

FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 645 BERK AVE Apt 4 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **645 BERK AVE Apt 4 RICHMOND, CA 94804 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

4.3 Other Rooms/Elecrtical Hazards
Replace cracked outlet underneath window

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,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 645 BERK AVE Apt 6 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at 645 BERK AVE Apt 6 RICHMOND, CA 94804 failed the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

- 4.3 Other Rooms/Elecrtical Hazards
 - Three prong outlet not testing as designed, must be grounded or replaced with a GFCI.
 - -outlet left of right window has hot/neutral reverse, repair
- 7.1 Heating and Plumbing/Adequacy of Heating Equipment
 - Heaters inoperable, repair
 - Thermostat removed. Replace



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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 645 BERK AVE Apt 8 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at 645 BERK AVE Apt 8 RICHMOND, CA 94804 failed the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

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.

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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 645 BERK AVE Apt 9 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at 645 BERK AVE Apt 9 RICHMOND, CA 94804 failed the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

- 4.4 Other Rooms/Security

 Door damaged, 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 insturctions.
- 8.1 General Health and Safety/Access to Unit Patio screen door off track, repair
- 8.7 General Health and Safety/Other Interior Hazards
 Carpeting heavily soiled throughout unit, clean carpet



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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 645 BERK AVE Apt 10 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at 645 BERK AVE Apt 10 RICHMOND, CA 94804 failed the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

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,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 645 BERK AVE Apt 12 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at 645 BERK AVE Apt 12 RICHMOND, CA 94804 failed the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

- 1.3 Living Room/Electrical Hazards
 Repair outlet above heater, has hot/neutral reverse
- 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.

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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 685 BERK AVE Apt 2 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 2 RICHMOND**, **CA 94804 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

- 3.12 Bathroom/Tub or Shower
 - Resurface tub
- 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 insturctions.

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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 685 BERK AVE Apt 3 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 3 RICHMOND**, **CA 94804 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

- 1.3 Living Room/Electrical Hazards
 Repair/Replace Wall Electrical Outlet.
 - replace damaged outlet by patio door
- 2.12 Kitchen/Sink
 - 1- Garbage disposal inoperable, repair
 - 2- Dishwasher drains through air gap, repair as drain must go through garbage disposal
- 3.12 Bathroom/Tub or Shower

Resurface tub

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



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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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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 685 BERK AVE Apt 8 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 8 RICHMOND**, **CA 94804 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

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

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

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,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 685 BERK AVE Apt 9 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 9 RICHMOND**, **CA 94804 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

- 2.10 Kitchen/Stove or Range with Oven Install range hood vent screen
- 3.12 Bathroom/Tub or Shower Shower head leaking, repair

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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 685 BERK AVE Apt 11 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 11 RICHMOND, CA 94804 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

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

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.

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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 685 BERK AVE Apt 12 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **685 BERK AVE Apt 12 RICHMOND**, CA **94804 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

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

- 2.11 Kitchen/Refrigerator
- Refridgerator Leakage Present.
 4.5 Other Rooms/Window Condition
 - Window screen damaged, repair

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,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 690 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 **690 S 37TH ST Apt 7 RICHMOND**, CA **94804 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

3.12 Bathroom/Tub or Shower
tile on shower wall missing - repair/replace
tub peeling - resurface/ 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,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 690 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 **690 S 37TH ST Apt 9 RICHMOND**, CA **94804 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

- 4.4 Other Rooms/Security clear items/egress blocking bedroom window
- 3.10 Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose repair/replace
- 3.7 Bathroom/Wall Condition toilet roll holder missing

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

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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 695 BERK AVE Apt 1 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at 695 BERK AVE Apt 1 RICHMOND, CA 94804 failed the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

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

- 4.3 Other Rooms/Elecrtical Hazards
 Replace damaged outlet by left window. Outlet also has hot/neutral reverse, repair
- 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.

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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 695 BERK AVE Apt 7 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **695 BERK AVE Apt 7 RICHMOND**, **CA 94804 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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.

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

- 3.7 Bathroom/Wall Condition Repair peeling paint on wall
- 3.13 Bathroom/Ventilation
 - Clean excessive dust build up on vent fan
- 4.5 Other Rooms/Window Condition
 - Move bed blocking window (fire exit)
- 4.3 Other Rooms/Elecrtical Hazards
 - A missing and/or cracked coverplate presents an electrical hazard.
 - outlet underneath window missing cover plate, replace
- 4.4 Other Rooms/Security
 - Remove keyed lock from interior door.



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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 695 BERK AVE Apt 9 RICHMOND, CA 94804-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at 695 BERK AVE Apt 9 RICHMOND, CA 94804 failed the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

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

- 4.4 Other Rooms/Security
 Remove keyed lock from interior door.
- 8.1 General Health and Safety/Access to Unit
 - 1. Front security door damaged, cutting hazard. Repair or remove
 - 2. Patio door lock inoperable, repair
 - 3. Patio screen damaged, repair



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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 720 CARLSON BLVD Apt 1 RICHMOND, CA 94804-4128-

PropID:

Property:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 1 RICHMOND, CA 94804-4128 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

- 2.5 Kitchen/Window Condition
 - kitchen screen damaged repair/replace
- 7.1 Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. Heat Not Working Properly.
- 3.10 Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose repair/replace
- 3.8 Bathroom/Floor Condition lining at floor base out side of tub badly damaged repair/replace
- 3.12 Bathroom/Tub or Shower tub peeling resurface/repair
- 2.12 Kitchen/Sink faucet handle not properly secure repair/replace
- 2.10 Kitchen/Stove or Range with Oven all burners must self ignite repair/replace
- 7.2 Heating and Plumbing/Safety of Heating Equipment water heater earthquake straps missing



FAILED INSPECTION NOTICE

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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 720 CARLSON BLVD Apt 2 RICHMOND, CA 94804-4128-

PropID:

Property:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 2 RICHMOND**, CA **94804-4128 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

A re-inspection has been scheduled for 01/15/2026 between 01:00PM and 04:00PM.

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

2.12 Kitchen/Sink

dishwasher inop - repair/replace

- 3.12 Bathroom/Tub or Shower shower wall peeling- repair/replace
- 3.7 Bathroom/Wall Condition wall next to tub damaged repair/repaint
- 7.1 Heating and Plumbing/Adequacy of Heating Equipment thermostat not properly secured and heater inop repair/replace



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,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 720 CARLSON BLVD Apt 3 RICHMOND, CA 94804-4128-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 3 RICHMOND**, CA **94804-4128 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

- 2.5 Kitchen/Window Condition screen damaged repair/replace
- 4.4 Other Rooms/Security door damaged repair/replace
- 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.

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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 720 CARLSON BLVD Apt 4 RICHMOND, CA 94804-4128-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 4 RICHMOND**, CA **94804-4128 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

4.4 Other Rooms/Security remove egress from blocking window

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,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 720 CARLSON BLVD Apt 5 RICHMOND, CA 94804-4128-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 5 RICHMOND**, CA **94804-4128 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

- 2.10 Kitchen/Stove or Range with Oven all burners must self ignite repair/replace
- 4.4 Other Rooms/Security remove key door locks from all bedroom doors

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

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FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 720 CARLSON BLVD Apt 6 RICHMOND, CA 94804-4128-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 6 RICHMOND, CA 94804-4128 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

- 1.8 Living Room/Floor Condition carpeting throughout unit badly worn repair/replace
- 3.12 Bathroom/Tub or Shower tub peeling -resurface/repair
- 2.2 Kitchen/Electricty dinning room light inop
- 7.1 Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. Heat Not Working Properly.
- 2.10 Kitchen/Stove or Range with Oven all burners must self ignite - repair/replace hood range light inop



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,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 720 CARLSON BLVD Apt 7 RICHMOND, CA 94804-4128-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 7 RICHMOND, CA 94804-4128 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

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

7.1 Heating and Plumbing/Adequacy of Heating Equipment heater inop - repair/replace

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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 720 CARLSON BLVD Apt 8 RICHMOND, CA 94804-4128-

PropID:

Property:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 8 RICHMOND**, CA **94804-4128 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

A re-inspection has been scheduled for 01/16/2026 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

- 1.8 Living Room/Floor Condition carpet throughout unit bunching badly tripping hazard repair/replace
- 3.13 Bathroom/Ventilation vent cover very badly worn/discolored 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,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 720 CARLSON BLVD Apt 9 RICHMOND, CA 94804-4128-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 9 RICHMOND**, CA **94804-4128 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

A re-inspection has been scheduled for 01/16/2026 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

- 7.2 Heating and Plumbing/Safety of Heating Equipment water heater door lock missing repair/replace earthquake straps missing repair
- 8.3 General Health and Safety/Evidence of Infestation

unit needs to be fully cleaned carpet and walls health hazard -

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

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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 720 CARLSON BLVD Apt 11 RICHMOND, CA 94804-4128-

PropID:

Property:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 CARLSON BLVD Apt 11 RICHMOND, CA 94804-4128 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

A re-inspection has been scheduled for 01/16/2026 between 09:00AM and 12:00PM.

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

- 7.1 Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. Heat Not Working Properly.
- 3.12 Bathroom/Tub or Shower tub peeling resurface/replace
- 4.4 Other Rooms/Security bedroom closet doors missing
- 4.5 Other Rooms/Window Condition bedroom screens missing
- 2.12 Kitchen/Sink dishwasher not working properly repair/replace
- 1.4 Living Room/Security
 clear items/egress blocking front door from opening fully
 clear items/egress blocking patio door
 patio screen damaged



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,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 730 CARLSON BLVD Apt 2 RICHMOND, CA 94804-4128-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **730 CARLSON BLVD Apt 2 RICHMOND**, CA **94804-4128 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

A re-inspection has been scheduled for 01/16/2026 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.

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Sincerely,



FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 730 CARLSON BLVD Apt 4 RICHMOND, CA 94804-4128-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **730 CARLSON BLVD Apt 4 RICHMOND**, CA **94804-4128 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

A re-inspection has been scheduled for 01/16/2026 between 09:00AM and 12:00PM.

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

1.4 Living Room/Security clear egress block patio door

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: 730 CARLSON BLVD Apt 5 RICHMOND, CA 94804-4128-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **730 CARLSON BLVD Apt 5 RICHMOND, CA 94804-4128 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

A re-inspection has been scheduled for 01/16/2026 between 09:00AM and 12:00PM.

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

- 7.1 Heating and Plumbing/Adequacy of Heating Equipment Provide Heat Source. Heat Not Working Properly.
- 3.12 Bathroom/Tub or Shower faucet not secured
- 2.5 Kitchen/Window Condition kitchen screen damaged

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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FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 730 CARLSON BLVD Apt 6 RICHMOND, CA 94804-4128-

PropID:

Property:

Client ID: 15121

Dear Owner/Agent,

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

- 4.8 Other Rooms/Floor Condition bedrooms carpet bunching tripping hazard repair/replace
- 3.10 Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose repair/replace
- 3.11 Bathroom/Fixed Wash Basin or Lavatory in Unit cabinet door missing

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

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FAILED INSPECTION NOTICE

Monterey Venture Lp Tina Coyer 680 S 37Th St Richmond, CA 94804 Property: 730 CARLSON BLVD Apt 8 RICHMOND, CA 94804-4128-

PropID:

Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **730 CARLSON BLVD Apt 8 RICHMOND, CA 94804-4128 failed** the Housing Quality Standards (HQS) inspection on 12/03/2025.

A re-inspection has been scheduled for 01/16/2026 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

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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