



PASSED INSPECTION NOTICE

10/5/2026

Mary I Tre Alves
Linda Gago-Seco
172 Bonaire Ave
Hercules, CA 94547-2063

Tenant:
19585 Resident
500 28TH ST
RICHMOND, CA 94804-1516-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **500 28TH ST RICHMOND, CA 94804-1516** passed the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Kevin D Curry
3060 El Cerrito Plz #117
El Cerrito, CA 94530-4011

Tenant:
10074 Resident
5116 CREELY AVE
RICHMOND, CA 94804-4739-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5116 CREELY AVE RICHMOND, CA 94804-4739** passed the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Brian C & Maria A Fisher
BARTELS PROPERTY MAN
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Tenant:
CURRENT RESIDENT
5647 MADISON AVE Apt 2
RICHMOND, CA 94804-4868-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5647 MADISON AVE Apt 2 RICHMOND, CA 94804-4868** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Brian C & Maria A Fisher
BARTELS PROPERTY MAN
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Tenant:
3279 RESIDENT
5647 MADISON AVE Apt 3
RICHMOND, CA 94804-4868-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5647 MADISON AVE Apt 3 RICHMOND, CA 94804-4868** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Brian C & Maria A Fisher
BARTELS PROPERTY MAN
3088 Pinole Valley Rd Suite B
Pinole, CA 94564

Tenant:
3279 RESIDENT
5647 MADISON AVE Apt 7
RICHMOND, CA 94804-4868-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5647 MADISON AVE Apt 7 RICHMOND, CA 94804-4868** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Gen Barak Llc
Woodminster Real Estate
20590 Palmer Ave
Sonoma, CA 95476

Tenant:
5351 RESIDENT
5811 JEFFERSON AVE Apt B
RICHMOND, CA 94804-4883-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5811 JEFFERSON AVE Apt B RICHMOND, CA 94804-4883** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Gen Barak Llc
Woodminster Real Estate
20590 Palmer Ave
Sonoma, CA 95476

Tenant:
5351 Resident
5841 JEFFERSON AVE
RICHMOND, CA 94804-4883-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5841 JEFFERSON AVE RICHMOND, CA 94804-4883** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Gen Barak Llc
Woodminster Real Estate
20590 Palmer Ave
Sonoma, CA 95476

Tenant:
5351 Resident
5843 JEFFERSON AVE
RICHMOND, CA 94804-4883-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5843 JEFFERSON AVE RICHMOND, CA 94804-4883** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Ramila Patel
SUSILA PATEL
30 Lam Ct
Kensington, CA 94707-1050

Tenant:
Resident 8037
2329 SAN JOAQUIN ST Apt 3
RICHMOND, CA 94804-5434-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2329 SAN JOAQUIN ST Apt 3 RICHMOND, CA 94804-5434** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Ramila Patel
SUSILA PATEL
30 Lam Ct
Kensington, CA 94707-1050

Tenant:
8037 Resident
2329 SAN JOAQUIN ST Apt 4
RICHMOND, CA 94804-5434-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2329 SAN JOAQUIN ST Apt 4 RICHMOND, CA 94804-5434** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Ramila Patel
SUSILA PATEL
30 Lam Ct
Kensington, CA 94707-1050

Tenant:
CURRENT RESIDENT
2329 SAN JOAQUIN ST Apt 5
RICHMOND, CA 94804-5434-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2329 SAN JOAQUIN ST Apt 5 RICHMOND, CA 94804-5434** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Gloryworks Properties, Llc
2503 Pfeiffer Way
Pinole, CA 94564

Tenant:

3855 Resident
5234 SACRAMENTO AVE Apt A
RICHMOND, CA 94804-5444-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5234 SACRAMENTO AVE Apt A RICHMOND, CA 94804-5444** passed the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Gloryworks Properties, Llc
2503 Pfeiffer Way
Pinole, CA 94564

Tenant:

3855 Resident
5234 SACRAMENTO AVE Apt B
RICHMOND, CA 94804-5444-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5234 SACRAMENTO AVE Apt B RICHMOND, CA 94804-5444** passed the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Gloryworks Properties, Llc
2503 Pfeiffer Way
Pinole, CA 94564

Tenant:

3855 RESIDENT
5234 SACRAMENTO AVE Apt C
RICHMOND, CA 94804-5444-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5234 SACRAMENTO AVE Apt C RICHMOND, CA 94804-5444** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Gloryworks Properties, Llc
2503 Pfeiffer Way
Pinole, CA 94564

Tenant:

3855 Resident
5234 SACRAMENTO AVE Apt D
RICHMOND, CA 94804-5444-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5234 SACRAMENTO AVE Apt D RICHMOND, CA 94804-5444** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Gloryworks Properties, Llc
2503 Pfeiffer Way
Pinole, CA 94564

Tenant:

3855 Resident
5234 SACRAMENTO AVE Apt E
RICHMOND, CA 94804-5444-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5234 SACRAMENTO AVE Apt E RICHMOND, CA 94804-5444** passed the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Gloryworks Properties, Llc
2503 Pfeiffer Way
Pinole, CA 94564

Tenant:

3855 RESIDENT
5234 SACRAMENTO AVE Apt F
RICHMOND, CA 94804-5444-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5234 SACRAMENTO AVE Apt F RICHMOND, CA 94804-5444** passed the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
CURRENT RESIDENT
12717 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12717 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:

1074 RESIDENT
12719 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12719 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
1074 RESIDENT
12721 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12721 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
1074 Resident
12727 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12727 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
1074 RESIDENT
12735 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12735 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
CURRENT RESIDENT
12741 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12741 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
1074 Resident
12743 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12743 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
1074 RESIDENT
12751 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12751 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
CURRENT RESIDENT
12753 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12753 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
1074 Resident
12755 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12755 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
1074 Resident
12757 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12757 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
CURRENT RESIDENT
12761 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12761 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
1074 Resident
12763 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12763 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:

1074 RESIDENT
12765 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12765 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:

1074 Resident
12767 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12767 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
1074 Resident
12771 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12771 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
1074 RESIDENT
12773 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12773 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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

10/5/2026

Jon R & Donna S Wagner
CASTLE MANAGEMENT
12885 Alcosta Blvd, Suite A
San Ramon, CA 94583

Tenant:
CURRENT RESIDENT
12777 SAN PABLO AVE
RICHMOND, CA 94805-1302-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12777 SAN PABLO AVE RICHMOND, CA 94805-1302** **passed** the Housing Quality Standards (HQS) inspection on October 02, 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