



10/6/2025

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

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 keyed lock from interior door.
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
1.4	Living Room/Security Remove sliding lock from front 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:
685 BERK AVE Apt 9
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

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 missing, replace
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.
3.12	Bathroom/Tub or Shower Shower head leaking, repair
2.10	Kitchen/Stove or Range with Oven Install range hood vent screen
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, 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.

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 10
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

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>
2.12	Kitchen/Sink Dishwasher inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters 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 11
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

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 Heaters inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment 1. Secure thermostat to wall 2. Repair heater covers in living room and bedrooms
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down brush on exterior of bedroom windows (fire exits)
4.5	Other Rooms/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.



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:
685 BERK AVE Apt 12
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

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 Heaters inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector missing, replace
4.5	Other Rooms/Window Condition Window screen damaged, repair
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.
2.11	Kitchen/Refrigerator Refridgerator Leakage Present.
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair center burner knob missing, 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:
695 BERK AVE Apt 1
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/03/2025 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
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
3.2	Bathroom/Electricity Light inoperable, repair
4.3	Other Rooms/Electrical Hazards Replace damaged outlet underneath window
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
2.12	Kitchen/Sink 1. Garbage disposal inoperable, repair 2. Dishwasher inoperable, repair
2.3	Kitchen/Electrical Hazards Outlets by kitchen sink have no power, repair
8.1	General Health and Safety/Access to Unit Patio door lock inoperable, 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.

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:
695 BERK AVE Apt 2
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/03/2025 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 NO ACCESS, LOOSE PETS IN BEDROOM
4.3	Other Rooms/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - underneath window
3.1	Bathroom/Bathroom Present NO ACCESS, LOOSE PETS IN MASTER BEDROOM DURING INSPECTION
8.3	General Health and Safety/Evidence of Infestation Knat infestation kitchen



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:
695 BERK AVE Apt 3
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/03/2025 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>
3.4 Bathroom/Security	Remove keyed entry lock from door
4.4 Other Rooms/Security	Remove keyed lock from interior door.
4.5 Other Rooms/Window Condition	Move bed blocking window (fire exit)
7.1 Heating and Plumbing/Adequacy of Heating Equipment	Heaters inoperable, 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.

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:
695 BERK AVE Apt 4
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/03/2025 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
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.1	General Health and Safety/Access to Unit Patio lock inoperable, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.13	Bathroom/Ventilation Clean vent fan
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 digital thumbprint lock from door
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard, replace - outlet underneath window



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:
695 BERK AVE Apt 6
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

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



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 Remove personal items on shared patio landing leading to units
8.6	General Health and Safety/Interior Stairs and Common Halls 1. Common area smoke detector/ carbon monoxide detector inoperable, repair or replace 2. Hall light inoperable, repair
4.4	Other Rooms/Security 1. Door damaged, repair or replace 2. Tenant to remove key lock from door
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.12	Bathroom/Tub or Shower 1. Resurface tub 2. Knob missing, replace
3.7	Bathroom/Wall Condition Repair damaged wall by tub
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Door. -left of sink
2.12	Kitchen/Sink Dishwasher inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
2.11	Kitchen/Refrigerator Refrigerator Leakage Present.



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:
695 BERK AVE Apt 11
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/03/2025 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 Remove keyed entry lock on hall closet
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Repair damaged wall by light switch
8.4	General Health and Safety/Garbage and Debris Declutter unit
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
2.10	Kitchen/Stove or Range with Oven Rear right burner inoperable, repair
8.1	General Health and Safety/Access to Unit Patio screen damaged, 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.

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:
695 BERK AVE Apt 9
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

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



10/6/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.1	General Health and Safety/Access to Unit
	1. Front security door damaged, cutting hazard. Repair or remove
	2. Patio door lock inoperable, repair
	3. Patio screen damaged, repair
8.6	General Health and Safety/Interior Stairs and Common Halls
	Common area smoke detector/ carbon monoxide detector inoperable, repair or 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.
4.5	Other Rooms/Window Condition
	Move items blocking access to window (fire exit)
4.3	Other Rooms/Electrical Hazards
	Damaged outlet presents an electrical hazard. - outlet left of heater
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit
	Bath Toilet not secured properly to floor.
8.7	General Health and Safety/Other Interior Hazards
	Remove keyed entry lock on hall closet door, no access to electrical breaker panel
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.

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 7
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 7 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

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 key door lock from bedroom door
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 8
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 8 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.6	Bathroom/Ceiling Condition ceiling very badly discolored - remove/repair/repaint
3.13	Bathroom/Ventilation vent cover very badly worn/discolored - repair/replace
1.8	Living Room/Floor Condition carpet throughout unit bunching badly - tripping hazard - 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:
720 CARLSON BLVD Apt 9
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 9 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

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>
7.2	Heating and Plumbing/Safety of Heating Equipment water heater door lock missing - repair/replace earthquake straps missing - repair
8.3	General Health and Safety/Evidence of Infestation unit health and safety hazard full infestation of roaches unit needs to be fully cleaned carpet and walls health hazard -

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:
730 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 **730 CARLSON BLVD Apt 2 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

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

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:
730 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 **730 CARLSON BLVD Apt 3 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/03/2025 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>
2.1	Kitchen/Kitchen Area Present garbage disposal inop - repair/replace
3.1	Bathroom/Bathroom Present toilet base loose - 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:
730 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 **730 CARLSON BLVD Apt 4 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/03/2025 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>
1.4	Living Room/Security clear egress block patio door
2.1	Kitchen/Kitchen Area Present all kitchen 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.

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:
730 CARLSON BLVD Apt 7
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **730 CARLSON BLVD Apt 7 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/03/2025 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 inop - repair/replace
4.4	Other Rooms/Security bedroom door striker plate missing
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower caulking in tub worn - remove-recaulk-repair
1.4	Living Room/Security patio screen door 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.

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:
730 CARLSON BLVD Apt 8
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **730 CARLSON BLVD Apt 8 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/03/2025 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>
1.4	Living Room/Security front door has air gap - repair
3.12	Bathroom/Tub or Shower tub has large amount of discoloration - resurface/repair caulking inside tub worm - recaulk-repair
4.5	Other Rooms/Window Condition all bedroom windows have large amounts of discoloring around window frame - remove/repair/repaint
8.7	General Health and Safety/Other Interior Hazards large amount of discolored on door frame and build-up inside of door frame - remove/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:
730 CARLSON BLVD Apt 9
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **730 CARLSON BLVD Apt 9 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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 thermostat damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing-inop - repair/replace
8.3	General Health and Safety/Evidence of Infestation roach infestation - remove
4.4	Other Rooms/Security bedroom door damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors missing/inop in both bedrooms
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub worm - recaulk - repair tub peeling - resurface - repair
2.12	Kitchen/Sink garbage disposal inop - 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:
730 CARLSON BLVD Apt 11
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **730 CARLSON BLVD Apt 11 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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 detector missing
3.12	Bathroom/Tub or Shower tub chipping -repair/replace
2.12	Kitchen/Sink garbage disposal inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment water heater missing earthquake straps



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:
730 CARLSON BLVD Apt 12
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **730 CARLSON BLVD Apt 12 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace
1.4	Living Room/Security patio screen 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.

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:
740 CARLSON BLVD Apt 1
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **740 CARLSON BLVD Apt 1 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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 front door screen door knob unsecured - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing

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:
740 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 **740 CARLSON BLVD Apt 3 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door of hinges - repair
2.12	Kitchen/Sink cover below sink missing - 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



10/6/2025

FAILED INSPECTION NOTICE

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

Property:
740 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 **740 CARLSON BLVD Apt 5 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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>
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door knob missing/damaged - repair/replace
4.4	Other Rooms/Security bedroom closet door off track - repair
3.12	Bathroom/Tub or Shower hallway tub peeling and caulking very badly discolored - resurface tub and recaulk - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater thermostat damaged/inop - 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:
740 CARLSON BLVD Apt 7
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **740 CARLSON BLVD Apt 7 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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 lock from bedroom door
3.7	Bathroom/Wall Condition towel rack missing
3.12	Bathroom/Tub or Shower caulking in tub badly worn - discolored - recaulk - repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace excessive amount of oil/grease buildup - safety hazard - clean remove - tenant responsibility
1.4	Living Room/Security patio screen door missing - 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:
740 CARLSON BLVD Apt 9
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **740 CARLSON BLVD Apt 9 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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 thermostat damaged /inop - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing/inop
8.3	General Health and Safety/Evidence of Infestation roach infestation remove
4.4	Other Rooms/Security bedroom door damaged - repair/replace
4.10	Other Rooms/Smoke Detectors smoke detectors in 2 bedrooms inop/missing
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/replace caulking in tub worn/ discolored - recaulk - replace
2.12	Kitchen/Sink garbage disposal inop
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:
740 CARLSON BLVD Apt 11
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **740 CARLSON BLVD Apt 11 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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>
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower tub chipping - resurface/repair
2.1	Kitchen/Kitchen Area Present garbage disposal inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment water heater earthquake straps missing



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:
740 CARLSON BLVD Apt 12
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **740 CARLSON BLVD Apt 12 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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 bedroom locked unable to inspect -
8.3	General Health and Safety/Evidence of Infestation roach infestation remove
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
3.12	Bathroom/Tub or Shower hallway tub peeling - resurface/repair
2.13	Kitchen/Space for Storage, Prep and Serving cabinet doors above stove missing handles - 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:
760 CARLSON BLVD Apt 1
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **760 CARLSON BLVD Apt 1 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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>
8.1	General Health and Safety/Access to Unit clear egress on patio
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair
4.4	Other Rooms/Security remove key door lock from bedroom door
3.12	Bathroom/Tub or Shower master bathroom tub faucet handle leaking - repair/replace
3.7	Bathroom/Wall Condition wall next to tub damaged - repair /repaint
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:
760 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 **760 CARLSON BLVD Apt 2 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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>
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn - replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
4.5	Other Rooms/Window Condition window screens missing/damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit master bedroom bathroom water pressure very low - repair
3.12	Bathroom/Tub or Shower tub peeling - resurface - repair
3.6	Bathroom/Ceiling Condition ceiling very badly discolored - remove-repair-repaint
3.4	Bathroom/Security hallway bathroom door damaged - repair/replace
2.12	Kitchen/Sink garbage disposal inop faucet handle not properly secured - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range 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:
720 S 40TH ST Apt 1
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 1 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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.



10/6/2025

FAILED INSPECTION NOTICE

<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
3.12	Bathroom/Tub or Shower Recaulk inside of tub
3.4	Bathroom/Security Door damaged, replace
4.7	Other Rooms/Wall Condition Repair holes on bedroom walls
4.3	Other Rooms/Electrical Hazards Light switch cover damaged, replace
4.4	Other Rooms/Security Remove keyed lock from door and install door knobs on door properly. Currently door lock is on exterior of door
4.5	Other Rooms/Window Condition Remove screw inserted into window lock that prevents window from opening (fire exit)
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.
1.7	Living Room/Wall Condition Repair holes on living room and dining room walls
2.7	Kitchen/Wall Condition Repair damaged wall underneath sink
2.10	Kitchen/Stove or Range with Oven 1. Right burners inoperable, repair 2. TENANT TO CLEAN GREASE SPLATTER ON STOVE AND RANGE HOOD
8.1	General Health and Safety/Access to Unit Remove chain and padlock from 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:
720 S 40TH ST Apt 4
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 4 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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 keyed lock from interior door. NO ACCESS TO ROOM FOR INSPECTION, ROOM MUST BE INSPECTED
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on range hood and stove
2.12	Kitchen/Sink Dishwasher drains through air gap, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.



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:
720 S 40TH ST Apt 5
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 5 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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.



10/6/2025

FAILED INSPECTION NOTICE

<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. Right burners inoperable, repair 2. TENANT to clean grease splatter on stove and range hood
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.11	Kitchen/Refrigerator Refrigerator leaking, repair or replace
3.12	Bathroom/Tub or Shower Caulk inside of tub
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Repair damaged window seal
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.
8.4	General Health and Safety/Garbage and Debris Declutter unit
8.10	General Health and Safety/Site and Neighborhood Conditions Cut down brush on exterior of bedroom windows blocking (fire exit)
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Patio support beams dry rotted, repair
8.1	General Health and Safety/Access to Unit Replace missing patio screen 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:
720 S 40TH ST Apt 6
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 6 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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.



10/6/2025

FAILED INSPECTION NOTICE

<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
4.8	Other Rooms/Floor Condition Carpet torn at entry, 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.
3.4	Bathroom/Security Install striker plate on door frame
3.12	Bathroom/Tub or Shower Resurface tub
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
2.10	Kitchen/Stove or Range with Oven 1. Burners not self lighting, repair 2. TENANT to clean grease splatter on stove
8.1	General Health and Safety/Access to Unit Patio door lock inoperable, repair
1.4	Living Room/Security Remove double keyed deadbolt on front door, install turn style deadbolt lock



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:
720 S 40TH ST Apt 9
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 9 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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.



10/6/2025

FAILED INSPECTION NOTICE

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
6.4	Building Exterior/Condition of Exterior Surfaces Header beam in front of unit dry rotted, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
1.7	Living Room/Wall Condition Address heavy yellow discoloration on walls
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.4	General Health and Safety/Garbage and Debris Declutter unit, poor housekeeping throughout unit
8.7	General Health and Safety/Other Interior Hazards 1. Common area smoke detector/carbon monoxide detector removed, replace 2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair
4.4	Other Rooms/Security Door damaged, replace
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 Address heavy yellow discoloration on walls
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair
3.1	Bathroom/Bathroom Present NO ACCESS TO BATHROOM
2.7	Kitchen/Wall Condition Address heavy yellow discoloration on walls



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:
720 S 40TH ST Apt 10
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 10 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Window lock damaged, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
2.10	Kitchen/Stove or Range with Oven 1. Oven display damaged, repair or replace 2. Burners not self lighting, repair 3. TENANT to clean grease splatter on stove
2.12	Kitchen/Sink Dishwasher not draining as designed, water sitting inside of dishwasher. 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.

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 S 40TH ST Apt 13
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 13 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Repair damaged heater fronts
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.
4.7	Other Rooms/Wall Condition Repair damaged wall left of window
3.12	Bathroom/Tub or Shower baseboard trim in front of tub damaged, repair
3.13	Bathroom/Ventilation Replace vent fan screen, inoperable as it has been painted and openings don't allow fan to work as designed.
3.6	Bathroom/Ceiling Condition Address ceiling discoloration, fan inoperable as vents were painted shut
2.11	Kitchen/Refrigerator Refrigerator/Freezer does not maintain temperature.
2.12	Kitchen/Sink 1. Disposal not functioning. 2. Kitchen sink is stopped up. 3. Dishwasher inoperable, repair 4. Caulk kitchen sink
8.1	General Health and Safety/Access to Unit Patio screen damaged, 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.

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 S 40TH ST Apt 14
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 14 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/02/2025.

A re-inspection has been scheduled for 12/04/2025 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 Heaters inoperable, repair
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 Remove keyed lock from interior door.
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet constantly runs, repair
3.13	Bathroom/Ventilation Vent fan inoperable, repair
3.2	Bathroom/Electricity Bathroom light inoperable, repair
2.12	Kitchen/Sink 1. Dishwasher inoperable, repair 2. Replace damaged rubber splash guard
2.10	Kitchen/Stove or Range with Oven Burners/oven inoperable. Repair or 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