



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
605 BERK AVE Apt 8  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **605 BERK AVE Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/01/2025 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>
1.7	Living Room/Wall Condition Repair peeling paint on living room and hallway walls
8.1	General Health and Safety/Access to Unit Patio screen torn around lock mechanism, 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



10/6/2025

**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **605 BERK AVE Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/01/2025 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 Unplugged due to renovation in unit, not inspected
2.11	Kitchen/Refrigerator Unplugged due to renovation in unit, not inspected
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
1.3	Living Room/Electrical Hazards Outlets all missing cover plates, vacant unit under renovation
3.12	Bathroom/Tub or Shower Clean heavy discoloration in tub, knobs missing.
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
4.7	Other Rooms/Wall Condition Closet doors off track, repair
8.4	General Health and Safety/Garbage and Debris Excessive clutter in unit, tenant recently vacated unit and left trash throughout



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**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **605 BERK AVE Apt 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/01/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/carbon monoxide detector inoperable, repair
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on range hood and stove (fire hazard)

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

Property:  
615 BERK AVE Apt 1  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/01/2025 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.
2.10	Kitchen/Stove or Range with Oven 1- Clean grease splatter on stove and range hood (fire hazard)  2- Replace missing range hood vent screen
8.6	General Health and Safety/Interior Stairs and Common Halls Hall light in closet inoperable, repair
3.3	Bathroom/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink has cracks in it, repair or replace
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
7.2	Heating and Plumbing/Safety of Heating Equipment Secure covers on heaters in unit



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

Property:  
615 BERK AVE Apt 2  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

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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 in unit, repair

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**FAILED INSPECTION NOTICE**

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

Property:  
615 BERK AVE Apt 7  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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 Replace missing range hood vent screen
2.12	Kitchen/Sink Subflooring damaged, repair

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**FAILED INSPECTION NOTICE**

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

Property:  
615 BERK AVE Apt 8  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

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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 in unit inoperable, repair
2.7	Kitchen/Wall Condition Repair large opening on wall underneath sink
8.6	General Health and Safety/Interior Stairs and Common Halls Light in closet inoperable, repair
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.
4.3	Other Rooms/Electrical Hazards Outlet left of right window has hot/neutral reverse, repair



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## FAILED INSPECTION NOTICE

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Outlet left of window has hot/neutral reverse, 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.
3.12	Bathroom/Tub or Shower Resurface tub
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Install sink stopper in bathroom 2



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

Property:  
625 BERK AVE Apt 2  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

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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
2.3	Kitchen/Electrical Hazards Ceiling light inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.3	Bathroom/Electrical Hazards Install GFCI by bathroom sink



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## FAILED INSPECTION NOTICE

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12 Bathroom/Tub or Shower	Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition	Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition	Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition	Closet door damaged, repair or remove
8.1 General Health and Safety/Access to Unit	Patio screen door torn around lock mechanism, repair
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heaters inoperable, repair
2.10 Kitchen/Stove or Range with Oven	Range hood light inoperable, repair



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

Property:  
625 BERK AVE Apt 4  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

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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
2.10	Kitchen/Stove or Range with Oven 1- Oven inoperable, repair  2- Right rear burner 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:  
625 BERK AVE Apt 6  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

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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
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/carbon monoxide detector inoperable, 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.
4.4	Other Rooms/Security Remove keyed lock from interior door. Remove chain lock from door as well.
3.12	Bathroom/Tub or Shower Resurface tub
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling on patio



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Tina Coyer  
680 S 37Th St  
Richmond, CA 94804

Property:  
625 BERK AVE Apt 7  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Common area smoke detector/carbon monoxide detector inoperable, repair
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Repair damaged window fram on interior side (left window)
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 insturctions.
3.12	Bathroom/Tub or Shower Resurface tub
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.10	Kitchen/Stove or Range with Oven Right/Rear burner inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Repair heater cover in living room, damaged
2.7	Kitchen/Wall Condition Patch holes on walls in kitchen pantry

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680 S 37Th St  
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625 BERK AVE Apt 9  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

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4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
8.4	General Health and Safety/Garbage and Debris Remove excessive recycling on patio

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Tina Coyer  
680 S 37Th St  
Richmond, CA 94804

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

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7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
2.13	Kitchen/Space for Storage, Prep and Serving Repair cabinet door under sink, loose and off hinge
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower Resurface tub



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

PropID:  
Client ID: 15121

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/carbon monoxide detector inoperable, repair or replace
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan
3.6	Bathroom/Ceiling Condition Repair peeling paint on bathroom ceiling
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
2.10	Kitchen/Stove or Range with Oven Remove foil from stove (fire hazard)
2.11	Kitchen/Refrigerator Door not closing as designed, repair
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI. -outlet by patio door



10/6/2025

**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



10/6/2025

**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 09/30/2025.

**A re-inspection has been scheduled for 12/01/2025 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 remove key door lock from bedroom door
3.12	Bathroom/Tub or Shower tub peeling very badly - repair/resurface/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
2.12	Kitchen/Sink garbage disposal not working properly - repair/replace dishwasher not working properly - repair/replace
1.4	Living Room/Security patio door not locking properly patio screen door damaged



10/6/2025

**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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
620 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 **620 S 37TH ST Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/01/2025 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 remove key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower tub chipping / peeling - repair/replace/resurface

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



10/6/2025

**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 09/30/2025.

**A re-inspection has been scheduled for 12/01/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace
3.12	Bathroom/Tub or Shower hallway bath tub peeling - repair/resurface/replace
3.13	Bathroom/Ventilation master bedroom vent not working - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing repair/replace
4.4	Other Rooms/Security remove key door locks from all bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom bathroom toilet base loose - repair/replace
2.11	Kitchen/Refrigerator refrigerator door handle broken - repair/replace water leaking inside refrigerator - repair/replace



10/6/2025

**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



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
620 S 37TH ST Apt 9  
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 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/01/2025 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
4.4	Other Rooms/Security remove key door lock from bedroom door- not able to inspect room
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub peeling - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace





10/6/2025

**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



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
620 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 **620 S 37TH ST Apt 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



10/6/2025

**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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
630 S 37TH ST Apt 2  
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 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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>
4.4	Other Rooms/Security remove key door locks from all bedroom doors bedroom door 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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
630 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 **630 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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>
4.4	Other Rooms/Security remove key door locks from all bedroom doors - tenant both bedroom doors damaged - repair/replace door knob not properly secured - repair/replace
2.12	Kitchen/Sink dishwasher door handle damaged - 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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
630 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 **630 S 37TH ST Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose and not flushing properly - repair/replace
4.10	Other Rooms/Smoke Detectors all 3 bedroom smoke detectors inop - repair/replace
1.7	Living Room/Wall Condition large hole in wall behind entry door - repair/replace



10/6/2025

**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



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
630 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 **630 S 37TH ST Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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 inop - repair/replace
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.2	Other Rooms/Electricity/Illumination bedroom closet light inop - repair/replace
3.12	Bathroom/Tub or Shower shower wall peeling very badly - repair/resurface/replace
2.10	Kitchen/Stove or Range with Oven oven inop - repair/replace all burners must self ignite - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
8.3	General Health and Safety/Evidence of Infestation roach infestation - remove





10/6/2025

**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



10/6/2025

**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 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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>
7.2	Heating and Plumbing/Safety of Heating Equipment water heater earthquake straps missing - repair /replace close opening/access allowing birds to get in water heater closet - health hazard
4.4	Other Rooms/Security remove key door locks from all 3 bedroom doors
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



10/6/2025

**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.

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
640 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 **640 S 37TH ST Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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>
4.4	Other Rooms/Security remove key door lock from bedroom door

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



10/6/2025

**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 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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 inop - repair/replace
4.4	Other Rooms/Security clear egress from blocking window
2.11	Kitchen/Refrigerator refrigerator leaking - 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



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
640 S 37TH ST Apt 5  
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 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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>
1.3	Living Room/Electrical Hazards hallway light cover broken/damaged - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector 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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
640 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 **640 S 37TH ST Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector 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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/6/2025

**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 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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 inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing - repair/replace
4.4	Other Rooms/Security remove egress from blocking window remove key door lock from bedroom door
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit leaking from underneath sink - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet light not secured properly - repair/replace
2.6	Kitchen/Ceiling Condition pantry ceiling water damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator refrigerator leaking - repair/replace





10/6/2025

**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



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
640 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 **640 S 37TH ST Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 between 11:00AM and 02:00PM.**

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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 heater inop - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke inop - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - 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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Sincerely,

City of Richmond  
Residential Rental Inspections Program



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
640 S 37TH ST Apt 9  
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 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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 inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace
4.4	Other Rooms/Security remove egress from blocking window

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



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
640 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 **640 S 37TH ST Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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>
2.2	Kitchen/Electricity dinning area light 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.

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



10/6/2025

**FAILED INSPECTION NOTICE**

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

Property:  
640 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 **640 S 37TH ST Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 09/30/2025.

**A re-inspection has been scheduled for 12/02/2025 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>
4.4	Other Rooms/Security remove key door lock from bedroom door
3.12	Bathroom/Tub or Shower bath tub peeling - repair/resurface/replace
2.12	Kitchen/Sink dishwasher not working properly - repair/replace
8.3	General Health and Safety/Evidence of Infestation roach infestation remove



10/6/2025

**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