



PASSED INSPECTION NOTICE

12/8/2025

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

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

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt B RICHMOND, CA 94801-2773** **passed** the Housing Quality Standards (HQS) inspection on November 26, 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

12/8/2025

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

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

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt C RICHMOND, CA 94801-2773** **passed** the Housing Quality Standards (HQS) inspection on November 26, 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



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12/8/2025

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

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

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt F RICHMOND, CA 94801-2773** **passed** the Housing Quality Standards (HQS) inspection on November 26, 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



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12/8/2025

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

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

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1003 ROOSEVELT AVE Apt G RICHMOND, CA 94801-2773** **passed** the Housing Quality Standards (HQS) inspection on November 26, 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

12/8/2025

Xiao Ling Zhou
22718 Rancho Palomares Place
Castro Valley, CA 94552

Tenant:
Resident 8884
1805 ROOSEVELT AVE
RICHMOND, CA 94801-2836-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1805 ROOSEVELT AVE RICHMOND, CA 94801-2836** **passed** the Housing Quality Standards (HQS) inspection on November 26, 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

12/8/2025

Patrick & Maria Geoghegan
115 Hardie Dr
Moraga, CA 94556-1105

Tenant:
1361
453 19TH ST Apt 1
RICHMOND, CA 94801-4700-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **453 19TH ST Apt 1 RICHMOND, CA 94801-4700** passed the Housing Quality Standards (HQS) inspection on November 26, 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

12/8/2025

Patrick & Maria Geoghegan
115 Hardie Dr
Moraga, CA 94556-1105

Tenant:
1361 Resident
453 19TH ST Apt 7
RICHMOND, CA 94801-4700-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **453 19TH ST Apt 7 RICHMOND, CA 94801-4700** passed the Housing Quality Standards (HQS) inspection on November 26, 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

12/8/2025

Patrick & Maria Geoghegan
115 Hardie Dr
Moraga, CA 94556-1105

Tenant:

1361
453 19TH ST Apt 8
RICHMOND, CA 94801-4700-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **453 19TH ST Apt 8 RICHMOND, CA 94801-4700** passed the Housing Quality Standards (HQS) inspection on November 26, 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

12/8/2025

Kashmir K & Balwinder S Padda
366 Redtail Pl
Richmond, CA 94806

Tenant:
6190 Resident
2639 HUMPHREY AVE
RICHMOND, CA 94804-1234-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2639 HUMPHREY AVE RICHMOND, CA 94804-1234** **passed** the Housing Quality Standards (HQS) inspection on November 26, 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

12/8/2025

Yuan Hao Wang
2182 27Th Ave
San Francisco, CA 94116-1729

Tenant:
8869 Resident
2352 GAYNOR AVE
RICHMOND, CA 94804-1354-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2352 GAYNOR AVE RICHMOND, CA 94804-1354** passed the Housing Quality Standards (HQS) inspection on November 26, 2025. No additional inspections are required at this time.

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

Sincerely,

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Residential Rental Inspections Program



PASSED INSPECTION NOTICE

12/8/2025

Venkata Ravi Seelam
5125 Fresno Ave
Richmond, CA 94804-5412

Tenant:
Resident 8830
253 S 4TH ST
RICHMOND, CA 94804-2203-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **253 S 4TH ST RICHMOND, CA 94804-2203** passed the Housing Quality Standards (HQS) inspection on November 26, 2025. No additional inspections are required at this time.

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

Sincerely,

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Residential Rental Inspections Program



PASSED INSPECTION NOTICE

12/8/2025

Andrew Huie
6363 Christie Ave #2111
Emeryville, CA 94608-1945

Tenant:
5485 RESIDENT
4137 CUTTING BLVD
RICHMOND, CA 94804-3340-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **4137 CUTTING BLVD RICHMOND, CA 94804-3340** passed the Housing Quality Standards (HQS) inspection on November 26, 2025. No additional inspections are required at this time.

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

Sincerely,

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PASSED INSPECTION NOTICE

12/8/2025

Zachary Wong
42 Marina Lakes Dr
Richmond, CA 94806

Tenant:
5525
1502 JETTY DR
RICHMOND, CA 94804-4229-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1502 JETTY DR RICHMOND, CA 94804-4229** passed the Housing Quality Standards (HQS) inspection on November 26, 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

12/8/2025

Eduardo & Maria Ponce Ledesma
Po Box 5237
Hercules, CA 94547-2309

Tenant:
6150 Resident
5709 CARLOS AVE
RICHMOND, CA 94804-4835-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5709 CARLOS AVE RICHMOND, CA 94804-4835** passed the Housing Quality Standards (HQS) inspection on November 26, 2025. No additional inspections are required at this time.

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

Sincerely,

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PASSED INSPECTION NOTICE

12/8/2025

Schenkkan Family Trust
1201 California St Unit 1401
San Francisco, CA 94109-0010

Tenant:
2615 Resident
16 MARINA LAKES DR
RICHMOND, CA 94804-7447-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **16 MARINA LAKES DR RICHMOND, CA 94804-7447** **passed** the Housing Quality Standards (HQS) inspection on November 26, 2025. No additional inspections are required at this time.

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

Sincerely,

City of Richmond
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