



PASSED INSPECTION NOTICE

7/28/2025

Vivian Lee Williams
1210 Greenway Dr
Richmond, CA 94803-1210

Tenant:
8146 Resident
438 GERTRUDE AVE
RICHMOND, CA 94801-1947-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **438 GERTRUDE AVE RICHMOND, CA 94801-1947** passed the Housing Quality Standards (HQS) inspection on July 25, 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



PASSED INSPECTION NOTICE

7/28/2025

6624 Estrella Avenue Llc
CLOVIS MANAGEMENT - IRMA
Po Box 6127
Concord, CA 94524

Tenant:
3851 Resident
1511 GARVIN AVE
RICHMOND, CA 94801-2427-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1511 GARVIN AVE RICHMOND, CA 94801-2427** passed the Housing Quality Standards (HQS) inspection on July 25, 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



PASSED INSPECTION NOTICE

7/28/2025

Leon & Carolyne Teasley
2021 Asilomar Dr
Antioch, CA 94509-8930

Tenant:
6867 RESIDENT
605 RIPLEY AVE
RICHMOND, CA 94801-2705-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **605 RIPLEY AVE RICHMOND, CA 94801-2705** passed the Housing Quality Standards (HQS) inspection on July 25, 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



PASSED INSPECTION NOTICE

7/28/2025

6624 Estrella Avenue Llc
CLOVIS MANAGEMENT - IRMA
Po Box 6127
Concord, CA 94524

Tenant:
3851 RESIDENT
662 9TH ST
RICHMOND, CA 94801-2718-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **662 9TH ST RICHMOND, CA 94801-2718** passed the Housing Quality Standards (HQS) inspection on July 25, 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



PASSED INSPECTION NOTICE

7/28/2025

Steven & Mona M Choi
6465 Crestwood Dr
Castro Valley, CA 94552-5230

Tenant:
7713 Resident
649 20TH Apt #A
RICHMOND, CA 94801-2868-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **649 20TH Apt #A RICHMOND, CA 94801-2868** passed the Housing Quality Standards (HQS) inspection on July 25, 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



PASSED INSPECTION NOTICE

7/28/2025

Sandra Moreno
5433 Amend Rd
Richmond, CA 94803

Tenant:
8791 Resident
246 1ST ST
RICHMOND, CA 94801-3443-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **246 1ST ST RICHMOND, CA 94801-3443** passed the Housing Quality Standards (HQS) inspection on July 25, 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



PASSED INSPECTION NOTICE

7/28/2025

Daniel P & Teri Marie Meister
928 S Easthills Dr
W Covina, CA 91791-3464

Tenant:
7282 Resident
115 CASTRO ST
RICHMOND, CA 94801-3844-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **115 CASTRO ST RICHMOND, CA 94801-3844** passed the Housing Quality Standards (HQS) inspection on July 25, 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



PASSED INSPECTION NOTICE

7/28/2025

Daniel P & Teri Marie Meister
928 S Easthills Dr
W Covina, CA 91791-3464

Tenant:
7282 Resident
116 COTTAGE AVE
RICHMOND, CA 94801-3847-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **116 COTTAGE AVE RICHMOND, CA 94801-3847** passed the Housing Quality Standards (HQS) inspection on July 25, 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



PASSED INSPECTION NOTICE

7/28/2025

Cindy Valentine
Cindy Valentine
73 Scenic Ave
Richmond, CA 94801-3933

Tenant:
Resident 9686
71 SCENIC AVE
RICHMOND, CA 94801-3933-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **71 SCENIC AVE RICHMOND, CA 94801-3933** passed the Housing Quality Standards (HQS) inspection on July 25, 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



PASSED INSPECTION NOTICE

7/28/2025

Steven & Mona M Choi
6465 Crestwood Dr
Castro Valley, CA 94552-5230

Tenant:
7713 RESIDENT
2540 MARICOPA AVE
RICHMOND, CA 94804-1072-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2540 MARICOPA AVE RICHMOND, CA 94804-1072** passed the Housing Quality Standards (HQS) inspection on July 25, 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



PASSED INSPECTION NOTICE

7/28/2025

Billy R Phelps
223 Shady Glen Rd
Walnut Creek, CA 94596

Tenant:
7573 Resident
743 BOYD AVE
RICHMOND, CA 94805-1719-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **743 BOYD AVE RICHMOND, CA 94805-1719** passed the Housing Quality Standards (HQS) inspection on July 25, 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



PASSED INSPECTION NOTICE

7/28/2025

Fotis Hatzistratis
729 Larch Ave
So San Francisco, CA 94080-1524

Tenant:
Resident 6837
5244 CLINTON AVE
RICHMOND, CA 94805-1958-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5244 CLINTON AVE RICHMOND, CA 94805-1958** passed the Housing Quality Standards (HQS) inspection on July 25, 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



PASSED INSPECTION NOTICE

7/28/2025

Samuel Lou
Po Box 320339
San Francisco, CA 94132

Tenant:
9780
3120 BIRMINGHAM DR
RICHMOND, CA 94806-2635-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3120 BIRMINGHAM DR RICHMOND, CA 94806-2635** **passed** the Housing Quality Standards (HQS) inspection on July 25, 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