



7/22/2022

**FAILED INSPECTION NOTICE**

Heike D Lemos  
6128 Plymouth Ave  
Richmond, CA 94805

Property:  
4318 FRAN WAY  
RICHMOND, CA 94803-1926-

PropID:  
Client ID: 5616

Dear Owner/Agent,

This letter is to inform you that your property at **4318 FRAN WAY RICHMOND, CA 94803-1926** failed the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/15/2022 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>	<u>Tenant/Owner</u>
1.4	Living Room/Security Replace damaged thumb turn lock	O
3.1	Bathroom/Bathroom Present Repair damaged shower tiles - 1st floor	O
6.3	Building Exterior/Condition of Roof and Gutters Investigate and repair roof leak	O
6.4	Building Exterior/Condition of Exterior Surfaces Repair damaged fence in backyard	O
8.7	General Health and Safety/Other Interior Hazards Replace inoperable carbon monoxide detector - 2nd floor hall	O



7/22/2022

## **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



7/22/2022

**FAILED INSPECTION NOTICE**

Melita T Figueroa  
11 Opal St  
Larkspur, CA 94939-1313

Property:  
2911 CINDY CT  
RICHMOND, CA 94803-3229-

PropID:  
Client ID: 1246

Dear Owner/Agent,

This letter is to inform you that your property at **2911 CINDY CT RICHMOND, CA 94803-3229** failed the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/15/2022 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>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven right front burner will not ignite, repair all burners must self-ignite	O
2.4	Kitchen/Security screen door tattered, repair/replace	O
8.7	General Health and Safety/Other Interior Hazards install co detector	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet handle broken, replace	O
3.12	Bathroom/Tub or Shower shower enclosure missing soap dish, fallen off wall, install	O



7/22/2022

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2022

**FAILED INSPECTION NOTICE**

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

Property:  
4312 POTRERO AVE Apt 855-3  
RICHMOND, CA 94804-4354-

PropID:  
Client ID: 15309

Dear Owner/Agent,

This letter is to inform you that your property at **4312 POTRERO AVE Apt 855-3 RICHMOND, CA 94804-4354** failed the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/16/2022 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>	<u>Tenant/Owner</u>
2.11	Kitchen/Refrigerator replace deteriorating door gasket	O
8.7	General Health and Safety/Other Interior Hazards install common area co and smoke detectors	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet loose downstairs bathroom	O
7.2	Heating and Plumbing/Safety of Heating Equipment heater inop, repair	O
4.10	Other Rooms/Smoke Detectors install missing smoke detector	O



7/22/2022

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2022

**FAILED INSPECTION NOTICE**

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

Property:  
4312 POTRERO AVE Apt 855-8  
RICHMOND, CA 94804-4354-

PropID:  
Client ID: 15309

Dear Owner/Agent,

This letter is to inform you that your property at **4312 POTRERO AVE Apt 855-8 RICHMOND, CA 94804-4354** failed the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/16/2022 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>	<u>Tenant/Owner</u>
1.7	Living Room/Wall Condition Large crack on wall	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable	O
5.4	Secondary Rooms/Other Potential Hazardous Features Carpet in hall way upstairs bunching up trip hazard	O
8.10	General Health and Safety/Site and Neighborhood Conditions Over grown grass/weeds	O



7/22/2022

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program





7/22/2022

**FAILED INSPECTION NOTICE**

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

Property:  
4312 POTRERO AVE Apt 40  
RICHMOND, CA 94804-4354-

PropID:  
Client ID: 15309

Dear Owner/Agent,

This letter is to inform you that your property at **4312 POTRERO AVE Apt 40 RICHMOND, CA 94804-4354** failed the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/16/2022 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>	<u>Tenant/Owner</u>
8.10	General Health and Safety/Site and Neighborhood Conditions remove overgrown vegetation	O
1.7	Living Room/Wall Condition repair large cracks on wall	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop, repair	O
8.6	General Health and Safety/Interior Stairs and Common Halls carpet bunching up in hallway, upstairs, repair/replace carpet	O



7/22/2022

**FAILED INSPECTION NOTICE**

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Sincerely,

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Residential Rental Inspections Program



7/22/2022

**FAILED INSPECTION NOTICE**

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

Property:  
4312 POTRERO AVE Apt 845-45  
RICHMOND, CA 94804-4354-

PropID:  
Client ID: 15309

Dear Owner/Agent,

This letter is to inform you that your property at **4312 POTRERO AVE Apt 845-45 RICHMOND, CA 94804-4354** failed the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/16/2022 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>	<u>Tenant/Owner</u>
4.4	Other Rooms/Security Closet door off track left rear bedroom	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working	O
1.8	Living Room/Floor Condition Transition strip cut hazard repair	O
8.3	General Health and Safety/Evidence of Infestation Roache infestation	O



7/22/2022

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



7/22/2022

**FAILED INSPECTION NOTICE**

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

Property:  
4308 POTRERO AVE Apt 17  
RICHMOND, CA 94804-4354-

PropID:  
Client ID: 15309

Dear Owner/Agent,

This letter is to inform you that your property at **4308 POTRERO AVE Apt 17 RICHMOND, CA 94804-4354** failed the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/16/2022 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>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink Garbage disposal inoperable	O

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



7/22/2022

**FAILED INSPECTION NOTICE**

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

Property:  
4308 POTRERO AVE Apt 22  
RICHMOND, CA 94804-4354-

PropID:  
Client ID: 15309

Dear Owner/Agent,

This letter is to inform you that your property at **4308 POTRERO AVE Apt 22 RICHMOND, CA 94804-4354** failed the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/16/2022 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
4.10	Other Rooms/Smoke Detectors Inoperable smoke detector in bedroom	O

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Residential Rental Inspections Program



7/22/2022

**FAILED INSPECTION NOTICE**

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

Property:  
4304 POTRERO AVE Apt 25  
RICHMOND, CA 94804-4354-

PropID:  
Client ID: 15309

Dear Owner/Agent,

This letter is to inform you that your property at **4304 POTRERO AVE Apt 25 RICHMOND, CA 94804-4354** failed the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/16/2022 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>	<u>Tenant/Owner</u>
3.12	Bathroom/Tub or Shower Tub expose metal need to resurface	O

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Sincerely,

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Residential Rental Inspections Program



7/22/2022

**FAILED INSPECTION NOTICE**

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

Property:  
4630 POTRERO AVE Apt 4  
RICHMOND, CA 94804-6602-

PropID:  
Client ID: 15309

Dear Owner/Agent,

This letter is to inform you that your property at **4630 POTRERO AVE Apt 4 RICHMOND, CA 94804-6602 failed** the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/16/2022 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>	<u>Tenant/Owner</u>
2.12	Kitchen/Sink Garbage disposal inoperable	O
2.11	Kitchen/Refrigerator Inoperable light	O
4.7	Other Rooms/Wall Condition Left rear bedroom wall peeling paint	O

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





7/22/2022

**FAILED INSPECTION NOTICE**

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

Property:  
4630 POTRERO AVE Apt 8  
RICHMOND, CA 94804-6602-

PropID:  
Client ID: 15309

Dear Owner/Agent,

This letter is to inform you that your property at **4630 POTRERO AVE Apt 8 RICHMOND, CA 94804-6602** failed the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/16/2022 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>	<u>Tenant/Owner</u>
3.7	Bathroom/Wall Condition Bathroom wall damaged repair	O
2.11	Kitchen/Refrigerator Refrigerator leaking and door handle loose	O
2.12	Kitchen/Sink Kitchen faucet broken replace	O
2.3	Kitchen/Electrical Hazards Outlet broken under sink	O
2.7	Kitchen/Wall Condition Wall damaged under sink	O
2.10	Kitchen/Stove or Range with Oven Ventilation fan and light inoperable Replace grease screen	O
2.6	Kitchen/Ceiling Condition Ceiling fan inoperable replace/repair	O
1.8	Living Room/Floor Condition Carpet bunching up and soiled in hall/livingroom replace	O
4.4	Other Rooms/Security Bedroom door handle broken	O
1.4	Living Room/Security Gap at front door between threshold and flooring	O



7/22/2022

## **FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



7/22/2022

**FAILED INSPECTION NOTICE**

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

Property:  
4610 POTRERO AVE Apt 13  
RICHMOND, CA 94804-6602-

PropID:  
Client ID: 15309

Dear Owner/Agent,

This letter is to inform you that your property at **4610 POTRERO AVE Apt 13 RICHMOND, CA 94804-6602 failed** the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/16/2022 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
3.8	Bathroom/Floor Condition Transition strip to bathroom pulling up trip hazard	O
2.10	Kitchen/Stove or Range with Oven Ventilation over stove inoperable and screen needs to be cleaned or replaced	O

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



7/22/2022

**FAILED INSPECTION NOTICE**

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

Property:  
4620 POTRERO AVE Apt 18  
RICHMOND, CA 94804-6602-

PropID:  
Client ID: 15309

Dear Owner/Agent,

This letter is to inform you that your property at **4620 POTRERO AVE Apt 18 RICHMOND, CA 94804-6602** failed the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/16/2022 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.8	Living Room/Floor Condition Carpet bunching up throughout unit repair/replace	O
6.4	Building Exterior/Condition of Exterior Surfaces Outside exterior walkway carpet needs repair	O

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Residential Rental Inspections Program



7/22/2022

**FAILED INSPECTION NOTICE**

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

Property:  
4600 POTRERO AVE Apt 23  
RICHMOND, CA 94804-6602-

PropID:  
Client ID: 15309

Dear Owner/Agent,

This letter is to inform you that your property at **4600 POTRERO AVE Apt 23 RICHMOND, CA 94804-6602 failed** the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/16/2022 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
2.10	Kitchen/Stove or Range with Oven All burners not working	O
2.3	Kitchen/Electrical Hazards ventilation light inoperable kitchen	O
4.10	Other Rooms/Smoke Detectors Left from bedroom missing smoke detector	O

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



7/22/2022

**FAILED INSPECTION NOTICE**

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

Property:  
4600 POTRERO AVE Apt 28  
RICHMOND, CA 94804-6602-

PropID:  
Client ID: 15309

Dear Owner/Agent,

This letter is to inform you that your property at **4600 POTRERO AVE Apt 28 RICHMOND, CA 94804-6602** failed the Housing Quality Standards (HQS) inspection on 07/11/2022.

**A re-inspection has been scheduled for 08/16/2022 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>	<u>Tenant/Owner</u>
1.3	Living Room/Electrical Hazards Light switch cover broken replace	O

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