



12/8/2025

**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/13/2026 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.



12/8/2025

**FAILED INSPECTION NOTICE**

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.4	General Health and Safety/Garbage and Debris Remove excessive amount of personal items and furniture located outside of exterior front door and patio
8.7	General Health and Safety/Other Interior Hazards Remove keyed entry lock from hall closet
3.12	Bathroom/Tub or Shower Replace missing shower head
3.7	Bathroom/Wall Condition Repair damaged wall by toilet
8.6	General Health and Safety/Interior Stairs and Common Halls Common area smoke detector/carbon monoxide detector inoperable, replace
4.10	Other Rooms/Smoke Detectors Smoke detector is inoperable or missing. All units must have at least one operable smoke detector on each level. The smoke detector must be placed according to package instructions.
4.7	Other Rooms/Wall Condition Repair peeling paint on wall by closet
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.5	Other Rooms/Window Condition Clean discoloration on window and window seal
2.12	Kitchen/Sink <ol style="list-style-type: none"><li>1. Repair damaged sub flooring</li><li>2. Garbage disposal inoperable, repair</li><li>3. Dishwasher door damaged, repair.</li><li>4. Dishwasher drains through air gap, repair as drain must go through garbage disposal.</li></ol>
2.10	Kitchen/Stove or Range with Oven Replace missing burner knobs
1.4	Living Room/Security Remove latch lock from front door



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:  
625 BERK AVE Apt 3  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/13/2026 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>
3.12 Bathroom/Tub or Shower	Replace missing baseboard trim
3.6 Bathroom/Ceiling Condition	Clean discoloration on bathroom ceiling
3.7 Bathroom/Wall Condition	Repair peeling paint left of sink
4.7 Other Rooms/Wall Condition	Closet door damaged, repair or remove



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:  
625 BERK AVE Apt 6  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/13/2026 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>
3.12	Bathroom/Tub or Shower Resurface tub
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:  
625 BERK AVE Apt 7  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/13/2026 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>
2.10	Kitchen/Stove or Range with Oven Right/Rear burner inoperable, repair
2.7	Kitchen/Wall Condition Patch holes on walls in kitchen pantry
3.12	Bathroom/Tub or Shower Resurface tub
4.5	Other Rooms/Window Condition Repair damaged window fram on interior side (left window)
7.2	Heating and Plumbing/Safety of Heating Equipment Repair heater cover in living room, damaged
8.1	General Health and Safety/Access to Unit Patio screen damaged, 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:  
625 BERK AVE Apt 10  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 10 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/13/2026 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>
3.12	Bathroom/Tub or Shower Resurface tub

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:  
625 BERK AVE Apt 12  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **625 BERK AVE Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/13/2026 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>
2.11	Kitchen/Refrigerator Door not closing as designed, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 1 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/13/2026 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 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.

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:  
635 BERK AVE Apt 2  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/13/2026 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 Heaters inoperable, repair
8.7	General Health and Safety/Other Interior Hazards Electrical breaker panel (hall closet) missing lock, 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:  
635 BERK AVE Apt 6  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/13/2026 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 Heaters inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for rats, mice.

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:  
635 BERK AVE Apt 8  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/13/2026 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
2.12	Kitchen/Sink <ul style="list-style-type: none"><li>1. Repair leak under sink</li><li>2. Dishwasher inoperable, repair</li><li>3. Garbage disposal inoperable, repair</li><li>4. Subflooring underneath sink damaged from active leak, repair</li></ul>
4.5	Other Rooms/Window Condition <ul style="list-style-type: none"><li>Window screen damaged, repair</li></ul>
4.4	Other Rooms/Security <ul style="list-style-type: none"><li>Remove keyed lock from interior door.</li></ul>
7.1	Heating and Plumbing/Adequacy of Heating Equipment <ul style="list-style-type: none"><li>Heaters inoperable, repair</li></ul>
	Thermostat cover missing, replace
8.1	General Health and Safety/Access to Unit <ul style="list-style-type: none"><li>1. Patio door lock missing, replace</li><li>2. Patio door screen damaged, repair</li></ul>
8.3	General Health and Safety/Evidence of Infestation <ul style="list-style-type: none"><li>Exterminate for roaches.</li></ul>



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:  
635 BERK AVE Apt 11  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/13/2026 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.

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:  
635 BERK AVE Apt 12  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 12 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/13/2026 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 Bath Sink Cracked/Needs Repair/Replacement.

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:  
645 BERK AVE Apt 3  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/13/2026 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>
1.3	Living Room/Electrical Hazards Repair/Replace Wall Electrical Outlet. - Replace cracked outlet by patio door and underneath thermostat
3.12	Bathroom/Tub or Shower Resurface tub, recalls inside of tub
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:  
620 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 **620 S 37TH ST Apt 11 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**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>
1.7	Living Room/Wall Condition hallway walls damaged - repair/repaint
4.4	Other Rooms/Security bedroom door damaged - repair/repalce
4.5	Other Rooms/Window Condition clear items/egress blocking window
4.10	Other Rooms/Smoke Detectors smoke detector missing
4.7	Other Rooms/Wall Condition hole in wall next door - repair/replace
3.7	Bathroom/Wall Condition all walls in bathroom either damaged or has holes - repair/repaint
2.13	Kitchen/Space for Storage, Prep and Serving cabinet door missing
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.

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:  
630 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 **630 S 37TH ST Apt 2 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**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.

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.

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:  
630 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 **630 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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>
2.12	Kitchen/Sink dishwasher door handle damaged - repair/replace

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
630 S 37TH ST Apt 4  
RICHMOND, CA 94804-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **630 S 37TH ST Apt 4 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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 large hole in wall behind entry door - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit master bedroom toilet base loose and not flushing properly - repair/replace

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program





12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
630 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 **630 S 37TH ST Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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>
2.10	Kitchen/Stove or Range with Oven oven inop - repair/replace all burners must self ignite - repair/repalce
2.12	Kitchen/Sink dishwasher inop - repair/replace
3.12	Bathroom/Tub or Shower shower wall peeling very badly - repair/resurface/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke inop - repair/replace
4.4	Other Rooms/Security remove key door locks from all bedroom doors
4.2	Other Rooms/Electricity/Illumination bedroom closet light 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.

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:  
630 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 **630 S 37TH ST Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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>
3.12 Bathroom/Tub or Shower	faucet dripping - repair
2.4 Kitchen/Security	pantry door striker plate missing - repair/replace
2.12 Kitchen/Sink	hot water not getting hot

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:  
630 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 **630 S 37TH ST Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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>
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment water heater earthquake straps missing - repair /replace close opening/access allowing birds to get in water heater closet - health hazard

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
640 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 **640 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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 clear egress from blocking window
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
640 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 **640 S 37TH ST Apt 5 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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>
1.4	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.

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:  
640 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 **640 S 37TH ST Apt 6 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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

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:  
640 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 **640 S 37TH ST Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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>
2.10	Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace
2.11	Kitchen/Refrigerator refrigerator leaking - repair/replace
2.6	Kitchen/Ceiling Condition pantry ceiling water damaged - repair/replace
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit leaking from underneath sink - repair/replace
4.4	Other Rooms/Security remove egress from blocking window remove key door lock from bedroom door
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls hallway closet light not secured properly - 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:  
640 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 **640 S 37TH ST Apt 8 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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>
2.10	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:  
640 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 **640 S 37TH ST Apt 9 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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 egress from blocking window
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop - repair/replace

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

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

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

Sincerely,

City of Richmond  
Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **640 S 37TH ST Apt 13 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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 install earthquake straps on water heater

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **640 S 37TH ST Apt 15 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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>
3.12	Bathroom/Tub or Shower tub peeling - repair/resurface

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **640 S 37TH ST Apt 16 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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>
2.5	Kitchen/Window Condition screen damaged - repair/replace
3.12	Bathroom/Tub or Shower hallway tub peeling - repair/resurface

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **650 S 37TH ST Apt 3 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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.

Area	REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS
2.12	Kitchen/Sink dishwasher not working properly
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit large hole underneath master bedroom bathroom sink - repair/replace
4.4	Other Rooms/Security remove all key door locks from all bedroom doors
4.7	Other Rooms/Wall Condition hole in master bedroom closet wall - repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.3	General Health and Safety/Evidence of Infestation roach infestation - remove
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector inop -



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:  
650 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 **650 S 37TH ST Apt 7 RICHMOND, CA 94804** failed the Housing Quality Standards (HQS) inspection on 12/02/2025.

**A re-inspection has been scheduled for 01/15/2026 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 Heat Not Working Properly. Provide Heat Source.
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
4.4	Other Rooms/Security door striker plate 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