



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
720 S 40TH ST Apt 1  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 1 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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>
4.3	Other Rooms/Electrical Hazards Damaged outlet presents an electrical hazard. - replace outlet on right wall
4.7	Other Rooms/Wall Condition Repair holes on bedroom walls
4.4	Other Rooms/Security Remove dead bolt from door
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.1	General Health and Safety/Access to Unit Remove chain and padlock from patio 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:  
720 S 40TH ST Apt 3  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 3 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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 Heater inoperable, repair
6.2	Building Exterior/Condition of Stairs, Rails, and Porches Patio support beam dry rotted, replace
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair
4.4	Other Rooms/Security Bedroom door damaged, repair or replace
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
3.6	Bathroom/Ceiling Condition Clean moisture condensation from ceiling



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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:  
720 S 40TH ST Apt 4  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 4 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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>
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on range hood and stove
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, 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.

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,

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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:  
720 S 40TH ST Apt 5  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 5 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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>
2.10	Kitchen/Stove or Range with Oven 1. Right burners inoperable, repair 2. TENANT to clean grease splatter on stove and range hood
2.11	Kitchen/Refrigerator Refrigerator leaking, repair or replace
3.12	Bathroom/Tub or Shower Caulk inside of tub
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.1	General Health and Safety/Access to Unit Replace missing patio screen door
8.4	General Health and Safety/Garbage and Debris Declutter unit



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.

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,

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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:  
720 S 40TH ST Apt 6  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 6 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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>
2.10	Kitchen/Stove or Range with Oven
	1. Burners not self lighting, repair
	2. TENANT to clean grease splatter on stove
3.12	Bathroom/Tub or Shower
	Resurface tub
4.8	Other Rooms/Floor Condition
	Carpet torn at entry, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heaters inoperable, repair





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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 8 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

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

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.3	Other Rooms/Electrical Hazards Replace cracked receptacle - right side of right bedroom window
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
2.12	Kitchen/Sink Unable to test dishwasher as it was full of paper goods, remove for inspection



12/8/2025

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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:  
720 S 40TH ST Apt 9  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 9 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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.



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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.7	Living Room/Wall Condition Address heavy yellow discoloration on walls
2.7	Kitchen/Wall Condition Address heavy yellow discoloration on walls
3.1	Bathroom/Bathroom Present NO ACCESS TO BATHROOM
4.4	Other Rooms/Security Door damaged, 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.
4.7	Other Rooms/Wall Condition Address heavy yellow discoloration on walls
6.4	Building Exterior/Condition of Exterior Surfaces Header beam in front of unit dry rotted, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.1	General Health and Safety/Access to Unit Patio screen damaged, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.4	General Health and Safety/Garbage and Debris Declutter unit, poor housekeeping throughout unit
8.7	General Health and Safety/Other Interior Hazards

2. Carpeting heavily soiled/damaged throughout unit. Replace as flooring is too damaged to repair



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12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
720 S 40TH ST Apt 10  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 10 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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>
2.10	Kitchen/Stove or Range with Oven
	1. Oven display damaged, repair or replace
	2. Burners not self lighting, repair
	3. TENANT to clean grease splatter on stove
2.12	Kitchen/Sink
	Dishwasher not draining as designed, water sitting inside of dishwasher. Repair
4.5	Other Rooms/Window Condition
	Window lock damaged, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment
	Heaters inoperable, repair
8.3	General Health and Safety/Evidence of Infestation
	Exterminate for roaches.



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Residential Rental Inspections Program





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**FAILED INSPECTION NOTICE**

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

Property:  
720 S 40TH ST Apt 13  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 13 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.11	Kitchen/Refrigerator Refrigerator/Freezer does not maintain temperature.
2.12	Kitchen/Sink 1. Disposal not functioning.  2. Kitchen sink is stopped up.  3. Dishwasher inoperable, repair  4. Caulk kitchen sink
3.12	Bathroom/Tub or Shower baseboard trim in front of tub damaged, repair
4.4	Other Rooms/Security Remove keyed lock from interior door.
4.7	Other Rooms/Wall Condition Repair damaged wall left of window
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
7.2	Heating and Plumbing/Safety of Heating Equipment Repair damaged heater fronts
8.1	General Health and Safety/Access to Unit Patio screen damaged, 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.

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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:  
720 S 40TH ST Apt 14  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 14 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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>
2.10	Kitchen/Stove or Range with Oven Burners/oven inoperable. Repair or replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit Toilet constantly runs, 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.

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12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
730 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 **730 CARLSON BLVD Apt 9 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower caulking in tub worm - recaulk - repair tub peeling - resurface - repair
4.10	Other Rooms/Smoke Detectors smoke detectors missing/inop in both bedrooms

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

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Residential Rental Inspections Program



12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
730 CARLSON BLVD Apt 11  
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 11 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 12/04/2025.

**A re-inspection has been scheduled for 01/16/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink garbage disposal inop - repair/replace
3.12	Bathroom/Tub or Shower tub chipping -repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment water heater missing earthquake straps

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 12  
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 12 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 12/04/2025.

**A re-inspection has been scheduled for 01/16/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.4	Living Room/Security patio screen door damaged - repair/replace
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit hallway toilet base loose - repair/replace

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

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12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
740 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 **740 CARLSON BLVD Apt 3 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 12/04/2025.

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<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
2.12	Kitchen/Sink cover below sink 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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12/8/2025

**FAILED INSPECTION NOTICE**

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

Property:  
740 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 **740 CARLSON BLVD Apt 7 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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.

<u>Area</u>	<u>REASON(S) FOR “FAIL” RATING AND OTHER COMMENTS</u>
3.12	Bathroom/Tub or Shower caulking in tub badly worn - discolored - recaulk - repair

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## FAILED INSPECTION NOTICE

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

Property:  
740 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 **740 CARLSON BLVD Apt 9 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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.

<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
2.12	Kitchen/Sink garbage disposal inop
3.10	Bathroom/Flush Toilet in Enclosed Room in Unit toilet base loose - repair/replace
3.12	Bathroom/Tub or Shower tub peeling - resurface/replace caulking in tub worn/ discolored - recaulk - replace
4.4	Other Rooms/Security bedroom door damaged - repair/replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment thermostat damaged /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:  
740 CARLSON BLVD Apt 10  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **740 CARLSON BLVD Apt 10 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 12/04/2025.

**A re-inspection has been scheduled for 01/16/2026 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 worn - resurface/repair caulking worn - recaulk/repair
8.3	General Health and Safety/Evidence of Infestation roach infestation - treat/remove
1.8	Living Room/Floor Condition carpeting bunching - tripping hazard - repair/replace
2.10	Kitchen/Stove or Range with Oven large amount of grease buildup - fire 7 safety hazard - remove /clean
1.4	Living Room/Security patio door not locking 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.

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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:  
740 CARLSON BLVD Apt 11  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **740 CARLSON BLVD Apt 11 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 12/04/2025.

**A re-inspection has been scheduled for 01/16/2026 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 chipping - resurface/repair
7.2	Heating and Plumbing/Safety of Heating Equipment water heater earthquake straps 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,

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:  
725 S 40TH ST Apt 4  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 4 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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>
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 Low audible alert, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
2.12	Kitchen/Sink Splashguard missing, 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:  
720 S 40TH ST Apt 15  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 15 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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>
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove, range hood and cabinets
2.5	Kitchen/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.5	Other Rooms/Window Condition Window is severely cracked or broken which presents a cutting or air access hazard. Replace.
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair
8.3	General Health and Safety/Evidence of Infestation Exterminate for roaches.
8.7	General Health and Safety/Other Interior Hazards Clear items in hall closet, no access to breaker box





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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **720 S 40TH ST Apt 16 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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>
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, replace
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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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:  
725 S 40TH ST Apt 15  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **725 S 40TH ST Apt 15 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**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 Remove keyed lock from interior door.
2.10	Kitchen/Stove or Range with Oven Rear left burner inoperable, repair
2.	Range hood light inoperable, repair

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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:  
745 S 40TH ST Apt 4  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **745 S 40TH ST Apt 4 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**A re-inspection has been scheduled for 01/16/2026 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>
2.10	Kitchen/Stove or Range with Oven Burners not self lighting, repair
2.12	Kitchen/Sink Dishwasher inoperable, repair
3.12	Bathroom/Tub or Shower Resurface tub
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.



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:  
745 S 40TH ST Apt 6  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **745 S 40TH ST Apt 6 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**A re-inspection has been scheduled for 01/16/2026 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.13	Bathroom/Ventilation Replace rusted vent screen cover
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **745 S 40TH ST Apt 7 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**A re-inspection has been scheduled for 01/16/2026 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	
	1. Resurface tub
	2. Shower head leaking, repair
3.13 Bathroom/Ventilation	
	Clean excessive dust build up on vent fan
3.7 Bathroom/Wall Condition	
	Repair peeling paint on bathroom walls
7.1 Heating and Plumbing/Adequacy of Heating Equipment	
	Heaters inoperable, repair
8.7 General Health and Safety/Other Interior Hazards	
	Hallway carpeting torn and heavily soiled, repair



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

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **745 S 40TH ST Apt 8 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**A re-inspection has been scheduled for 01/16/2026 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:  
745 S 40TH ST Apt 10  
RICHMOND, CA 94804-4128-

PropID:  
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **745 S 40TH ST Apt 10 RICHMOND, CA 94804-4128** **failed** the Housing Quality Standards (HQS) inspection on 12/04/2025.

**A re-inspection has been scheduled for 01/16/2026 between 01:00PM and 04:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heaters inoperable, repair

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City of Richmond  
Residential Rental Inspections Program