



10/6/2025

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/02/2025 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 Heaters inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Electrical breaker panel (hall closet) missing lock, replace
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.12	Kitchen/Sink Disposal not functioning. Repair plugged drain. Kitchen sink drain has a major leak.
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.



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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.

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



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FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/02/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.2	Heating and Plumbing/Safety of Heating Equipment Living room heater damaged, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
2.10	Kitchen/Stove or Range with Oven Replace missing knob for right rear burner
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower 1- Resurface tub 2- Base trim missing, replace/install
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet flush/fill valve is stopped up.



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FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/02/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Hall closet light inoperable, repair
4.7	Other Rooms/Wall Condition Glass closet doors damaged, repair or remove
3.6	Bathroom/Ceiling Condition Repair ceiling, peeling paint present
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink Clogged.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet constantly runs, repair
3.12	Bathroom/Tub or Shower Shower head leaking, repair
3.4	Bathroom/Security Secure door knob
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove (fire hazard)
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.



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

Property:

635 BERK AVE Apt 8
RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

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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 Thermostat cover missing, replace
2.12	Kitchen/Sink 1. Repair leak under sink 2. Dishwasher inoperable, repair 3. Garbage disposal inoperable, repair 4. Subflooring underneath sink damaged from active leak, repair
2.10	Kitchen/Stove or Range with Oven Replace missing range hood vent screen
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
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.
4.5	Other Rooms/Window Condition Window screen damaged, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.7	General Health and Safety/Other Interior Hazards 1. Hall closet door damaged, repair 2. TENANT to remove key entry lock on hall closet door
8.1	General Health and Safety/Access to Unit 1. Patio door lock missing, replace 2. Patio door screen damaged, repair



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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/02/2025 between 01:00PM and 04:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Bath Sink Cracked/Needs Repair/Replacement.
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.
2.10	Kitchen/Stove or Range with Oven 1- Right Rear burner inoperable, repair 2- Range hood vent screen missing, replace
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal



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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13 Bathroom/Ventilation	Replace rusted vent fan cover
3.12 Bathroom/Tub or Shower	Resurface tub, recalls inside of tub
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heaters inoperable, repair
1.3 Living Room/Electrical Hazards	Repair/Replace Wall Electrical Outlet. - Replace cracked outlet by patio door and underneath thermostat



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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 between 09:00AM and 12:00PM.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
4.3	Other Rooms/Electrical Hazards Replace cracked outlet underneath window
2.3	Kitchen/Electrical Hazards Install GFCI protected outlet left of sink

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

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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 Thermostat removed. Replace
2.10	Kitchen/Stove or Range with Oven Front Left & Center burners not self lighting, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/carbon monoxide detector inoperable, replace
4.3	Other Rooms/Electrical Hazards Three prong outlet not testing as designed, must be grounded or replaced with a GFCI. -outlet left of right window has hot/neutral reverse, repair



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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

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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
4.5	Other Rooms/Window Condition Move furniture blocking window
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on range hood

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Replace missing cover plate underneath window
3.12	Bathroom/Tub or Shower 1- Resurface tub 2- Repair shower head leak
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.



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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

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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
8.7	General Health and Safety/Other Interior Hazards Carpeting heavily soiled throughout unit, clean carpet
4.4	Other Rooms/Security Door damaged, replace
4.3	Other Rooms/Electrical Hazards Replace cracked outlets left and right of 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 instructions.
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Repair damaged cabinet drawer front
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair
8.1	General Health and Safety/Access to Unit Patio screen door off track, repair



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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 between 09:00AM and 12:00PM.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Replace missing light cover covers in dining room and hallway
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - light switch cover missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Bath Toilet Flush Valve leaking / water running.
3.12	Bathroom/Tub or Shower Recaulk inside of tub
3.7	Bathroom/Wall Condition Repair hole on wall behind door
3.13	Bathroom/Ventilation Vent fan inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink Clogged.
2.10	Kitchen/Stove or Range with Oven Left burners inoperable, repair



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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

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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
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle on left wall
4.5	Other Rooms/Window Condition Move items blocking clear path to window (fire exit)
1.7	Living Room/Wall Condition Clean red discoloration on wall left of patio door



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680 S 37Th St
Richmond, CA 94804

Property:
645 BERK AVE Apt 12
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
4.5	Other Rooms/Window Condition Clear items blocking clear path to window (fire exit)
1.3	Living Room/Electrical Hazards Repair outlet above heater, has hot/neutral reverse

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Tina Coyer
680 S 37Th St
Richmond, CA 94804

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

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8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector missing, replace
8.7	General Health and Safety/Other Interior Hazards No access to electrical fuse panel in hall closet
4.4	Other Rooms/Security Remove keyed lock from interior door.
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
8.4	General Health and Safety/Garbage and Debris Remove excessive clutter on patio



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

Property:

685 BERK AVE Apt 3
RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 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.



10/6/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards Remove keyed entry lock on hall closet
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/carbon monoxide detector inoperable, repair or replace
4.4	Other Rooms/Security Install striker plate on door frame
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink stopper missing, replace
3.12	Bathroom/Tub or Shower Resurface tub
1.3	Living Room/Electrical Hazards Repair/Replace Wall Electrical Outlet. - replace damaged outlet by patio door
2.12	Kitchen/Sink 1- Garbage disposal inoperable, repair 2- Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.4	General Health and Safety/Garbage and Debris Remove deep freezer from patio

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:
685 BERK AVE Apt 5
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 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>
3.12 Bathroom/Tub or Shower	Replace missing shower diverter knob
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heaters inoperable, repair
2.12 Kitchen/Sink	Dishwasher inoperable, repair

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

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond
Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/carbon monoxide detector inoperable, replace
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.
3.12	Bathroom/Tub or Shower Shower head leaking, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.1	General Health and Safety/Access to Unit 1- Patio screen and lock damaged, repair 2- Patio door lock inoperable, repair



10/6/2025

FAILED INSPECTION NOTICE

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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:

685 BERK AVE Apt 6
RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 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.



10/6/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris Declutter unit
8.9	General Health and Safety/Interior Air Quality Poor interior air quality in unit
8.6	General Health and Safety/Interior Stairs and Common Halls 1- Common area smoke detector/ carbon monoxide detector removed, replace 2- Remove keyed entry lock hall closet
8.7	General Health and Safety/Other Interior Hazards Repair walls in hallway, peeling paint
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.
4.5	Other Rooms/Window Condition Clean discoloration on window seals
3.4	Bathroom/Security Door damaged, replace
3.12	Bathroom/Tub or Shower 1- Recaulk tub 2- Replace missing baseboard trim in front of tub
2.3	Kitchen/Electrical Hazards Kitchen light inoperable
2.12	Kitchen/Sink 1- Garbage disposal inoperable, repair 2- Dishwasher drains through air gap, repair as drain should go through garbage disposal.
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair



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:
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 10/01/2025.

A re-inspection has been scheduled for 12/02/2025 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
3.1	Bathroom/Bathroom Present NO ACCESS OCCUPIED DURING INSPECTION
2.11	Kitchen/Refrigerator Light inoperable, repair
2.12	Kitchen/Sink Garbage disposal inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.9	General Health and Safety/Interior Air Quality Poor interior air quality in unit, pet feces on floors



10/6/2025

FAILED INSPECTION NOTICE

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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 13
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 13 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/02/2025 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 kitchen screen damaged -
7.2	Heating and Plumbing/Safety of Heating Equipment install earthquake straps on water heater

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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 15
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 15 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/02/2025 between 01:00PM and 04:00PM.

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<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 peeling - repair/resurface
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving base board underneath sink/counter top missing - repair/replace



10/6/2025

FAILED INSPECTION NOTICE

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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 16
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 16 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/02/2025 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
4.10	Other Rooms/Smoke Detectors smoke detector missing/inop -repair/replace
3.12	Bathroom/Tub or Shower hallway tub peeling - repair/resurface
2.5	Kitchen/Window Condition screen damaged - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches clear balcony of items over loaded



10/6/2025

FAILED INSPECTION NOTICE

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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:
650 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 **650 S 37TH ST Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/02/2025 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>
3.12	Bathroom/Tub or Shower caulking in side tub worn/damaged/discolored - remove repair-recaulk

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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:
650 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 **650 S 37TH ST Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/02/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose and not working properly - repair/replace

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

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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:
650 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 **650 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/02/2025 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 inop -
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
4.4	Other Rooms/Security remove all key door locks from all bedroom doors
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit large hole underneath master bedroom bathroom sink - repair/replace
4.7	Other Rooms/Wall Condition hole in master bedroom closet wall - repair
2.12	Kitchen/Sink dishwasher not working properly
2.10	Kitchen/Stove or Range with Oven all burners must self ignite middle burner knob broken
8.3	General Health and Safety/Evidence of Infestation roach infestation - remove



10/6/2025

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

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

Property:
650 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 **650 S 37TH ST Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/02/2025 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

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:
690 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 **690 S 37TH ST Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 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 clear egress from blocking water heater door
3.12	Bathroom/Tub or Shower master bedroom tub constantly dripping - repair/replace hallway tub peeling - resurface/repair
4.4	Other Rooms/Security door knob missing
3.13	Bathroom/Ventilation hallway bathroom vent very loud - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must all self ignite hood range fan cover missing and hood light not working properly



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:
690 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 **690 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 between 09:00AM and 12:00PM.

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<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 clear egress from blocking window
3.6	Bathroom/Ceiling Condition ceiling damaged - repair
3.12	Bathroom/Tub or Shower caulking in tub - worn/damaged - recaulk- repair
2.12	Kitchen/Sink dishwasher inop
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly
1.4	Living Room/Security patio door not locking properly - repair/replace
6.2	Building Exterior/Condition of Stairs, Rails, and Porches bottom of patio porch post very badly damaged - 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:
690 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 **690 S 37TH ST Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key door locks from all 3 bedroom doors

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,

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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

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

Property:
690 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 **690 S 37TH ST Apt 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower tub peeling - resurface /repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - 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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Residential Rental Inspections Program



10/6/2025

FAILED INSPECTION NOTICE

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

Property:
690 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 **690 S 37TH ST Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 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>
1.4	Living Room/Security patio door not locking properly - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater not working properly - repair/replace

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

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:
690 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 **690 S 37TH ST Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 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>
3.12	Bathroom/Tub or Shower tile on shower wall missing - repair/replace tub peeling - resurface/ repair/replace
2.13	Kitchen/Space for Storage, Prep and Serving cabinet draws damaged - repair/repalce

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:
690 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 **690 S 37TH ST Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
4.7	Other Rooms/Wall Condition bedroom wall damaged- repair
4.4	Other Rooms/Security bedroom door knob missing - replace remove egress from blocking window
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light not working properly - 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:
690 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 **690 S 37TH ST Apt 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 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>
3.12	Bathroom/Tub or Shower tub chipping - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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

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:
720 CARLSON BLVD Apt 2
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 2 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 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 thermostat not properly secured and heater inop - repair/replace
3.12	Bathroom/Tub or Shower shower wall peeling- repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair/repaint
2.12	Kitchen/Sink leak underneath sink - water damaged underneath sink - repair/replace dishwasher inop - repair/replace
1.4	Living Room/Security patio door not locking properly - 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:
720 CARLSON BLVD Apt 3
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 3 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 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>
2.5	Kitchen/Window Condition screen damaged - repair/replace
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
4.4	Other Rooms/Security door damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector - missing/inop
2.12	Kitchen/Sink drain gasket missing - repair/replace faucet handle not secure - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range light not working properly - 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:
720 CARLSON BLVD Apt 4
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 4 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 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 egress from blocking window
2.12	Kitchen/Sink faucet handle loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator doesnt stay consistently cold - leaks - 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:
720 CARLSON BLVD Apt 5
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 5 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/01/2025.

A re-inspection has been scheduled for 12/03/2025 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detector missing - inop - repair/replace
4.4	Other Rooms/Security remove key door locks from all bedroom doors
2.2	Kitchen/Electricty dinning room light not working properly - 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
2.12	Kitchen/Sink dishwasher not working properly - 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