2026.

A re-inspection has been scheduled for 06/09/2026 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>
4.3	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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7/2/2026

FAILED INSPECTION NOTICE

Monterey Venture Lp
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 03/04/2026.

A re-inspection has been scheduled for 06/09/2026 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>
3.6	Bathroom/Ceiling Condition Clean moisture condensation from ceiling
4.4	Other Rooms/Security Bedroom door damaged, repair or replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Patio support beam dry rotted, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater 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.



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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 03/04/2026.

A re-inspection has been scheduled for 06/09/2026 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, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.

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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7/2/2026

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 03/04/2026.

A re-inspection has been scheduled for 06/09/2026 between 01:00PM and 04:00PM.

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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

Dear Owner/Agent,

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 03/04/2026.

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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
	1. Burners not self lighting, repair
	2. TENANT to clean grease splatter on stove
3.12	Bathroom/Tub or Shower
	Resurface tub
4.8	Other Rooms/Floor Condition
	Carpet torn at entry, repair
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:
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 03/04/2026.

A re-inspection has been scheduled for 06/09/2026 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>
2.12	Kitchen/Sink Unable to test dishwasher as it was full of paper goods, remove for inspection
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.

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



7/2/2026

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 03/04/2026.

A re-inspection has been scheduled for 06/09/2026 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.



7/2/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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.
4.4	Other Rooms/Security Door damaged, replace
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



7/2/2026

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.

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



7/2/2026

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 03/04/2026.

A re-inspection has been scheduled for 06/09/2026 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
	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.



7/2/2026

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/2/2026

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 03/04/2026.

A re-inspection has been scheduled for 06/09/2026 between 01:00PM and 04:00PM.

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7/2/2026

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.11	Kitchen/Refrigerator Refrigerator/Freezer does not maintain temperature.
2.12	Kitchen/Sink 1. Disposal not functioning. 2. Kitchen sink is stopped up. 3. Dishwasher inoperable, repair 4. Caulk kitchen sink
3.12	Bathroom/Tub or Shower baseboard trim in front of tub damaged, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Repair damaged wall left of window
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Repair damaged heater fronts
8.1	General Health and Safety/Access to Unit Patio screen damaged, 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/2/2026

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 03/04/2026.

A re-inspection has been scheduled for 06/09/2026 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 Burners/oven inoperable. Repair or replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet constantly runs, 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



7/2/2026

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 03/04/2026.

A re-inspection has been scheduled for 06/09/2026 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.5	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.



7/2/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program