

PropID

Tenant:

James & Alice Chen Lu

228 Malachite

Hercules, CA 94547-1665

Tenant:

8911 Resident

1003 ROOSEVELT AVE Apt A

RICHMOND, CA 94801-2773-

Dear Owner/Agent,

10/29/2025

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt A RICHMOND, CA 94801-2773 passed** the Housing Quality Standards (HQS) inspection on October 20, 2025. No additional inspections are required at this time.

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

Sincerely,



PropID

Tenant:

James & Alice Chen Lu

228 Malachite

Hercules, CA 94547-1665

Tenant:

8911 Resident

1003 ROOSEVELT AVE Apt D

RICHMOND, CA 94801-2773-

Dear Owner/Agent,

10/29/2025

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt D RICHMOND**, **CA 94801-2773 passed** the Housing Quality Standards (HQS) inspection on October 20, 2025. No additional inspections are required at this time.

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

Sincerely,



PropID

Tenant:

James & Alice Chen Lu

228 Malachite

Hercules, CA 94547-1665

Tenant:

8911 Resident

1003 ROOSEVELT AVE Apt E

RICHMOND, CA 94801-2773-

Dear Owner/Agent,

10/29/2025

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt E RICHMOND, CA 94801-2773 passed** the Housing Quality Standards (HQS) inspection on October 20, 2025. No additional inspections are required at this time.

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

Sincerely,



PropID

James & Alice Chen Lu

228 Malachite

Hercules, CA 94547-1665

Tenant:

8911 Resident

1003 ROOSEVELT AVE Apt H

RICHMOND, CA 94801-2773-

Dear Owner/Agent,

10/29/2025

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt H RICHMOND, CA 94801-2773 passed** the Housing Quality Standards (HQS) inspection on October 20, 2025. No additional inspections are required at this time.

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

Sincerely,



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	Tenant:
Y & C Investments Llc	8433 Resident
5831 Huntington Ave	3411 FLORIDA AVE
Richmond, CA 94804	RICHMOND, CA 94804-321
	PropID

Dear Owner/Agent,

10/29/2025

This letter is to inform you that your property at **3411 FLORIDA AVE RICHMOND**, **CA 94804-3214 passed** the Housing Quality Standards (HQS) inspection on October 20, 2025. No additional inspections are required at this time.

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

Sincerely,



James & Alice Chen Lu

228 Malachite

Hercules, CA 94547-1665

Tenant:

8911 RESIDENT

120 SCHOONER CT

RICHMOND, CA 94804-4576
PropID

Dear Owner/Agent,

10/29/2025

This letter is to inform you that your property at **120 SCHOONER CT RICHMOND**, **CA 94804-4576 passed** the Housing Quality Standards (HQS) inspection on October 20, 2025. No additional inspections are required at this time.

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

Sincerely,



10/29/2025	
James & Alice Chen Lu 228 Malachite Hercules, CA 94547-1665	Tenant: 8911 Resident 81 BAYSIDE CT RICHMOND, CA 94804-7444-
	PropID
Dear Owner/Agent,	
This letter is to inform you that your property at 81 BAYSIDE CT RI Housing Quality Standards (HQS) inspection on October 20, 2025. No time.	
If you have any questions, please call 510-690-8261.	
Sincerely,	

City of Richmond



James & Alice Chen Lu	
228 Malachite	

10/29/2025

Hercules, CA 94547-1665

Tenant:

8911 Resident 157 MARINA LAKES DR RICHMOND, CA 94804-7453-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **157 MARINA LAKES DR RICHMOND, CA 94804-7453 passed** the Housing Quality Standards (HQS) inspection on October 20, 2025. No additional inspections are required at this time.

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

Sincerely,



Tenant:
Bre Piper Mf Tides Ca Llc

15298 Resident
3185 Garrity Way

3175 GARRITY WAY Apt 536
RICHMOND, CA 94806-5869
PropID

Dear Owner/Agent,

10/29/2025

This letter is to inform you that your property at 3175 GARRITY WAY Apt 536 RICHMOND, CA 94806-5869 passed the Housing Quality Standards (HQS) inspection on October 20, 2025. No additional inspections are required at this time.

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

Sincerely,



10/29/2025 Tenant: Bre Piper Mf Tides Ca Llc 15298 Resident 3185 Garrity Way 3175 GARRITY WAY Apt 538 Richmond, CA 94806 RICHMOND, CA 94806-5869-PropID Dear Owner/Agent, This letter is to inform you that your property at 3175 GARRITY WAY Apt 538 RICHMOND, CA 94806-5869 passed the Housing Quality Standards (HQS) inspection on October 20, 2025. No additional inspections are required at this time. If you have any questions, please call 510-690-8261. Sincerely, City of Richmond



10/29/2025	
	Tenant:
Bre Piper Mf Tides Ca Llc	15298 Resident
3185 Garrity Way	3178 GARRITY WAY Apt 421
Richmond, CA 94806	RICHMOND, CA 94806-5869-
	PropID
Dear Owner/Agent,	
This letter is to inform you that your property at 3178 GAR passed the Housing Quality Standards (HQS) inspection on required at this time.	
If you have any questions, please call 510-690-8261.	
Sincerely,	

City of Richmond



10/29/2025	
	Tenant:
Bre Piper Mf Tides Ca Llc	15298 Resident
3185 Garrity Way	3178 GARRITY WAY Apt 426
Richmond, CA 94806	RICHMOND, CA 94806-5869-
	PropID
Dear Owner/Agent,	
This letter is to inform you that your property at 3178 GA passed the Housing Quality Standards (HQS) inspection required at this time.	
If you have any questions, please call 510-690-8261.	
Sincerely,	
C'. CD'.1 1	
City of Richmond	



PASSED INSPECTION NOTICE	
10/29/2025	
	Tenant:
Bre Piper Mf Tides Ca Llc	Resident 5346
3185 Garrity Way	3178 GARRITY WAY Apt 427
Richmond, CA 94806	RICHMOND, CA 94806-5869-
	PropID
Dear Owner/Agent,	
This letter is to inform you that your property at 3178 (passed the Housing Quality Standards (HQS) inspection required at this time.	GARRITY WAY Apt 427 RICHMOND, CA 94806-5869 on October 20, 2025. No additional inspections are
If you have any questions, please call 510-690-8261.	
Sincerely,	
City of Richmond	
Residential Rental Inspections Program	



PASSED INSPECTION NOTICE	
10/29/2025	
	Tenant:
Bre Piper Mf Tides Ca Llc	15298 Resident
3185 Garrity Way	3178 GARRITY WAY Apt 431
Richmond, CA 94806	RICHMOND, CA 94806-5869-
	PropID
Dear Owner/Agent,	
This letter is to inform you that your property at 3178 GA passed the Housing Quality Standards (HQS) inspection or 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	
10/29/2025	
	Tenant:
Bre Piper Mf Tides Ca Llc	15298 Resident
3185 Garrity Way	3178 GARRITY WAY Apt 436
Richmond, CA 94806	RICHMOND, CA 94806-5869-
	PropID
Dear Owner/Agent,	
This letter is to inform you that your property at 3178 GARRIT passed the Housing Quality Standards (HQS) inspection on Ocrequired at this time.	
If you have any questions, please call 510-690-8261.	
Sincerely,	
City of Richmond	
Residential Rental Inspections Program	



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10/29/2025	
	Tenant:
Bre Piper Mf Tides Ca Llc	15298 Resident
3185 Garrity Way	3178 GARRITY WAY Apt 437
Richmond, CA 94806	RICHMOND, CA 94806-5869-
	PropID
Dear Owner/Agent,	
	GARRITY WAY Apt 437 RICHMOND, CA 94806-5869 on on October 20, 2025. No additional inspections are
If you have any questions, please call 510-690-8261.	
Sincerely,	
City of Richmond	
Residential Rental Inspections Program	



10/29/2025 Tenant: Bre Piper Mf Tides Ca Llc 15298 Resident 3185 Garrity Way 3178 GARRITY WAY Apt 438 Richmond, CA 94806 RICHMOND, CA 94806-5869-PropID Dear Owner/Agent, This letter is to inform you that your property at 3178 GARRITY WAY Apt 438 RICHMOND, CA 94806-5869 passed the Housing Quality Standards (HQS) inspection on October 20, 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



10/29/2025

PASSED INSPECTION NOTICE

	Tenant:
Bre Piper Mf Tides Ca Llc	15298 Resident
3185 Garrity Way	3179 GARRITY WAY Apt 716
Richmond, CA 94806	RICHMOND, CA 94806-5869
	PropID
Dear Owner/Agent,	
This letter is to inform you that your more after at 2170	CADDITY WAY A #4 714 DICHMOND CA 04004 50

This letter is to inform you that your property at **3179 GARRITY WAY Apt 716 RICHMOND, CA 94806-5869 passed** the Housing Quality Standards (HQS) inspection on October 20, 2025. No additional inspections are required at this time.

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

Sincerely,



10/29/2025	
	Tenant:
Bre Piper Mf Tides Ca Llc	15298 Resident
3185 Garrity Way	3179 GARRITY WAY Apt 721
Richmond, CA 94806	RICHMOND, CA 94806-5869-
	PropID
Dear Owner/Agent,	
This letter is to inform you that your property at 3179 GARR passed the Housing Quality Standards (HQS) inspection on C required at this time.	
If you have any questions, please call 510-690-8261.	
Sincerely,	

City of Richmond



10/29/2025	
	Tenant:
Bre Piper Mf Tides Ca Llc	15298 Resident
3185 Garrity Way	3179 GARRITY WAY Apt 724
Richmond, CA 94806	RICHMOND, CA 94806-5869-
	PropID
Dear Owner/Agent,	
This letter is to inform you that your property at 3179 GAR passed the Housing Quality Standards (HQS) inspection on required at this time.	-
If you have any questions, please call 510-690-8261.	

Sincerely,

City of Richmond