



## PASSED INSPECTION NOTICE

12/23/2025

8Th & Castro Llc  
4096 Piedmont Ave #260  
Oakland, CA 94611

Tenant:  
14760 Resident  
243 RICHMOND AVE Apt 2  
RICHMOND, CA 94801-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **243 RICHMOND AVE Apt 2 RICHMOND, CA 94801** passed the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

Huei-Chen Kuo  
Alex Lay  
1050 Rudgear Rd  
Walnut Creek, CA 94596-6448

Tenant:  
1016 Resident  
524 20TH ST  
RICHMOND, CA 94801-2822-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **524 20TH ST RICHMOND, CA 94801-2822** passed the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

Huei-Chen Kuo  
Alex Lay  
1050 Rudgear Rd  
Walnut Creek, CA 94596-6448

Tenant:  
1016 Resident  
526 20TH ST  
RICHMOND, CA 94801-2822-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **526 20TH ST RICHMOND, CA 94801-2822** passed the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

101 S 15Th St Llc  
Bg Asset Management  
2801 Pinole Valley Road, Suite 210  
Pinole, CA 94564

Tenant:  
16859 Resident  
105 S 15TH ST  
RICHMOND, CA 94804-2507-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **105 S 15TH ST RICHMOND, CA 94804-2507** passed the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

Tom K & Ana M Kinnard  
670 Mariesta Rd  
Pinole, CA 94564-2643

Tenant:  
6695 Resident  
5610 BAYVIEW AVE  
RICHMOND, CA 94804-4827-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5610 BAYVIEW AVE RICHMOND, CA 94804-4827** passed the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

Laurie Kam-Fun Lau  
6858 Snowdon Ave  
El Cerrito, CA 94530

Tenant:  
5607 Resident  
5921 BAYVIEW AVE  
RICHMOND, CA 94804-4831-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5921 BAYVIEW AVE RICHMOND, CA 94804-4831** passed the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

Lien-Cheng & Hsieh-Po Chang  
1048 Myrtlewood Ct  
San Pablo, CA 94806-5838

Tenant:  
9390 Resident  
5613 MADISON AVE  
RICHMOND, CA 94804-4841-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5613 MADISON AVE RICHMOND, CA 94804-4841** passed the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

Robert E Serb  
5465 Victoria Ln  
Richmond, CA 94803-3833

Tenant:  
6218 Resident  
6111 ORCHARD AVE Apt 1  
RICHMOND, CA 94804-5028-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **6111 ORCHARD AVE Apt 1 RICHMOND, CA 94804-5028** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

Stephen & Jennifer Nomura  
919 San Benito Rd  
Berkeley, CA 94707-2436

Tenant:  
10715 Resident  
5426 PLUMAS AVE  
RICHMOND, CA 94804-5242-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5426 PLUMAS AVE RICHMOND, CA 94804-5242** passed the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

J Denise Grimshaw  
533 Bonnie Dr  
El Cerrito, CA 94530-3322

Tenant:  
6148 Resident  
5700 SUTTER AVE  
RICHMOND, CA 94804-5257-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5700 SUTTER AVE RICHMOND, CA 94804-5257** passed the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

Tania Balazs  
707 San Carlos Ave  
Albany, CA 94706

Tenant:  
6648 Resident  
1650 MENDOCINO ST  
RICHMOND, CA 94804-5313-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1650 MENDOCINO ST RICHMOND, CA 94804-5313** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

Nicholas John Gregor  
32 Camellia Pl  
Oakland, CA 94602-2506

Tenant:  
10266 Resident  
1601 SAN BENITO ST  
RICHMOND, CA 94804-5326-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1601 SAN BENITO ST RICHMOND, CA 94804-5326** passed the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

Christopher Coen  
34437 Willow Ln  
Union City, CA 95035-4462

Tenant:  
10045 Resident  
1919 SAN BENITO ST  
RICHMOND, CA 94804-5332-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1919 SAN BENITO ST RICHMOND, CA 94804-5332** passed the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

Jennifer Akemi Yasumoto  
Richard Cohan  
2709 Del Monte Ave  
El Cerrito, CA 94530

Tenant:  
4144 Resident  
5825 PANAMA AVE  
RICHMOND, CA 94804-5521-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5825 PANAMA AVE RICHMOND, CA 94804-5521** passed the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

Richard D & Deborah Jesch  
1919 7Th St  
Berkeley, CA 94710

Tenant:  
10409 Resident  
5735 COLUMBIA AVE  
RICHMOND, CA 94804-5631-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5735 COLUMBIA AVE RICHMOND, CA 94804-5631** passed the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

Pao-Chung & Agnes Mok Chen  
8424 Buckingham  
El Cerrito, CA 94530-2532

Tenant:  
7119 Resident  
6001 SACRAMENTO AVE  
RICHMOND, CA 94804-5729-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **6001 SACRAMENTO AVE RICHMOND, CA 94804-5729** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

Eugene Clement Huang  
6459 Kensington Ave  
Richmond, CA 94805-1651

Tenant:  
1753 Resident  
6000 COLUMBIA AVE  
RICHMOND, CA 94804-5736-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **6000 COLUMBIA AVE RICHMOND, CA 94804-5736** passed the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

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

Tenant:  
15298 Resident  
3195 GARRITY WAY Apt 835  
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3195 GARRITY WAY Apt 835 RICHMOND, CA 94806-5869** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

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

Tenant:  
15298 Resident  
3195 GARRITY WAY Apt 836  
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3195 GARRITY WAY Apt 836 RICHMOND, CA 94806-5869** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

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

Tenant:  
15298 Resident  
3195 GARRITY WAY Apt 837  
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3195 GARRITY WAY Apt 837 RICHMOND, CA 94806-5869** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

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

Tenant:  
15298 Resident  
3195 GARRITY WAY Apt 838  
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3195 GARRITY WAY Apt 838 RICHMOND, CA 94806-5869** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

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

Tenant:  
15298 Resident  
3199 GARRITY WAY Apt 921  
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 921 RICHMOND, CA 94806-5869** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

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

Tenant:  
15298 Resident  
3199 GARRITY WAY Apt 923  
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 923 RICHMOND, CA 94806-5869** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

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

Tenant:  
Resident 5346  
3199 GARRITY WAY Apt 927  
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 927 RICHMOND, CA 94806-5869** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

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

Tenant:  
15298 Resident  
3199 GARRITY WAY Apt 931  
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 931 RICHMOND, CA 94806-5869** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

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

Tenant:  
15298 Resident  
3199 GARRITY WAY Apt 933  
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 933 RICHMOND, CA 94806-5869** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

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

Tenant:

Resident 5346  
3199 GARRITY WAY Apt 934  
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 934 RICHMOND, CA 94806-5869** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

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

Tenant:  
15298 Resident  
3199 GARRITY WAY Apt 935  
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 935 RICHMOND, CA 94806-5869** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

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

Tenant:  
15298 Resident  
3199 GARRITY WAY Apt 936  
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 936 RICHMOND, CA 94806-5869** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

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

Tenant:  
15298 Resident  
3199 GARRITY WAY Apt 937  
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 937 RICHMOND, CA 94806-5869** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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

12/23/2025

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

Tenant:  
15298 Resident  
3199 GARRITY WAY Apt 938  
RICHMOND, CA 94806-5869-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3199 GARRITY WAY Apt 938 RICHMOND, CA 94806-5869** **passed** the Housing Quality Standards (HQS) inspection on December 18, 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