



12/8/2025

**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **575 BERK AVE Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/12/2026 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

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



12/8/2025

## FAILED INSPECTION NOTICE

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **575 BERK AVE Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/12/2026 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.
3.12	Bathroom/Tub or Shower Resurface tub
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove and range hood



12/8/2025

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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.

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## FAILED INSPECTION NOTICE

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

Property:  
575 BERK AVE Apt 5  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **575 BERK AVE Apt 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/12/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Replace inoperable smoke detector
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



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## FAILED INSPECTION NOTICE

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **575 BERK AVE Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
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:  
575 BERK AVE Apt 10  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **575 BERK AVE Apt 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/ carbon monoxide detector inoperable, repair or replace
3.4	Bathroom/Security Remove keyed entry lock from door
3.12	Bathroom/Tub or Shower Resurface tub
4.4	Other Rooms/Security Remove keyed lock from interior door.
2.10	Kitchen/Stove or Range with Oven Range hood inoperable, repair or replace



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## FAILED INSPECTION NOTICE

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **585 BERK AVE Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.12	Bathroom/Tub or Shower Resurface tub
4.4	Other Rooms/Security Replace missing door knob and hardware
4.7	Other Rooms/Wall Condition Wall has a defect which allows significant drafts to enter the unit. -repair wall underneath window seal
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.



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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **585 BERK AVE Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

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<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.
8.1	General Health and Safety/Access to Unit Patio lock inoperable, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **585 BERK AVE Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/carbon monoxide detector missing, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

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Tina Coyer  
680 S 37Th St  
Richmond, CA 94804

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **585 BERK AVE Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

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<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.
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.4	General Health and Safety/Garbage and Debris Heavy accumulation of garbage and debris (including large piles of trash, discarded furniture, and other debris that might harbor rodents) occurring inside the unit, in common areas, or outside must be removed.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



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

Property:  
585 BERK AVE Apt 5  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **585 BERK AVE Apt 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Replace damaged outlet underneath window
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.13	Bathroom/Ventilation Replace missing vent fan cover
7.5	Heating and Plumbing/Water Supply Unit = Water Pressure Low.





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**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **585 BERK AVE Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
4.5	Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
2.12	Kitchen/Sink Garbage disposal inoperable, repair



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**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **585 BERK AVE Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
3.13	Bathroom/Ventilation Secure vent fan to ceiling



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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **585 BERK AVE Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

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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 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.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **585 BERK AVE Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair  thermostat cover missing, replace
3.13	Bathroom/Ventilation Vent fan inoperable, repair or replace
4.4	Other Rooms/Security Remove keyed lock from interior door.





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## FAILED INSPECTION NOTICE

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **605 BERK AVE Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

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Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
8.7	General Health and Safety/Other Interior Hazards Clear personal items blocking access to fuse panel box in hall closet
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector and carbon monoxide detector inoperable, 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.
4.3	Other Rooms/Electrical Hazards No access to outlets for inspection, clear items to allow access for inspection
4.4	Other Rooms/Security Remove keyed lock from interior door.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
2.10	Kitchen/Stove or Range with Oven Front left burner inoperable, repair



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680 S 37Th St  
Richmond, CA 94804

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

PropID:  
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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 and carbon monoxide detector inoperable, replace
3.12	Bathroom/Tub or Shower Resurface tub
4.5	Other Rooms/Window Condition Window lock damaged, repair
2.10	Kitchen/Stove or Range with Oven Rear left burner inoperable, repair



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Tina Coyer  
680 S 37Th St  
Richmond, CA 94804

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **605 BERK AVE Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/12/2026 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.
4.5	Other Rooms/Window Condition Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair



12/8/2025

**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



12/8/2025

## FAILED INSPECTION NOTICE

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **605 BERK AVE Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/12/2026 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 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





12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
605 BERK AVE Apt 5  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **605 BERK AVE Apt 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/12/2026 between 01:00PM and 04:00PM.**

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/carbon monoxide detector missing, replace
4.5	Other Rooms/Window Condition Clear items to allow access to window for inspection. Window is a fire exit and must not be blocked
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
2.12	Kitchen/Sink 1. Dishwasher inoperable, repair  2. Subfloor underneath sink damaged, replace
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, replace



12/8/2025

**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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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



12/8/2025

**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **605 BERK AVE Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/12/2026 between 01:00PM and 04:00PM.**

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.7	Living Room/Wall Condition Repair peeling paint on living room and hallway walls
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.1	General Health and Safety/Access to Unit Patio screen torn around lock mechanism, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.



12/8/2025

**FAILED INSPECTION NOTICE**

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

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **605 BERK AVE Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/12/2026 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

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



12/8/2025

**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/12/2026 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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit Sink has cracks in it, repair or replace
7.2	Heating and Plumbing/Safety of Heating Equipment Secure covers on heaters in unit
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.

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



12/8/2025

**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **615 BERK AVE Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/12/2026 between 01:00PM and 04:00PM.**

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Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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



12/8/2025

## FAILED INSPECTION NOTICE

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

Property:  
600 S 37TH ST Apt 1  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **600 S 37TH ST Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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 hallway bathroom shower head leaking - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop





12/8/2025

**FAILED INSPECTION NOTICE**

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Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
600 S 37TH ST Apt 3  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **600 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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
3.7	Bathroom/Wall Condition hallway bathroom wall next to tub bubbling badly- repair/repaint
4.10	Other Rooms/Smoke Detectors bedroom smoke detector inop
2.12	Kitchen/Sink faucet handle loose -repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace replace fan vent cover



12/8/2025

## **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



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
600 S 37TH ST Apt 5  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **600 S 37TH ST Apt 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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 both bedroom doors damaged - repair/replace
3.7	Bathroom/Wall Condition master bathroom & hallway bathroom wall next to tub damaged badly - repair/repaint
4.5	Other Rooms/Window Condition clear items/egress blocking window master bedroom
3.12	Bathroom/Tub or Shower hallway bathroom tub caulking worn - repair/recaulk
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit bottom of sink cabinet worn / damaged - repair/replace
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat



12/8/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
600 S 37TH ST Apt 6  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **600 S 37TH ST Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 between 09:00AM and 12:00PM.**

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector - missing/inop
4.10	Other Rooms/Smoke Detectors smoke detectors missing in all bedrooms repair/replace
3.12	Bathroom/Tub or Shower soap holder broken - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
2.12	Kitchen/Sink garbage disposal inop - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite



12/8/2025

**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



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
600 S 37TH ST Apt 9  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **600 S 37TH ST Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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 bedroom door
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop

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





12/8/2025

## FAILED INSPECTION NOTICE

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

Property:  
600 S 37TH ST Apt 8  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **600 S 37TH ST Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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 Provide Heat Source. heater inop
4.4	Other Rooms/Security remove key door locks from all bedrooms
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
8.6	General Health and Safety/Interior Stairs and Common Halls large crack in hallway ceiling - repair
2.13	Kitchen/Space for Storage, Prep and Serving drawer not staying open properly - repair/replace
2.12	Kitchen/Sink dishwasher inop - repair/replace
1.4	Living Room/Security patio screen door damaged - repair/replace
4.5	Other Rooms/Window Condition bedroom window screen missing - repair/replace



12/8/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
610 S 37TH ST Apt 3  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **610 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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 locks from all bedroom doors
3.7	Bathroom/Wall Condition towel rack 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



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
610 S 37TH ST Apt 6  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **610 S 37TH ST Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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/inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower caulking in tub - worn/discolored - repair/recaulk
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. heater inop - repair/replace



12/8/2025

## **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



12/8/2025

## FAILED INSPECTION NOTICE

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

Property:  
610 S 37TH ST Apt 5  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **610 S 37TH ST Apt 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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>
1.7	Living Room/Wall Condition hole in hallway wall - repair/repaint
3.7	Bathroom/Wall Condition wall behind toilet damaged - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace burner knob missing
1.4	Living Room/Security clear items/egress blocking front door from opening fully



12/8/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
610 S 37TH ST Apt 7  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **610 S 37TH ST Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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 lock from bedroom door
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bathroom toilet base loose - repair/replace
2.3	Kitchen/Electrical Hazards pantry light not secured properly
2.7	Kitchen/Wall Condition wall above pantry door damaged - repair/repaint
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
1.4	Living Room/Security patio screen door damaged -repair/replace





12/8/2025

**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



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
610 S 37TH ST Apt 11  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **610 S 37TH ST Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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 leaking underneath - 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.

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



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
610 S 37TH ST Apt 12  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **610 S 37TH ST Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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 Provide Heat Source. heater inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
1.4	Living Room/Security patio door not locking properly - repair/replace
2.12	Kitchen/Sink dishwasher drain properly drain plug - repair/replace



12/8/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
610 S 37TH ST Apt 13  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **610 S 37TH ST Apt 13 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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>
4.5	Other Rooms/Window Condition clear items/egress blocking bedroom window
4.4	Other Rooms/Security remove key door lock from bedroom door
3.8	Bathroom/Floor Condition lining at base of tub damaged - repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/repair
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet sink base damaged at bottom - repair/replace
3.13	Bathroom/Ventilation vent cover missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.12	Kitchen/Sink faucet handle loose - repair/replace
1.4	Living Room/Security screen door damaged - repair/replace



12/8/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
610 S 37TH ST Apt 14  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **610 S 37TH ST Apt 14 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 between 11:00AM and 02:00PM.**

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.8	Living Room/Floor Condition flooring throughout living room and hallway damaged - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector - missing/inop
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing/inop
2.10	Kitchen/Stove or Range with Oven all burners must self ignite



12/8/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program





12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
610 S 37TH ST Apt 15  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **610 S 37TH ST Apt 15 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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 Provide Heat Source. heater inop
4.4	Other Rooms/Security remove all key door locks from all bedroom doors
3.12	Bathroom/Tub or Shower master bathroom tub chipping - resurface/replace
2.10	Kitchen/Stove or Range with Oven hood range light inop - repair
2.3	Kitchen/Electrical Hazards pantry light not properly secured - repair/replace
1.4	Living Room/Security patio door not locking properly - repair/replace



12/8/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
610 S 37TH ST Apt 16  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **610 S 37TH ST Apt 16 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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 earthquake straps missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. Heat Not Working Properly.
4.4	Other Rooms/Security closet doors in both bedrooms off track - repair/replace
3.1	Bathroom/Bathroom Present master bathroom tub caulking very badly worn - recaulk
3.8	Bathroom/Floor Condition liner at base of tub damaged in both bathrooms - repair/repalce
3.12	Bathroom/Tub or Shower hall shower head loose - repair/replace both tubs peeling resurface
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.10	Kitchen/Stove or Range with Oven all burners must self ignite



12/8/2025

**FAILED INSPECTION NOTICE**

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
620 S 37TH ST Apt 1  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **620 S 37TH ST Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security clear items/egress blocking patio door
4.4	Other Rooms/Security bedroom door damaged - repair/replace
1.8	Living Room/Floor Condition carpeting throughout entire unit very badly worn - replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit faucet handle broken - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose
3.7	Bathroom/Wall Condition wall next to tub base damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
2.2	Kitchen/Electricity dining room light inop
6.2	Building Exterior/Condition of Stairs, Rails, and Porches patio railing not properly secured to building - repair



12/8/2025

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12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
620 S 37TH ST Apt 2  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **620 S 37TH ST Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.4	Other Rooms/Security remove key lock from bedroom door
1.8	Living Room/Floor Condition carpeting throughout entire unit badly worn - repair/replace

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City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
620 S 37TH ST Apt 3  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **620 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 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	tub peeling very badly - repair/resurface/replace
4.4 Other Rooms/Security	remove key door lock from bedroom door
7.1 Heating and Plumbing/Adequacy of Heating Equipment	heater not working properly - repair/replace

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Sincerely,

City of Richmond  
Residential Rental Inspections Program





12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
620 S 37TH ST Apt 7  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **620 S 37TH ST Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 between 01:00PM and 04:00PM.**

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Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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Sincerely,

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Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
620 S 37TH ST Apt 8  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **620 S 37TH ST Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 between 01:00PM and 04:00PM.**

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

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12 Bathroom/Tub or Shower	hallway bath tub peeling - repair/resurface/replace
4.4 Other Rooms/Security	remove key door locks from all bedroom doors
7.1 Heating and Plumbing/Adequacy of Heating Equipment	heater not working properly - repair/replace

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

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
620 S 37TH ST Apt 9  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **620 S 37TH ST Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/01/2025.

**A re-inspection has been scheduled for 01/14/2026 between 01:00PM and 04:00PM.**

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

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower tub peeling - repair/replace

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Sincerely,

City of Richmond  
Residential Rental Inspections Program