



10/7/2025

FAILED INSPECTION NOTICE

Celestino A Delacampa
1020 Francisca Ct
Pinole, CA 94564-1700

Property:
140 3RD ST
RICHMOND, CA 94801-3566-

PropID:
Client ID: 8703

Dear Owner/Agent,

This letter is to inform you that your property at **140 3RD ST RICHMOND, CA 94801-3566** failed the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 11/17/2025 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.



10/7/2025

FAILED INSPECTION NOTICE

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.3	Living Room/Electrical Hazards Replace damaged cover plate located outside of front bedroom
2.10	Kitchen/Stove or Range with Oven Replace range hood, excessive paint peeling and rust burners are not self lighting, repair
2.11	Kitchen/Refrigerator Refrigerator light inoperable, repair
2.12	Kitchen/Sink Secure faucet base to sink, loose
2.6	Kitchen/Ceiling Condition Clean discoloration on ceiling
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Excessive discoloration inside bathroom 2 vanity, repair damage
3.12	Bathroom/Tub or Shower Re caulk exterior of tub unit
3.3	Bathroom/Electrical Hazards Outlet on right wall in bathroom 2 (rear) missing cover plate, install
3.6	Bathroom/Ceiling Condition Treat ceiling, excessive discoloration
3.7	Bathroom/Wall Condition Treat walls, excessive black discoloration on walls
4.10	Other Rooms/Smoke Detectors Install smoke detector in bedroom
4.3	Other Rooms/Electrical Hazards Receptacle under window missing cover plate, install
4.5	Other Rooms/Window Condition Clean and remove discoloration in window seal and on window
4.6	Other Rooms/Ceiling Condition Treat ceiling as discoloration is present around light fixture
6.4	Building Exterior/Condition of Exterior Surfaces Crawlspace located by rear door missing cover, install
8.6	General Health and Safety/Interior Stairs and Common Halls Install common area smoke detector



10/7/2025

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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



10/7/2025

FAILED INSPECTION NOTICE

Bruce H & Kristen Hoeger
Po Box 397
Crockett, CA 94525-0397

Property:
29 TEWKSBURY AVE
RICHMOND, CA 94801-3825-

PropID:
Client ID: 13054

Dear Owner/Agent,

This letter is to inform you that your property at **29 TEWKSBURY AVE RICHMOND, CA 94801-3825** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 11/25/2025 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>
3.7	Bathroom/Wall Condition large crack on bathroom wall - repair
7.2	Heating and Plumbing/Safety of Heating Equipment pressure release valve drain pipe missing - repair water heater earthquake straps missing - 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,

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Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

Bruce H & Kristen Hoeger
Po Box 397
Crockett, CA 94525-0397

Property:
18 WASHINGTON AVE Apt 2
RICHMOND, CA 94801-3969-

PropID:
Client ID: 13054

Dear Owner/Agent,

This letter is to inform you that your property at **18 WASHINGTON AVE Apt 2 RICHMOND, CA 94801-3969** failed the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 11/25/2025 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an “O” are the responsibility of the Owner and the items marked with a “T” are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing - 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



10/7/2025

FAILED INSPECTION NOTICE

Bruce H & Kristen Hoeger
Po Box 397
Crockett, CA 94525-0397

Property:
18 WASHINGTON AVE Apt 3
RICHMOND, CA 94801-3969-

PropID:
Client ID: 13054

Dear Owner/Agent,

This letter is to inform you that your property at **18 WASHINGTON AVE Apt 3 RICHMOND, CA 94801-3969** failed the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 11/25/2025 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink faucet dripping - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment pressure release valve drain pipe missing - repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower leaking below handle connector - repair/replace



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

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Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

Bruce H & Kristen Hoeger
Po Box 397
Crockett, CA 94525-0397

Property:
18 WASHINGTON AVE Apt 4
RICHMOND, CA 94801-3969-

PropID:
Client ID: 13054

Dear Owner/Agent,

This letter is to inform you that your property at **18 WASHINGTON AVE Apt 4 RICHMOND, CA 94801-3969** failed the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 11/25/2025 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit 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.

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Sincerely,

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Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

Bruce H & Kristen Hoeger
Po Box 397
Crockett, CA 94525-0397

Property:
18 WASHINGTON AVE Apt 9
RICHMOND, CA 94801-3969-

PropID:
Client ID: 13054

Dear Owner/Agent,

This letter is to inform you that your property at **18 WASHINGTON AVE Apt 9 RICHMOND, CA 94801-3969** failed the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 11/25/2025 between 09:00AM and 12:00PM.

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI outlet missing

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

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10/7/2025

FAILED INSPECTION NOTICE

Bruce H & Kristen Hoeger
Po Box 397
Crockett, CA 94525-0397

Property:
18 WASHINGTON AVE Apt 11
RICHMOND, CA 94801-3969-

PropID:
Client ID: 13054

Dear Owner/Agent,

This letter is to inform you that your property at **18 WASHINGTON AVE Apt 11 RICHMOND, CA 94801-3969** failed the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 11/25/2025 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 earthquake straps missing- repair pressure release valve drain pipe missing - repair

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10/7/2025

FAILED INSPECTION NOTICE

Bruce H & Kristen Hoeger
Po Box 397
Crockett, CA 94525-0397

Property:
18 WASHINGTON AVE Apt 1
RICHMOND, CA 94801-3969-

PropID:
Client ID: 13054

Dear Owner/Agent,

This letter is to inform you that your property at **18 WASHINGTON AVE Apt 1 RICHMOND, CA 94801-3969** failed the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 11/25/2025 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 cabinets from blocking egress to water heater -
1.4	Living Room/Security clear egress from blocking windows
2.4	Kitchen/Security clear egress from blocking window

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
720 S 40TH ST Apt 15
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 15 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.7	General Health and Safety/Other Interior Hazards Clear items in hall closet, no access to breaker box
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
4.5	Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove, range hood and cabinets
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
720 S 40TH ST Apt 16
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 16 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

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
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.
2.12	Kitchen/Sink Dishwasher inoperable, repair
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, replace



10/7/2025

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
725 S 40TH ST Apt 2
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 2 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

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
8.7	General Health and Safety/Other Interior Hazards Install carbon monoxide detector in unit
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.
3.4	Bathroom/Security Remove keyed entry lock from door
8.6	General Health and Safety/Interior Stairs and Common Halls Remove keyed entry lock on hall closet
3.12	Bathroom/Tub or Shower Resurface tub



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Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
725 S 40TH ST Apt 3
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 3 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

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.



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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
8.7	General Health and Safety/Other Interior Hazards No access to breaker box inside of hall closet
3.7	Bathroom/Wall Condition Repair damaged wall behind toilet
3.4	Bathroom/Security Remove keyed entry lock from door
3.12	Bathroom/Tub or Shower
	1. Caulk inside of tub
	2. Resurface tub
	3. Repair damaged tile by shower control knob
4.7	Other Rooms/Wall Condition Repair peeling paint on bedroom walls
4.4	Other Rooms/Security Remove keyed lock from interior door.
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.
2.10	Kitchen/Stove or Range with Oven
	1. Burners not self lighting, repair
	2. TENANT to clean grease splatter on stove, range hood and surrounding cabinetry
2.12	Kitchen/Sink Dishwasher- water standing on bottom.



10/7/2025

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
725 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 **725 S 40TH ST Apt 6 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

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
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.12	Bathroom/Tub or Shower Tub diverter inoperable as tub runs at same time as shower, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet tank top damaged, replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Bath Sink Cracked/Needs Repair/Replacement.
2.3	Kitchen/Electrical Hazards Replace damaged outlet right side of kitchen sink
2.10	Kitchen/Stove or Range with Oven Range hood light inoperable



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10/7/2025

FAILED INSPECTION NOTICE

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

Property:
725 S 40TH ST Apt 8
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 8 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 12/04/2025 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
8.6	General Health and Safety/Interior Stairs and Common Halls Replace missing common area smoke detector/carbon monoxide detector
8.7	General Health and Safety/Other Interior Hazards Remove keyed entry lock from hall closet
4.4	Other Rooms/Security Remove keyed lock from interior door. NO ACCESS, ROOM MUST BE INSPECTED
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.



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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
725 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 **725 S 40TH ST Apt 9 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

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

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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
4.10	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 hole behind door
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
2.12	Kitchen/Sink Dishwasher- water standing on bottom.
2.11	Kitchen/Refrigerator Refrigerator Leakage Present.
3.12	Bathroom/Tub or Shower Resurface tub
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Cabinet has evidence of water damage, repair or replace



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10/7/2025

FAILED INSPECTION NOTICE

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

Property:
725 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 **725 S 40TH ST Apt 10 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 12/04/2025 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 Resurface tub
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Secure faucet to sink
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition No access to window, tenant to clear items
8.4	General Health and Safety/Garbage and Debris Declutter unit, excessive clutter/trash in unit
2.10	Kitchen/Stove or Range with Oven Clean excessive grease splatter on stove, range hood and surrounding cabinetry
2.13	Kitchen/Space for Storage, Prep and Serving Repair damaged cabinet door underneath sink



10/7/2025

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



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
725 S 40TH ST Apt 12
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 12 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 12/04/2025 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
4.3	Other Rooms/Electrical Hazards Outlet underneath window inoperable, repair
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.
3.12	Bathroom/Tub or Shower Resurface tub
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.
2.10	Kitchen/Stove or Range with Oven 1. Burners not self lighting, repair 2. Tenant to clean grease splatter on stove and range hood
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair



10/7/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
725 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 **725 S 40TH ST Apt 13 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 12/04/2025 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 Door knob missing, replace
4.3	Other Rooms/Electrical Hazards Outlet across from door has open grounds, repair
4.5	Other Rooms/Window Condition Cut down brush outside of window (fire exit)
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Repair damaged heater covers in unit
4.7	Other Rooms/Wall Condition Closet door damaged, repair
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet will not flush, repair
8.7	General Health and Safety/Other Interior Hazards Hall closet missing door knobs, replace
1.3	Living Room/Electrical Hazards Replace cracked receptacles in living room
2.7	Kitchen/Wall Condition Repair hole on wall underneath sink



10/7/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
725 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 **725 S 40TH ST Apt 14 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 12/04/2025 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 keyed lock from interior door.
4.3	Other Rooms/Electrical Hazards Replace damaged outlet right side of heater
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



10/7/2025

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
725 S 40TH ST Apt 16
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 16 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 12/04/2025 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
	1. Door damaged, repair or replace
	2. TENANT to remove keyed entry lock from 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.
4.3	Other Rooms/Electrical Hazards
	Outlet on left wall has no power, repair
4.5	Other Rooms/Window Condition
	Window screen damaged, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heaters inoperable, repair
2.12	Kitchen/Sink
	Dishwasher inoperable, repair



10/7/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
745 S 40TH ST Apt 3
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **745 S 40TH ST Apt 3 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 12/04/2025 between 11:00AM and 02:00PM.

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10/7/2025

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 missing, replace
4.4	Other Rooms/Security Remove keyed lock from interior door. NO ACCESS TO ROOM, MUST BE INSPECTED
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.
4.3	Other Rooms/Electrical Hazards Outlet underneath window has no power, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.12	Bathroom/Tub or Shower Shower head leaking in rear, repair
3.3	Bathroom/Electrical Hazards Secure light switch to wall
2.10	Kitchen/Stove or Range with Oven 1. Left burners not self lighting, repair 2. TENANT to clean grease splatter on stove & range hood
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.13	Kitchen/Space for Storage, Prep and Serving Replace missing cabinet doors left and right side of sink
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair



10/7/2025

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
745 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 **745 S 40TH ST Apt 4 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 12/04/2025 between 11:00AM and 02:00PM.

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10/7/2025

FAILED INSPECTION NOTICE

<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
8.7 General Health and Safety/Other Interior Hazards	Hall light inoperable, repair
	Remove keyed entry lock in hallway
4.4 Other Rooms/Security	Remove keyed lock from interior door.
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.
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
2.10 Kitchen/Stove or Range with Oven	Burners not self lighting, repair
8.3 General Health and Safety/Evidence of Infestation	Exterminate for roaches.



10/7/2025

FAILED INSPECTION NOTICE

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City of Richmond
Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
745 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 **745 S 40TH ST Apt 5 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 11/03/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower Resurface tub
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.13	Bathroom/Ventilation Clean dust build up on vent fan
4.3	Other Rooms/Electrical Hazards Outlet underneath left window has open grounds, repair
4.5	Other Rooms/Window Condition Cut down brush outside of window (fire exit)
1.3	Living Room/Electrical Hazards Outlet underneath tv has no power, repair
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, replace



10/7/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
745 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 **745 S 40TH ST Apt 6 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 12/04/2025 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.13	Bathroom/Ventilation Replace rusted vent screen cover
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



10/7/2025

FAILED INSPECTION NOTICE

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Sincerely,

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Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
745 S 40TH ST Apt 7
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **745 S 40TH ST Apt 7 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 12/04/2025 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
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Secure faucet to sink
3.7	Bathroom/Wall Condition Repair peeling paint on bathroom walls
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan
3.12	Bathroom/Tub or Shower Resurface tub
8.7	General Health and Safety/Other Interior Hazards Hallway carpeting torn and heavily soiled, repair



10/7/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
745 S 40TH ST Apt 8
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **745 S 40TH ST Apt 8 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

A re-inspection has been scheduled for 12/04/2025 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 keyed lock from interior door.
4.8	Other Rooms/Floor Condition Carpet torn at entry, repair
3.12	Bathroom/Tub or Shower Shower head leaking repair
4.3	Other Rooms/Electrical Hazards Replace damaged outlet on left wall
4.5	Other Rooms/Window Condition Window lock damaged, repair
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



10/7/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
745 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 **745 S 40TH ST Apt 10 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet runs continuously, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/7/2025

FAILED INSPECTION NOTICE

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

Property:
725 S 40TH ST Apt 7
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 7 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 10/03/2025.

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

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12 Bathroom/Tub or Shower	Resurface tub
4.4 Other Rooms/Security	Remove keyed lock from interior door.
4.3 Other Rooms/Electrical Hazards	Replace cracked receptacle on left wall
8.4 General Health and Safety/Garbage and Debris	Remove excessive recycling from patio



10/7/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
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