



12/8/2025

FAILED INSPECTION NOTICE

Rong Zhao
431 Matadero Ave
Palo Alto, CA 94306-2835

Property:
418 S 18TH ST
RICHMOND, CA 94804-2630-

PropID:
Client ID: 9593

Dear Owner/Agent,

This letter is to inform you that your property at **418 S 18TH ST RICHMOND, CA 94804-2630** failed the Housing Quality Standards (HQS) inspection on 12/05/2025.

A re-inspection has been scheduled for 01/08/2026 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. 2. Install quick release for security bars or remove 3. Tenant to move items being stored on exterior side of window preventing exit (fire exit cant be blocked) 4. Tenant to clean discoloration window seal



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

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

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

Sincerely,

City of Richmond
Residential Rental Inspections Program



12/8/2025

FAILED INSPECTION NOTICE

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

Property:
760 CARLSON BLVD Apt 3
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **760 CARLSON BLVD Apt 3 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 12/05/2025.

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>
2.5	Kitchen/Window Condition screen 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:
760 CARLSON BLVD Apt 7
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **760 CARLSON BLVD Apt 7 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 12/05/2025.

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 screen door damaged - repair/replace
1.8	Living Room/Floor Condition carpeting throughout unit badly worn - repair/replace
2.10	Kitchen/Stove or Range with Oven all burners must self ignite
3.12	Bathroom/Tub or Shower Master bathroom tub and shower walls peeling - resurface/repair



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12/8/2025

FAILED INSPECTION NOTICE

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

Property:
760 CARLSON BLVD Apt 9
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **760 CARLSON BLVD Apt 9 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 12/05/2025.

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>
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit sink handle not properly secured - repair/replace sink stopper missing - repair/replace
3.12	Bathroom/Tub or Shower tub overflow drain plate missing - repair/replace

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12/8/2025

FAILED INSPECTION NOTICE

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

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

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **760 CARLSON BLVD Apt 10 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 12/05/2025.

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>
4.8	Other Rooms/Floor Condition carpet damaged badly in front of bedroom door - 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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FAILED INSPECTION NOTICE

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

Property:
760 CARLSON BLVD Apt 12
RICHMOND, CA 94804-4128-

PropID:
Client ID: 15121

Dear Owner/Agent,

This letter is to inform you that your property at **760 CARLSON BLVD Apt 12 RICHMOND, CA 94804-4128** failed the Housing Quality Standards (HQS) inspection on 12/05/2025.

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 tub peeling - resurface/repair
3.13	Bathroom/Ventilation vent fan not working properly - repair/replace
4.4	Other Rooms/Security bedroom door damaged - repair/replace door knob not properly secured - repair/replace



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