



10/12/2022

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **575 BERK AVE Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/19/2022.

A re-inspection has been scheduled for 11/14/2022 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>
8.7	General Health and Safety/Other Interior Hazards Hallway smoke detector in operable – repair/replace	T

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



10/12/2022

FAILED INSPECTION NOTICE

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

Property:
575 BERK AVE Apt 6
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **575 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/19/2022.

A re-inspection has been scheduled for 11/14/2022 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>
2.12	Kitchen/Sink Dishwasher not working properly – repair/replace	O
4.10	Other Rooms/Smoke Detectors Bedroom at end of hallway smoke detector missing/inoperable -repair/replace	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.

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FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **575 BERK AVE Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/19/2022.

A re-inspection has been scheduled for 11/14/2022 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>
2.10	Kitchen/Stove or Range with Oven Rear left and right burners not working properly dash repair/replace	O
2.12	Kitchen/Sink Dishwasher not working properly – repair/replace	O
2.11	Kitchen/Refrigerator Stripping around refrigerator/freezer – worn/damaged – repair/replace	O
1.7	Living Room/Wall Condition Hole in wall – repair/replace/repaint	O
4.10	Other Rooms/Smoke Detectors First bedroom missing smoke detector – repair/replace	O
4.4	Other Rooms/Security Door very badly damaged – repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Master bedroom toilet base loose – repair/replace	O
8.7	General Health and Safety/Other Interior Hazards Third bedroom smoke detector inoperable/missing – repair/replace	O



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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



10/12/2022

FAILED INSPECTION NOTICE

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

Property:
585 BERK AVE Apt 10
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **585 BERK AVE Apt 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/19/2022.

A re-inspection has been scheduled for 11/14/2022 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Hallway toilet base loose – repair/replace	O
8.7	General Health and Safety/Other Interior Hazards Hallway smoke detector in operable/missing – repair/replace	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



10/12/2022

FAILED INSPECTION NOTICE

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

Property:
610 S 37TH ST Apt 10
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 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/19/2022.

A re-inspection has been scheduled for 11/14/2022 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>	<u>Tenant/Owner</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly – repair/replace	O
2.10	Kitchen/Stove or Range with Oven Range light not working - repair/replace Oven light not working – repair/replace	O
2.11	Kitchen/Refrigerator Refrigerator light not working – repair/replace	O
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet seat broken – repair/replace	O
3.12	Bathroom/Tub or Shower Caulking in tub shower very worn – Repair/replace	O
8.7	General Health and Safety/Other Interior Hazards Carpet bunching throughout unit – tripping/safety hazard – repair/replace	O



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10/12/2022

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 09/19/2022.

A re-inspection has been scheduled for 11/14/2022 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>
2.12	Kitchen/Sink Garbage disposal not working – repair/replace	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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10/12/2022

FAILED INSPECTION NOTICE

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

Property:
615 BERK AVE Apt 6
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/19/2022.

A re-inspection has been scheduled for 11/14/2022 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose – repair/replace	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.

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10/12/2022

FAILED INSPECTION NOTICE

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

Property:
635 BERK AVE Apt 11
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/19/2022.

A re-inspection has been scheduled for 11/14/2022 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 Oven light not working – repair/replace	O
2.12	Kitchen/Sink Faucet spout not working properly – repair/replace	O
3.13	Bathroom/Ventilation Hallway bathroom ventilation not working properly – repair/replace	O

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10/12/2022

FAILED INSPECTION NOTICE

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

Property:
695 BERK AVE Apt 9
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/19/2022.

A re-inspection has been scheduled for 11/14/2022 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet base loose – repair/replace	O
4.4	Other Rooms/Security The last bedroom in the hallway remove keyed door lock – repair/replace	O
7.1	Heating and Plumbing/Adequacy of Heating Equipment Floor Heater plate cover damaged – repair/replace	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.

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10/12/2022

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 09/19/2022.

A re-inspection has been scheduled for 11/14/2022 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>
4.4	Other Rooms/Security Last bedroom and hallway key door lock – remove/replace	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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10/12/2022

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 09/19/2022.

A re-inspection has been scheduled for 11/14/2022 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>
4.4	Other Rooms/Security Both bedrooms key lock doors – repair/replace	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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10/12/2022

FAILED INSPECTION NOTICE

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

Property:
600 S 37TH ST Apt 11
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 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/19/2022.

A re-inspection has been scheduled for 11/14/2022 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>
3.12	Bathroom/Tub or Shower Tub won't drain – repair/replace	O
8.3	General Health and Safety/Evidence of Infestation Roach infestation – health hazard – remove infestation	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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FAILED INSPECTION NOTICE

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

Property:
620 S 37TH ST Apt 4
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 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/19/2022.

A re-inspection has been scheduled for 11/14/2022 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater not working properly – repair/replace	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.

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