



PASSED INSPECTION NOTICE

10/29/2025

James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Tenant:
8911 Resident
1003 ROOSEVELT AVE Apt A
RICHMOND, CA 94801-2773-

PropID

Dear Owner/Agent,

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,

City of Richmond
Residential Rental Inspections Program



PASSED INSPECTION NOTICE

10/29/2025

James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Tenant:
8911 Resident
1003 ROOSEVELT AVE Apt D
RICHMOND, CA 94801-2773-

PropID

Dear Owner/Agent,

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,

City of Richmond
Residential Rental Inspections Program



PASSED INSPECTION NOTICE

10/29/2025

James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Tenant:
8911 Resident
1003 ROOSEVELT AVE Apt E
RICHMOND, CA 94801-2773-

PropID

Dear Owner/Agent,

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,

City of Richmond
Residential Rental Inspections Program



PASSED INSPECTION NOTICE

10/29/2025

James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Tenant:
8911 Resident
1003 ROOSEVELT AVE Apt H
RICHMOND, CA 94801-2773-

PropID

Dear Owner/Agent,

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,

City of Richmond
Residential Rental Inspections Program



PASSED INSPECTION NOTICE

10/29/2025

Y & C Investments Llc
5831 Huntington Ave
Richmond, CA 94804

Tenant:
8433 Resident
3411 FLORIDA AVE
RICHMOND, CA 94804-3214-

PropID

Dear Owner/Agent,

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,

City of Richmond
Residential Rental Inspections Program



PASSED INSPECTION NOTICE

10/29/2025

James & Alice Chen Lu
228 Malachite
Hercules, CA 94547-1665

Tenant:
8911 RESIDENT
120 SCHOONER CT
RICHMOND, CA 94804-4576-

PropID

Dear Owner/Agent,

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,

City of Richmond
Residential Rental Inspections Program



PASSED INSPECTION NOTICE

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 RICHMOND, CA 94804-7444** 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



PASSED INSPECTION NOTICE

10/29/2025

James & Alice Chen Lu
228 Malachite
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,

City of Richmond
Residential Rental Inspections Program



PASSED INSPECTION NOTICE

10/29/2025

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Tenant:
15298 Resident
3175 GARRITY WAY Apt 536
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

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,

City of Richmond
Residential Rental Inspections Program



PASSED INSPECTION NOTICE

10/29/2025

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Tenant:
15298 Resident
3175 GARRITY WAY Apt 538
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
Residential Rental Inspections Program



PASSED INSPECTION NOTICE

10/29/2025

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Tenant:
15298 Resident
3178 GARRITY WAY Apt 421
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 421 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



PASSED INSPECTION NOTICE

10/29/2025

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Tenant:
15298 Resident
3178 GARRITY WAY Apt 426
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 426 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



PASSED INSPECTION NOTICE

10/29/2025

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Tenant:
Resident 5346
3178 GARRITY WAY Apt 427
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 427 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



PASSED INSPECTION NOTICE

10/29/2025

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Tenant:
15298 Resident
3178 GARRITY WAY Apt 431
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 431 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



PASSED INSPECTION NOTICE

10/29/2025

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Tenant:
15298 Resident
3178 GARRITY WAY Apt 436
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 436 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



PASSED INSPECTION NOTICE

10/29/2025

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Tenant:
15298 Resident
3178 GARRITY WAY Apt 437
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3178 GARRITY WAY Apt 437 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



PASSED INSPECTION NOTICE

10/29/2025

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Tenant:
15298 Resident
3178 GARRITY WAY Apt 438
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



PASSED INSPECTION NOTICE

10/29/2025

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Tenant:
15298 Resident
3179 GARRITY WAY Apt 716
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

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,

City of Richmond
Residential Rental Inspections Program



PASSED INSPECTION NOTICE

10/29/2025

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Tenant:
15298 Resident
3179 GARRITY WAY Apt 721
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3179 GARRITY WAY Apt 721 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



PASSED INSPECTION NOTICE

10/29/2025

Bre Piper Mf Tides Ca Llc
3185 Garrity Way
Richmond, CA 94806

Tenant:
15298 Resident
3179 GARRITY WAY Apt 724
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3179 GARRITY WAY Apt 724 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