



PASSED INSPECTION NOTICE

9/14/2026

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Tenant:
CURRENT RESIDENT
10701 SAN PABLO AVE Apt 3
RICHMOND, CA 94530-2621-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 3 RICHMOND, CA 94530-2621** **passed** the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Tenant:
7372 Resident
10701 SAN PABLO AVE Apt 10
RICHMOND, CA 94530-2621-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 10 RICHMOND, CA 94530-2621** **passed** the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Tenant:
7372 RESIDENT
10701 SAN PABLO AVE Apt 17
RICHMOND, CA 94530-2621-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 17 RICHMOND, CA 94530-2621** passed the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Hillside Gardens Llc
Po Box 719
El Cerrito, CA 94530

Tenant:
CURRENT RESIDENT
10701 SAN PABLO AVE Apt 20
RICHMOND, CA 94530-2621-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **10701 SAN PABLO AVE Apt 20 RICHMOND, CA 94530-2621** passed the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Harry C & Olga M Thomsen
109 Granada Dr
Corte Madera, CA 94925-2007

Tenant:
1230 Resident
423 W RICHMOND AVE Apt B
RICHMOND, CA 94801-3864-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **423 W RICHMOND AVE Apt B RICHMOND, CA 94801-3864** passed the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Ramon & Teresa Munguia
5120 Panama Ave
Richmond, CA 94804

Tenant:
14307 Resident
5130 PANAMA
RICHMOND, CA 94804-5438-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5130 PANAMA RICHMOND, CA 94804-5438** passed the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Ramon & Teresa Munguia
5120 Panama Ave
Richmond, CA 94804

Tenant:
14307 Resident
5120 PANAMA AVE Apt 3
RICHMOND, CA 94804-5438-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5120 PANAMA AVE Apt 3 RICHMOND, CA 94804-5438** **passed** the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Ramon & Teresa Munguia
5120 Panama Ave
Richmond, CA 94804

Tenant:
14307 Resident
5120 PANAMA AVE Apt 4
RICHMOND, CA 94804-5438-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5120 PANAMA AVE Apt 4 RICHMOND, CA 94804-5438** **passed** the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Ramon & Teresa Munguia
5120 Panama Ave
Richmond, CA 94804

Tenant:
14307 Resident
5120 PANAMA AVE Apt 5
RICHMOND, CA 94804-5438-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5120 PANAMA AVE Apt 5 RICHMOND, CA 94804-5438** **passed** the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Rui Fang Z & I Feng Wu
1208 Norvell St
El Cerrito, CA 94530

Tenant:
14679 Resident
6110 SACRAMENTO AVE
RICHMOND, CA 94804-5732-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **6110 SACRAMENTO AVE RICHMOND, CA 94804-5732** **passed** the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Christopher Yen
341 Lake Ct
Martinez, CA 94553-5477

Tenant:
12037 Resident
5239 SAN JOSE AVE
RICHMOND, CA 94804-5945-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5239 SAN JOSE AVE RICHMOND, CA 94804-5945** passed the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Rha Properties DbA Westridge At Hilltop
THE JOHN STEWART COMPANY
2490 Lancaster Drive
Richmond, CA 94806

Tenant:

7803
2449 ABERDEEN WAY Apt Unit 22
RICHMOND, CA 94806-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2449 ABERDEEN WAY Apt Unit 22 RICHMOND, CA 94806** **passed** the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Tenant:
6239 Resident
2380 ABERDEEN WAY Apt 8
RICHMOND, CA 94806-2590-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2380 ABERDEEN WAY Apt 8 RICHMOND, CA 94806-2590** **passed** the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Tenant:
6239 RESIDENT
2412 ABERDEEN WAY Apt 1
RICHMOND, CA 94806-2590-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2412 ABERDEEN WAY Apt 1 RICHMOND, CA 94806-2590** **passed** the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Tenant:
6239 Resident
2425 LANCASTER DR Apt 6
RICHMOND, CA 94806-2590-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2425 LANCASTER DR Apt 6 RICHMOND, CA 94806-2590** **passed** the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Tenant:
6239 Resident
2430 LANCASTER DR Apt 13
RICHMOND, CA 94806-3087-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 13 RICHMOND, CA 94806-3087** **passed** the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Tenant:
6239 Resident
2430 LANCASTER DR Apt 16
RICHMOND, CA 94806-3087-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2430 LANCASTER DR Apt 16 RICHMOND, CA 94806-3087** **passed** the Housing Quality Standards (HQS) inspection on September 11, 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

9/14/2026

Ff Hills Lp
FAIRFIELD RESIDENTIA
5355 Mira Sorrento Pl Ste 100
San Diego, CA 92121

Tenant:
6239 Resident
2310 LANCASTER DR Apt 14
RICHMOND, CA 94806-3087-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2310 LANCASTER DR Apt 14 RICHMOND, CA 94806-3087** **passed** the Housing Quality Standards (HQS) inspection on September 11, 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