



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
3915 POTRERO AVE Apt 4
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 4 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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 Heaters inoperable, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
3.7	Bathroom/Wall Condition Clean discoloration on walls
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
2.12	Kitchen/Sink Garbage disposal inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.



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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



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
3915 POTRERO AVE Apt 6
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 6 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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.
4.10	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 peeling paint on walls
3.7	Bathroom/Wall Condition Repair peeling paint on bathroom #2 walls
3.12	Bathroom/Tub or Shower Resurface tub
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.



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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
3915 POTRERO AVE Apt 7
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 7 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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
1.4	Living Room/Security Front door doesnt close as designed, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
7.2	Heating and Plumbing/Safety of Heating Equipment Repair damaged heater covers in bedrooms
2.12	Kitchen/Sink Replace missing rubber splashguard
3.12	Bathroom/Tub or Shower Resurface tub



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FAILED INSPECTION NOTICE

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

Property:
3915 POTRERO AVE Apt 8
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 8 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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 Heaters inoperable, repair
4.5	Other Rooms/Window Condition Cut down brush on exterior of window blocking clear path exit (fire exit)
3.12	Bathroom/Tub or Shower Shower head leaking, repair
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair



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FAILED INSPECTION NOTICE

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

Property:
3915 POTRERO AVE Apt 9
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 9 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector / carbon monoxide detector inoperable, repair or replace
8.7	General Health and Safety/Other Interior Hazards Carpeting throughout unit heavily soiled and damaged, Repair or replace
8.4	General Health and Safety/Garbage and Debris Declutter unit
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
2.12	Kitchen/Sink
	1. Dishwasher inoperable, repair
	2. Garbage disposal inoperable, repair



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10/28/2025

FAILED INSPECTION NOTICE

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

Property:
3915 POTRERO AVE Apt 10
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 10 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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.
8.7	General Health and Safety/Other Interior Hazards No access to breaker box in hall closet
3.12	Bathroom/Tub or Shower Resurface tub
3.13	Bathroom/Ventilation Clean dust build up on vent fan
2.12	Kitchen/Sink Garbage disposal inoperable, repair
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair



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FAILED INSPECTION NOTICE

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

Property:
3915 POTRERO AVE Apt 11
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 11 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 between 09:00AM and 12:00PM.

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10/28/2025

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
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
2.7	Kitchen/Wall Condition Multiple holes on walls, repair
8.7	General Health and Safety/Other Interior Hazards 1. Remove key lock on hall closet door, no access to breaker box in hall closet
3.13	Bathroom/Ventilation Clean vent fan in hall bathroom
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink Clogged.
3.12	Bathroom/Tub or Shower Resurface tub
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 Multiple holes on walls, repair
4.8	Other Rooms/Floor Condition Flooring damaged at entry of room, 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.
4.3	Other Rooms/Electrical Hazards Outlet on right wall has no power, repair



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FAILED INSPECTION NOTICE

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

Property:
3915 POTRERO AVE Apt 12
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 12 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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 Remove keyed entry lock on hall closet
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal.



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FAILED INSPECTION NOTICE

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

Property:
3915 POTRERO AVE Apt 5
RICHMOND, CA 94804-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **3915 POTRERO AVE Apt 5 RICHMOND, CA 94804** **failed** the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.12	Bathroom/Tub or Shower Shower head leaking, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.



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Sincerely,

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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
760 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 **760 CARLSON BLVD Apt 3 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit replace sink air raider
3.12	Bathroom/Tub or Shower caulking in tub worn - repair/recaulk
2.12	Kitchen/Sink faucet handle loose - repair/replace
2.5	Kitchen/Window Condition screen missing



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10/28/2025

FAILED INSPECTION NOTICE

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

Property:
760 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 **760 CARLSON BLVD Apt 5 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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	sink clogged not draining properly - repair
8.7 General Health and Safety/Other Interior Hazards	hallway smoke detector inop
3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit	replace sink air raider

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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
760 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 **760 CARLSON BLVD Apt 7 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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>
1.8	Living Room/Floor Condition carpeting throughout unit badly worn - repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet door missing - repair/replace sink air raider missing
3.12	Bathroom/Tub or Shower Master bathroom tub and shower walls peeling - resurface/repair
2.12	Kitchen/Sink faucet air raider missing dishwasher not working properly - air gap - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
1.4	Living Room/Security patio screen door damaged - repair/replace



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10/28/2025

FAILED INSPECTION NOTICE

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

Property:
760 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 **760 CARLSON BLVD Apt 9 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink handle not properly secured - repair/replace sink stopper missing - repair/replace
3.12	Bathroom/Tub or Shower tub overflow drain plate missing - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite



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FAILED INSPECTION NOTICE

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

Property:
760 CARLSON BLVD Apt 10
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 10 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.8	Other Rooms/Floor Condition carpet damaged badly in front of bedroom door - repair/replace
4.4	Other Rooms/Security remove key lock from bedroom door
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet air raider missing - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet door not opening properly - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace



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FAILED INSPECTION NOTICE

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

Property:
760 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 **760 CARLSON BLVD Apt 12 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security bedroom door damaged - repair/replace door knob not properly secured - repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair
3.13	Bathroom/Ventilation vent fan not working properly - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace



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FAILED INSPECTION NOTICE

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

Property:
770 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 **770 CARLSON BLVD Apt 1 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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
1.7	Living Room/Wall Condition wall damaged next to heater thermostat - repair/repaint
4.4	Other Rooms/Security bedroom door damaged - repair/replace
4.8	Other Rooms/Floor Condition carpet under bedroom door damaged - repair/replace
3.4	Bathroom/Security bathroom door damaged - repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/repalce
1.6	Living Room/Ceiling Condition ceiling fan and wall covered in dust/dirt - remove/clean



10/28/2025

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



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
770 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 **770 CARLSON BLVD Apt 3 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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 clear egress from blocking window
4.3	Other Rooms/Electrical Hazards wall outlet next to bed not working properly - repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/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



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
770 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 **770 CARLSON BLVD Apt 4 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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>
4.8	Other Rooms/Floor Condition carpet below bedroom door damaged - repair/replace
4.5	Other Rooms/Window Condition screen missing - repair/replace
1.4	Living Room/Security patio screen damaged - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment earthquake straps missing - repair/replace



10/28/2025

FAILED INSPECTION NOTICE

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

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City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
770 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 **770 CARLSON BLVD Apt 9 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop -repair/replace
2.10	Kitchen/Stove or Range with Oven all burner must self ignite - repair/replace

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
770 CARLSON BLVD Apt 10
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **770 CARLSON BLVD Apt 10 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace

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

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

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Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
770 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 **770 CARLSON BLVD Apt 12 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat inop - repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/ repair/replace
2.12	Kitchen/Sink dishwasher not working properly - air gap - repair/replace

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
780 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 **780 CARLSON BLVD Apt 3 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
3.13	Bathroom/Ventilation vent fan inop - repair/replace
1.4	Living Room/Security patio door not locking 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.

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
780 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 **780 CARLSON BLVD Apt 4 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 between 11:00AM and 02:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
4.4	Other Rooms/Security remove key door lock from bedroom door
3.4	Bathroom/Security door damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven oven light not working properly - repair/replace
1.7	Living Room/Wall Condition hole behind front door - repair/replace



10/28/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
780 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 **780 CARLSON BLVD Apt 7 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
2.3	Kitchen/Electrical Hazards dinning room light cover fixture missing - repair/replace
4.4	Other Rooms/Security bedroom closet door missing - repair/replace
4.7	Other Rooms/Wall Condition bedroom wall damaged - repair/repaint hole next to closet entry wall and in side closet on back wall - repair/repaint
4.10	Other Rooms/Smoke Detectors smoke detectors in both bedrooms missing/inop - repair/replace
3.12	Bathroom/Tub or Shower tub damaged badly repair/replace tub peeling - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace



10/28/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
780 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 **780 CARLSON BLVD Apt 8 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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 remove key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower master bathroom tub peeling - repair/replace hallway tub caulking damaged - repair/recaulk
3.4	Bathroom/Security hallway bathroom door damaged - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet light pull string missing - repair/replace
2.12	Kitchen/Sink faucet handle loose - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range fan inop - repair



10/28/2025

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



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
780 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 **780 CARLSON BLVD Apt 9 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.4	General Health and Safety/Garbage and Debris Declutter unit
4.5	Other Rooms/Window Condition Clear items to allow access to window
8.7	General Health and Safety/Other Interior Hazards No access to breaker box in hall closet
2.11	Kitchen/Refrigerator Refrigerator/Freezer does not maintain temperature.



10/28/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
780 CARLSON BLVD Apt 10
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **780 CARLSON BLVD Apt 10 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
8.1	General Health and Safety/Access to Unit 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
4.4	Other Rooms/Security Remove keyed lock from interior door. NO ACCESS TO ROOM, MUST BE INSPECTED



10/28/2025

FAILED INSPECTION NOTICE

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
780 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 **780 CARLSON BLVD Apt 12 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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
8.7	General Health and Safety/Other Interior Hazards Hall closet door missing knobs, replace
3.13	Bathroom/Ventilation Clean excessive dust build up on vent fan
4.10	Other Rooms/Smoke Detectors Smoke detector is missing. All units must have at least one operable smoke detector in each bedroom and in a common area on each level.
4.5	Other Rooms/Window Condition 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.
2.12	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
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair



10/28/2025

FAILED INSPECTION NOTICE

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
780 CARLSON BLVD Apt 13
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **780 CARLSON BLVD Apt 13 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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
8.7	General Health and Safety/Other Interior Hazards No access to breaker box in hall closet
3.12	Bathroom/Tub or Shower Resurface tub
3.13	Bathroom/Ventilation Replace vent fan cover, painted and sealed shut
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.
2.12	Kitchen/Sink Dishwasher drains through air gap, repair as drain must go through garbage disposal
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair



10/28/2025

FAILED INSPECTION NOTICE

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

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

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
780 CARLSON BLVD Apt 15
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **780 CARLSON BLVD Apt 15 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 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>
4.10	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.
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle between windows
3.12	Bathroom/Tub or Shower Resurface tub in bathroom #2
2.3	Kitchen/Electrical Hazards Outlet left of sink has hot/neutral reverse, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



10/28/2025

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



10/28/2025

FAILED INSPECTION NOTICE

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

Property:
780 CARLSON BLVD Apt 16
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **780 CARLSON BLVD Apt 16 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 12/05/2025 between 01:00PM and 04:00PM.

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector missing, replace
4.4	Other Rooms/Security 1. Install striker plate 2. TENANT to remove key lock and latch style 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.
4.5	Other Rooms/Window Condition Move furniture blocking window (fire exit)
2.12	Kitchen/Sink Dishwasher inoperable, repair
2.6	Kitchen/Ceiling Condition Paint/repair ceiling. Previous fire damage



10/28/2025

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



10/28/2025

FAILED INSPECTION NOTICE

Corinne M Spingarn
19 Redondo Ct
Alameda, CA 94501-1136

Property:
1651 SHASTA ST
RICHMOND, CA 94804-5334-

PropID:
Client ID: 2985

Dear Owner/Agent,

This letter is to inform you that your property at **1651 SHASTA ST RICHMOND, CA 94804-5334** failed the Housing Quality Standards (HQS) inspection on 10/06/2025.

A re-inspection has been scheduled for 11/21/2025 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>
3.5	Bathroom/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. Window must be openable and remain open without props.
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.
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. Window must be openable and remain open without props.



10/28/2025

FAILED INSPECTION NOTICE

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Sincerely,

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