

Lillie Mae Jones Plaza Lp
Annette Howard

7/22/2025

Annette Howard 1825 San Pablo Ave Oakland, CA 94610 Tenant:

9117 Resident 120 MACDONALD AVE Apt 102 RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 102 RICHMOND, CA 94801-passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp

Annette Howard

1825 San Pablo Ave

Tenant:

9117 Resident

120 MACDONALD AVE Apt 104

RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

Oakland, CA 94610

7/22/2025

This letter is to inform you that your property at **120 MACDONALD AVE Apt 104 RICHMOND, CA 94801-passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp Annette Howard 1825 San Pablo Ave

7/22/2025

Tenant:

9117 Resident 120 MACDONALD AVE Apt 106

RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

Oakland, CA 94610

This letter is to inform you that your property at **120 MACDONALD AVE Apt 106 RICHMOND, CA 94801-passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp

Annette Howard

1825 San Pablo Ave

Tenant:

9117 Resident

120 MACDONALD AVE Apt 202

RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

Oakland, CA 94610

7/22/2025

This letter is to inform you that your property at **120 MACDONALD AVE Apt 202 RICHMOND, CA 94801-passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp

1825 San Pablo Ave

Annette Howard

7/22/2025

Oakland, CA 94610

Tenant:

9117 Resident

 $120~{\rm MACDONALD~AVE~Apt}~207$

RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 207 RICHMOND, CA 94801-passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp

Annette Howard

1825 San Pablo Ave

Tenant:

9117 Resident

120 MACDONALD AVE Apt 209

RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

Oakland, CA 94610

7/22/2025

This letter is to inform you that your property at **120 MACDONALD AVE Apt 209 RICHMOND, CA 94801-passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp
Annette Howard

1825 San Pablo Ave

7/22/2025

Oakland, CA 94610

Tenant:

9117 Resident

120 MACDONALD AVE Apt 303

RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

This letter is to inform you that your property at 120 MACDONALD AVE Apt 303 RICHMOND, CA 94801passed the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp Annette Howard

1825 San Pablo Ave Oakland, CA 94610

7/22/2025

PropID

Tenant:

9117 Resident

120 MACDONALD AVE Apt 305

RICHMOND, CA 94801--

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 305 RICHMOND, CA 94801-passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp Annette Howard 1825 San Pablo Ave

7/22/2025

Tenant:

9117 Resident 120 MACDONALD AVE Apt 306 RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

Oakland, CA 94610

This letter is to inform you that your property at **120 MACDONALD AVE Apt 306 RICHMOND, CA 94801-passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp
Annette Howard

1825 San Pablo Ave Oakland, CA 94610

7/22/2025

Tenant:

9117 Resident 120 MACDONALD AVE Apt 307

RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 307 RICHMOND, CA 94801-passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp

Annette Howard

1825 San Pablo Ave

Tenant:

9117 Resident

120 MACDONALD AVE Apt 309

RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

Oakland, CA 94610

7/22/2025

This letter is to inform you that your property at **120 MACDONALD AVE Apt 309 RICHMOND, CA 94801-passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp Annette Howard

1825 San Pablo Ave

Oakland, CA 94610

7/22/2025

Tenant:

9117 Resident

120 MACDONALD AVE Apt 310

RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 310 RICHMOND, CA 94801-passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp

Annette Howard

1825 San Pablo Ave

Tenant:

9117 Resident

120 MACDONALD AVE Apt 101

RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

Oakland, CA 94610

7/22/2025

This letter is to inform you that your property at **120 MACDONALD AVE Apt 101 RICHMOND, CA 94801-passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp
Annette Howard

1825 San Pablo Ave Oakland, CA 94610

7/22/2025

RICHMOND, CA 94801--PropID

Tenant:

9117 Resident

 $120\ MACDONALD\ AVE\ Apt\ 304$

Dear Owner/Agent,

This letter is to inform you that your property at 120 MACDONALD AVE Apt 304 RICHMOND, CA 94801-passed the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp Annette Howard

1825 San Pablo Ave Oakland, CA 94610

7/22/2025

RICHMOND, CA 94801--

Tenant:

9117 Resident

120 MACDONALD AVE Apt 205

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 205 RICHMOND, CA 94801-passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Lillie Mae Jones Plaza Lp
Annette Howard
120 MACDONALD AVE Apt 308
1825 San Pablo Ave
Oakland, CA 94610

Tenant:
9117 Resident
120 MACDONALD AVE Apt 308
RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

7/22/2025

This letter is to inform you that your property at **120 MACDONALD AVE Apt 308 RICHMOND, CA 94801-passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Eric B Meyers Trust

2801 Pinole Valley Rd Suite 210

Pinole, CA 94564

7/22/2025

Tenant:

7664 Resident 1407 VISALIA AVE RICHMOND, CA 94801-2377-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1407 VISALIA AVE RICHMOND**, CA **94801-2377 passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Eric B Meyers Trust 2801 Pinole Valley Rd Suite 210 Pinole, CA 94564 Tenant:

7664 Resident 1411 VISALIA AVE RICHMOND, CA 94801-2377-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1411 VISALIA AVE RICHMOND**, CA **94801-2377 passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



7/22/2025

Eric B Meyers Trust 2801 Pinole Valley Rd Suite 210 Pinole, CA 94564 Tenant:

7664 Resident 1415 VISALIA AVE RICHMOND, CA 94801-2377-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at 1415 VISALIA AVE RICHMOND, CA 94801-2377 passed the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Tenant:

Eric B Meyers Trust

2801 Pinole Valley Rd Suite 210

Pinole, CA 94564

CURRENT RESIDENT

1417 VISALIA AVE

RICHMOND, CA 94801-2377
PropID

Dear Owner/Agent,

7/22/2025

This letter is to inform you that your property at 1417 VISALIA AVE RICHMOND, CA 94801-2377 passed the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Eric B Meyers Trust

7/22/2025

2801 Pinole Valley Rd Suite 210 Pinole, CA 94564 Tenant:

7664 Resident 1419 VISALIA AVE RICHMOND, CA 94801-2377-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at 1419 VISALIA AVE RICHMOND, CA 94801-2377 passed the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



7/22/2025

Sincerely,

City of Richmond

Residential Rental Inspections Program

PASSED INSPECTION NOTICE

Eric B Meyers Trust 2801 Pinole Valley Rd Suite 210 Pinole, CA 94564	Tenant: CURRENT RESIDENT 1604 VISALIA AVE RICHMOND, CA 94801-2406-
	PropID
Dear Owner/Agent,	
This letter is to inform you that your property at 1604 VISALIA AV Housing Quality Standards (HQS) inspection on July 15, 2025. No a	
If you have any questions, please call 510-690-8261.	

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Eric B Meyers Trust

2801 Pinole Valley Rd Suite 210 Pinole, CA 94564 Tenant:

7664 Resident 1606 VISALIA AVE RICHMOND, CA 94801-2406-

PropID

Dear Owner/Agent,

7/22/2025

This letter is to inform you that your property at **1606 VISALIA AVE RICHMOND**, CA **94801-2406 passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Eric B Meyers	Trust	

2801 Pinole Valley Rd Suite 210 Pinole, CA 94564

7/22/2025

Tenant:

7664 Resident 1608 VISALIA AVE RICHMOND, CA 94801-2406-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1608 VISALIA AVE RICHMOND**, **CA 94801-2406 passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



7/22/2025 Tenant: Eric B Meyers Trust CURRENT RESIDENT 2801 Pinole Valley Rd Suite 210 1616 VISALIA AVE Pinole, CA 94564 RICHMOND, CA 94801-2406-**PropID** Dear Owner/Agent, This letter is to inform you that your property at 1616 VISALIA AVE RICHMOND, CA 94801-2406 passed the Housing Quality Standards (HQS) inspection on July 15, 2025. 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



7/22	/20	25
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Eric B Meyers Trust 2801 Pinole Valley Rd Suite 210 Pinole, CA 94564 Tenant:

7664 Resident 1618 VISALIA AVE RICHMOND, CA 94801-2406-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1618 VISALIA AVE RICHMOND**, **CA 94801-2406 passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Tenant:
Acpeje Lle 3762 RESIDENT
Schlatter Associates Inc 4149 FRAN WAY
6559 Copperwood Circle RICHMOND, CA 94803-1935-

PropID

Dear Owner/Agent,

San Jose, CA 95120

7/22/2025

This letter is to inform you that your property at **4149 FRAN WAY RICHMOND, CA 94803-1935 passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Tenant:
Acpcjc Llc 19519 Resident
Schlatter Associates Inc 4159 FRAN WAY
6559 Copperwood Circle RICHMOND, CA 94803-1935-

PropID

Dear Owner/Agent,

San Jose, CA 95120

7/22/2025

This letter is to inform you that your property at **4159 FRAN WAY RICHMOND, CA 94803-1935 passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



	lenant:
Eric B Meyers Trust	10131 Resident
2801 Pinole Valley Rd Suite 210	4456 WHITECLIFF WAY
Pinole, CA 94564	RICHMOND, CA 94803-2445-

PropID

Dear Owner/Agent,

7/22/2025

This letter is to inform you that your property at 4456 WHITECLIFF WAY RICHMOND, CA 94803-2445 passed the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,



Tenant:
Salter M Teresita
2060 Resident
1340 Big Plum Dr
5121 RAIN CLOUD DR
Sebastopol, CA 95472-5601
RICHMOND, CA 94803-2618-

PropID

Dear Owner/Agent,

7/22/2025

This letter is to inform you that your property at **5121 RAIN CLOUD DR RICHMOND, CA 94803-2618 passed** the Housing Quality Standards (HQS) inspection on July 15, 2025. No additional inspections are required at this time.

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

Sincerely,