



## PASSED INSPECTION NOTICE

9/10/2025

Donald W Smiegiel  
6160 Castle Dr  
Oakland, CA 94611

Tenant:  
2890 Resident  
511 VISTA HEIGHTS RD  
RICHMOND, CA 94530-6503-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **511 VISTA HEIGHTS RD RICHMOND, CA 94530-6503** **passed** the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Lillie Mae Jones Plaza Lp  
Annette Howard  
1825 San Pablo Ave  
Oakland, CA 94610

Tenant:

9117 Resident  
120 MACDONALD AVE Apt 105  
RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 105 RICHMOND, CA 94801-**  
**passed** the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Lillie Mae Jones Plaza Lp  
Annette Howard  
1825 San Pablo Ave  
Oakland, CA 94610

Tenant:

9117 Resident  
120 MACDONALD AVE Apt 201  
RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 201 RICHMOND, CA 94801-**  
**passed** the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Lillie Mae Jones Plaza Lp  
Annette Howard  
1825 San Pablo Ave  
Oakland, CA 94610

Tenant:

9117 Resident  
120 MACDONALD AVE Apt 203  
RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 203 RICHMOND, CA 94801-**  
**passed** the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Lillie Mae Jones Plaza Lp  
Annette Howard  
1825 San Pablo Ave  
Oakland, CA 94610

Tenant:

9117 Resident  
120 MACDONALD AVE Apt 204  
RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 204 RICHMOND, CA 94801-**  
**passed** the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Lillie Mae Jones Plaza Lp  
Annette Howard  
1825 San Pablo Ave  
Oakland, CA 94610

Tenant:

9117 Resident  
120 MACDONALD AVE Apt 208  
RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 208 RICHMOND, CA 94801-**  
**passed** the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Lillie Mae Jones Plaza Lp  
Annette Howard  
1825 San Pablo Ave  
Oakland, CA 94610

Tenant:

9117 Resident  
120 MACDONALD AVE Apt 210  
RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 210 RICHMOND, CA 94801-**  
**passed** the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Lillie Mae Jones Plaza Lp  
Annette Howard  
1825 San Pablo Ave  
Oakland, CA 94610

Tenant:

9117 Resident  
120 MACDONALD AVE Apt 302  
RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 302 RICHMOND, CA 94801-**  
**passed** the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Lillie Mae Jones Plaza Lp  
Annette Howard  
1825 San Pablo Ave  
Oakland, CA 94610

Tenant:

9117 Resident  
120 MACDONALD AVE Apt 301  
RICHMOND, CA 94801--

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **120 MACDONALD AVE Apt 301 RICHMOND, CA 94801-**  
**passed** the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Hsueh H Liu  
Gianna Burns  
3223 Blume Dr Suite 123  
Richmond, CA 94806

Tenant:  
15848 Resident  
401 GERTRUDE AVE  
RICHMOND, CA 94801-1946-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **401 GERTRUDE AVE RICHMOND, CA 94801-1946** passed the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Benjamin Garcia Mendoza  
901 8Th St  
Richmond, CA 94801-2211

Tenant:  
10651 Resident  
819 8TH ST  
RICHMOND, CA 94801-2224-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **819 8TH ST RICHMOND, CA 94801-2224** passed the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Francisco Guerrero  
139 Nautical Cove  
Hercules, CA 94547

Tenant:  
Resident 10272  
2100 BURBECK AVE  
RICHMOND, CA 94801-3339-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2100 BURBECK AVE RICHMOND, CA 94801-3339** passed the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Tenant:  
8239  
115 5TH  
RICHMOND, CA 94801-3505-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **115 5TH RICHMOND, CA 94801-3505** **passed** the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Blackburn Family Invest Inc  
Po Box 6127  
Concord, CA 94524

Tenant:  
8671 Resident  
13 3RD ST  
RICHMOND, CA 94801-3563-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **13 3RD ST RICHMOND, CA 94801-3563** passed the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Krishna & Padma Yaramala  
106 Cinnabar Way  
Hercules, CA 94547

Tenant:  
8239  
3328 OHIO  
RICHMOND, CA 94804-3219-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3328 OHIO RICHMOND, CA 94804-3219** passed the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Leo Greiner  
5054 El Portal Drive Suite C  
El Sobrante, CA 94803

Tenant:  
Resident 12980  
1010 34TH ST  
RICHMOND, CA 94805-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1010 34TH ST RICHMOND, CA 94805** passed the Housing Quality Standards (HQS) inspection on September 09, 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

9/10/2025

Leo Greiner  
5054 El Portal Drive Suite C  
El Sobrante, CA 94803

Tenant:  
Resident 12980  
3401 MCBRYDE AVE  
RICHMOND, CA 94805-1340-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3401 MCBRYDE AVE RICHMOND, CA 94805-1340** passed the Housing Quality Standards (HQS) inspection on September 09, 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