



**PASSED INSPECTION NOTICE**

1/20/2026

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

Tenant:  
15121 Resident  
635 BERK AVE Apt 1  
RICHMOND, CA 94804-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **635 BERK AVE Apt 1 RICHMOND, CA 94804** passed the Housing Quality Standards (HQS) inspection on January 13, 2026. No additional inspections are required at this time.

If you have any questions, please call **510-690-8261**.

Sincerely,

City of Richmond  
Residential Rental Inspections Program



**PASSED INSPECTION NOTICE**

1/20/2026

Karen Tyler  
248 Park Lane  
Vacaville, CA 95687

Tenant:  
4095 Resident  
2736 LINCOLN AVE  
RICHMOND, CA 94804-1269-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2736 LINCOLN AVE RICHMOND, CA 94804-1269** passed the Housing Quality Standards (HQS) inspection on January 13, 2026. No additional inspections are required at this time.

If you have any questions, please call **510-690-8261**.

Sincerely,

City of Richmond  
Residential Rental Inspections Program



**PASSED INSPECTION NOTICE**

1/20/2026

Ranga Sapkota  
5922 Bayview Ave  
Richmond, CA 94804

Tenant:  
CURRENT RESIDENT  
5926 BAYVIEW AVE  
RICHMOND, CA 94804-4832-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5926 BAYVIEW AVE RICHMOND, CA 94804-4832** passed the Housing Quality Standards (HQS) inspection on January 13, 2026. No additional inspections are required at this time.

If you have any questions, please call **510-690-8261**.

Sincerely,

City of Richmond  
Residential Rental Inspections Program



**PASSED INSPECTION NOTICE**

1/20/2026

1701 San Joaquin Llc  
Andrew Hibbert  
506 Commodore Dr  
Richmond, CA 94804-4583

Tenant:  
12994 Resident  
1701 SAN JOAQUIN ST Apt 1  
RICHMOND, CA 94804-5100-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 1 RICHMOND, CA 94804-5100** **passed** the Housing Quality Standards (HQS) inspection on January 13, 2026. No additional inspections are required at this time.

If you have any questions, please call **510-690-8261**.

Sincerely,

City of Richmond  
Residential Rental Inspections Program



**PASSED INSPECTION NOTICE**

1/20/2026

1701 San Joaquin Llc  
Andrew Hibbert  
506 Commodore Dr  
Richmond, CA 94804-4583

Tenant:  
12994 Resident  
1701 SAN JOAQUIN ST Apt 2  
RICHMOND, CA 94804-5100-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 2 RICHMOND, CA 94804-5100** **passed** the Housing Quality Standards (HQS) inspection on January 13, 2026. No additional inspections are required at this time.

If you have any questions, please call **510-690-8261**.

Sincerely,

City of Richmond  
Residential Rental Inspections Program



## PASSED INSPECTION NOTICE

1/20/2026

1701 San Joaquin Llc  
Andrew Hibbert  
506 Commodore Dr  
Richmond, CA 94804-4583

Tenant:

CURRENT RESIDENT  
1701 SAN JOAQUIN ST Apt 3  
RICHMOND, CA 94804-5100-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 3 RICHMOND, CA 94804-5100** **passed** the Housing Quality Standards (HQS) inspection on January 13, 2026. No additional inspections are required at this time.

If you have any questions, please call **510-690-8261**.

Sincerely,

City of Richmond  
Residential Rental Inspections Program



**PASSED INSPECTION NOTICE**

1/20/2026

1701 San Joaquin Llc  
Andrew Hibbert  
506 Commodore Dr  
Richmond, CA 94804-4583

Tenant:  
12994 Resident  
1701 SAN JOAQUIN ST Apt 4  
RICHMOND, CA 94804-5100-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 4 RICHMOND, CA 94804-5100** **passed** the Housing Quality Standards (HQS) inspection on January 13, 2026. No additional inspections are required at this time.

If you have any questions, please call **510-690-8261**.

Sincerely,

City of Richmond  
Residential Rental Inspections Program



## PASSED INSPECTION NOTICE

1/20/2026

1701 San Joaquin Llc  
Andrew Hibbert  
506 Commodore Dr  
Richmond, CA 94804-4583

Tenant:

Resident 12994  
1701 SAN JOAQUIN ST Apt 5  
RICHMOND, CA 94804-5100-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 5 RICHMOND, CA 94804-5100** **passed** the Housing Quality Standards (HQS) inspection on January 13, 2026. No additional inspections are required at this time.

If you have any questions, please call **510-690-8261**.

Sincerely,

City of Richmond  
Residential Rental Inspections Program



**PASSED INSPECTION NOTICE**

1/20/2026

1701 San Joaquin Llc  
Andrew Hibbert  
506 Commodore Dr  
Richmond, CA 94804-4583

Tenant:

12994 Resident  
1701 SAN JOAQUIN ST Apt 6  
RICHMOND, CA 94804-5100-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 6 RICHMOND, CA 94804-5100** **passed** the Housing Quality Standards (HQS) inspection on January 13, 2026. No additional inspections are required at this time.

If you have any questions, please call **510-690-8261**.

Sincerely,

City of Richmond  
Residential Rental Inspections Program



**PASSED INSPECTION NOTICE**

1/20/2026

1701 San Joaquin Llc  
Andrew Hibbert  
506 Commodore Dr  
Richmond, CA 94804-4583

Tenant:

CURRENT RESIDENT  
1701 SAN JOAQUIN ST Apt 7  
RICHMOND, CA 94804-5100-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1701 SAN JOAQUIN ST Apt 7 RICHMOND, CA 94804-5100** **passed** the Housing Quality Standards (HQS) inspection on January 13, 2026. No additional inspections are required at this time.

If you have any questions, please call **510-690-8261**.

Sincerely,

City of Richmond  
Residential Rental Inspections Program



**PASSED INSPECTION NOTICE**

1/20/2026

Kashmir K & Balwinder S Padda  
366 Redtail Pl  
Richmond, CA 94806

Tenant:  
6190 Resident  
5222 IMPERIAL AVE  
RICHMOND, CA 94804-5110-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5222 IMPERIAL AVE RICHMOND, CA 94804-5110** passed the Housing Quality Standards (HQS) inspection on January 13, 2026. No additional inspections are required at this time.

If you have any questions, please call **510-690-8261**.

Sincerely,

City of Richmond  
Residential Rental Inspections Program



**PASSED INSPECTION NOTICE**

1/20/2026

Eduardo & Maria Ponce Ledesma  
Po Box 5237  
Hercules, CA 94547-2309

Tenant:  
6150 Resident  
3920 SOLANO AVE  
RICHMOND, CA 94805-1863-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3920 SOLANO AVE RICHMOND, CA 94805-1863** passed the Housing Quality Standards (HQS) inspection on January 13, 2026. No additional inspections are required at this time.

If you have any questions, please call **510-690-8261**.

Sincerely,

City of Richmond  
Residential Rental Inspections Program