



9/12/2022

**FAILED INSPECTION NOTICE**

Sierra Vista Properties Llc  
8 Honey Hill Rd  
Orinda, CA 94563-1512

Property:  
248 23RD ST Apt 2  
RICHMONC, CA 94804-

PropID:  
Client ID: 14973

Dear Owner/Agent,

This letter is to inform you that your property at **248 23RD ST Apt 2 RICHMONC, CA 94804** failed the Housing Quality Standards (HQS) inspection on 08/16/2022.

**A re-inspection has been scheduled for 10/11/2022 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>	<u>Tenant/Owner</u>
8.3	General Health and Safety/Evidence of Infestation evidence of roach infestation, exterminate	O

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



9/12/2022

**FAILED INSPECTION NOTICE**

Brian C Mcsharry  
286 Thrift St  
San Francisco, CA 94112-2923

Property:  
713 BANKS DR  
RICHMOND, CA 94804-1821-

PropID:  
Client ID: 12073

Dear Owner/Agent,

This letter is to inform you that your property at **713 BANKS DR RICHMOND, CA 94804-1821** failed the Housing Quality Standards (HQS) inspection on 08/16/2022.

**A re-inspection has been scheduled for 10/11/2022 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	Tenant/Owner
2.10	Kitchen/Stove or Range with Oven oven inop, repair	O
1.4	Living Room/Security security screen door not properly secure, repair/replace	O
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink stopper not working properly, repair	O
3.12	Bathroom/Tub or Shower Tub/Shower Faucet Knob(s) Damaged / Missing.  tub diverter not working as designed  caulking deteriorating, recaulk	O
4.7	Other Rooms/Wall Condition closet wall has black discoloration, repair	O
4.5	Other Rooms/Window Condition window will not lock as designed, repair	O
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.	O
4.6	Other Rooms/Celing Condition ceiling bulging, repair	O



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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/12/2022

**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 08/16/2022.

**A re-inspection has been scheduled for 10/11/2022 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>
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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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/12/2022

**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 08/16/2022.

**A re-inspection has been scheduled for 10/11/2022 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

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



9/12/2022

**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 08/16/2022.

**A re-inspection has been scheduled for 10/11/2022 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>
1.8	Living Room/Floor Condition Transition strip cut hazard repair	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working	O
8.3	General Health and Safety/Evidence of Infestation Roache infestation	O

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



9/12/2022

**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 08/16/2022.

**A re-inspection has been scheduled for 10/11/2022 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
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
8.7	General Health and Safety/Other Interior Hazards install common area co and smoke detectors	O



9/12/2022

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Sincerely,

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Residential Rental Inspections Program





9/12/2022

**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 08/16/2022.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
1.7	Living Room/Wall Condition repair large cracks on wall	O
8.6	General Health and Safety/Interior Stairs and Common Halls carpet bunching up in hallway, upstairs, repair/replace carpet	O

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Sincerely,

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Residential Rental Inspections Program



9/12/2022

**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 08/16/2022.

**A re-inspection has been scheduled for 10/11/2022 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>
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Sincerely,

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Residential Rental Inspections Program



9/12/2022

**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 08/16/2022.

**A re-inspection has been scheduled for 10/11/2022 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>
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City of Richmond  
Residential Rental Inspections Program



9/12/2022

**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 08/16/2022.

**A re-inspection has been scheduled for 10/11/2022 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>
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Residential Rental Inspections Program



9/12/2022

**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 08/16/2022.

**A re-inspection has been scheduled for 10/11/2022 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 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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Residential Rental Inspections Program



9/12/2022

**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 08/16/2022.

**A re-inspection has been scheduled for 10/11/2022 between 11:00AM and 02:00PM.**

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