



PASSED INSPECTION NOTICE

12/23/2025

Edward I Shie
2872 29Th Ave W
Seattle, WA 98199

Tenant:
8334 Resident
2500 GAYNOR AVE
RICHMOND, CA 94804-1381-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2500 GAYNOR AVE RICHMOND, CA 94804-1381** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Melanie V & Marcos P Indalecio
1859 Virginia Ave
Novato, CA 94945

Tenant:
18423 Resident
534 31ST ST
RICHMOND, CA 94804-1528-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **534 31ST ST RICHMOND, CA 94804-1528** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Melanie V & Marcos P Indalecio
1859 Virginia Ave
Novato, CA 94945

Tenant:
4933 Resident
536 31ST ST
RICHMOND, CA 94804-1528-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **536 31ST ST RICHMOND, CA 94804-1528** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Melanie V & Marcos P Indalecio
1859 Virginia Ave
Novato, CA 94945

Tenant:
8078 RESIDENT
342 31ST ST
RICHMOND, CA 94804-1766-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **342 31ST ST RICHMOND, CA 94804-1766** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Melanie V & Marcos P Indalecio
1859 Virginia Ave
Novato, CA 94945

Tenant:
CURRENT RESIDENT
350 31ST ST
RICHMOND, CA 94804-1766-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **350 31ST ST RICHMOND, CA 94804-1766** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Lei Wang & Wei Zhu
950 Taraval Street
San Francisco, CA 94116

Tenant:
14002 Resident
2210 OHIO AVE
RICHMOND, CA 94804-2749-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2210 OHIO AVE RICHMOND, CA 94804-2749** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Tengfang Xu
711 San Carlos Ave
Albany, CA 94706

Tenant:
9237
2922 CUTTING BLVD Apt D
RICHMOND, CA 94804-2947-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2922 CUTTING BLVD Apt D RICHMOND, CA 94804-2947** **passed** the Housing Quality Standards (HQS) inspection on December 19, 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

Erick Ramirez Arce
5001 Fray Ave
Richmond, CA 94804-4374

Tenant:
9829 Resident
227 S 47TH ST
RICHMOND, CA 94804-3421-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **227 S 47TH ST RICHMOND, CA 94804-3421** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Leland L & Tracy E Turner
5717 Oliver Ct
El Sobrante, CA 94803

Tenant:

Resident 4383
5835 ALAMEDA AVE Apt 4
RICHMOND, CA 94804-4844-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5835 ALAMEDA AVE Apt 4 RICHMOND, CA 94804-4844** **passed** the Housing Quality Standards (HQS) inspection on December 19, 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

Fred Farhad Ahmadi
1001 Bel Marin Key Blvd
Novato, CA 94949-5334

Tenant:
9772 Resident
186 SHORELINE CT
RICHMOND, CA 94804-7434-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **186 SHORELINE CT RICHMOND, CA 94804-7434** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Tsu-Kuang Chen
1119 Cornell Ave
Albany, CA 94804-7444

Tenant:
6643 Resident
64 BAYSIDE CT
RICHMOND, CA 94804-7444-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **64 BAYSIDE CT RICHMOND, CA 94804-7444** passed the Housing Quality Standards (HQS) inspection on December 19, 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

David & Karman Lindenmuth
1268 S Mayfair Ave
Daly City, CA 94015-3654

Tenant:
1794 Resident
12 MARINA LAKES DR
RICHMOND, CA 94804-7447-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **12 MARINA LAKES DR RICHMOND, CA 94804-7447** **passed** the Housing Quality Standards (HQS) inspection on December 19, 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

Shaoping Li
5309 Pembroke Way
San Ramon, CA 94582-5933

Tenant:
2770 Resident
169 MARINA LAKES DR
RICHMOND, CA 94804-7453-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **169 MARINA LAKES DR RICHMOND, CA 94804-7453** **passed** the Housing Quality Standards (HQS) inspection on December 19, 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

David D & Vasanthee Thathiah
884 N Mayfair Ave
Daly City, CA 94015-3053

Tenant:
7192 Resident
227 MARINA LAKES DR
RICHMOND, CA 94804-7457-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **227 MARINA LAKES DR RICHMOND, CA 94804-7457** **passed** the Housing Quality Standards (HQS) inspection on December 19, 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

David A & Kristi A Robertson
Po Box 1059
Pinecrest, CA 95364

Tenant:
2338 Resident
145 BAYSIDE CT
RICHMOND, CA 94804-7458-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **145 BAYSIDE CT RICHMOND, CA 94804-7458** passed the Housing Quality Standards (HQS) inspection on December 19, 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

James Hatley
Po Box 471255
San Francisco, CA 94147-1255

Tenant:
9602
217 BAYSIDE CT
RICHMOND, CA 94804-7461-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **217 BAYSIDE CT RICHMOND, CA 94804-7461** passed the Housing Quality Standards (HQS) inspection on December 19, 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

William E Schupp
5489 Sobrante Ave
El Sobrante, CA 94803-1435

Tenant:
8375 Resident
717 39TH ST
RICHMOND, CA 94805-1850-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **717 39TH ST RICHMOND, CA 94805-1850** passed the Housing Quality Standards (HQS) inspection on December 19, 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

First Presbyterian Church
3415 Barrett Ave
Richmond, CA 94805-2139

Tenant:
4823 Resident
535 35TH ST
RICHMOND, CA 94805-2123-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **535 35TH ST RICHMOND, CA 94805-2123** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Henry Ng Tre
768 24Th Ave
San Francisco, CA 94121-3712

Tenant:
6920 Resident
478 39TH ST
RICHMOND, CA 94805-2216-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **478 39TH ST RICHMOND, CA 94805-2216** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Jia Rong Yu
4240 Gordon St
Fremont, CA 94560-5600

Tenant:
8416 Resident
4021 NEVIN AVE
RICHMOND, CA 94805-2238-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **4021 NEVIN AVE RICHMOND, CA 94805-2238** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Frank W Lum
666 40Th Ave
San Francisco, CA 94121-2525

Tenant:
6682 Resident
4120 NEVIN AVE
RICHMOND, CA 94805-2340-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **4120 NEVIN AVE RICHMOND, CA 94805-2340** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Melissa Wong
3420 Andrade Ave
Richmond, CA 94804-1114

Tenant:
4838 Resident
535 43RD ST
RICHMOND, CA 94805-2353-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **535 43RD ST RICHMOND, CA 94805-2353** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Jingyang Li
32740 S Artistry Loop
Union City, CA 94587-8212

Tenant:
4232 Resident
800 PHANOR DR
RICHMOND, CA 94806-1773-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **800 PHANOR DR RICHMOND, CA 94806-1773** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Yuanping He
4705 Valley Vista Dr
Dublin, CA 94568-7687

Tenant:
6497 Resident
611 SUMMER LN
RICHMOND, CA 94806-2194-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **611 SUMMER LN RICHMOND, CA 94806-2194** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Paul P & Ofelia E Gamez
193 Macalvey Dr
Martinez, CA 94553-5850

Tenant:
3026 Resident
2984 MC KENZIE DR
RICHMOND, CA 94806-2613-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2984 MC KENZIE DR RICHMOND, CA 94806-2613** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Chen G Bian
3273 Withers Ave
Lafayette, CA 94549-1942

Tenant:
11582 Resident
2804 SHANE DR
RICHMOND, CA 94806-2621-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2804 SHANE DR RICHMOND, CA 94806-2621** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Rosemary Hoang
9461 Wellington Cir
Windsor, CA 95492-8511

Tenant:
7314 Resident
2951 GOMER DR
RICHMOND, CA 94806-2652-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2951 GOMER DR RICHMOND, CA 94806-2652** passed the Housing Quality Standards (HQS) inspection on December 19, 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

John W & Gwendolyn M Downs
Po Box 4345
Vallejo, CA 94591-7271

Tenant:
6109 Resident
3058 BIRMINGHAM DR
RICHMOND, CA 94806-2668-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **3058 BIRMINGHAM DR RICHMOND, CA 94806-2668** **passed** the Housing Quality Standards (HQS) inspection on December 19, 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

Susan Sheng
Warren Li
3273 Withers Ave
Lafayette, CA 94549-1942

Tenant:
9061
2718 SHANE DR
RICHMOND, CA 94806-3129-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2718 SHANE DR RICHMOND, CA 94806-3129** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Daniel M Partridge
1250 Navellier St
El Cerrito, CA 94530-2447

Tenant:
1773 Resident
6325 MONTE CRESTA AVE
RICHMOND, CA 94806-4245-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **6325 MONTE CRESTA AVE RICHMOND, CA 94806-4245** **passed** the Housing Quality Standards (HQS) inspection on December 19, 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

Gregory E Conrad
885 Marlesta Rd
Pinole, CA 94564

Tenant:
3317 Resident
1608 25TH ST
RICHMOND, CA 94806-4516-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **1608 25TH ST RICHMOND, CA 94806-4516** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Aruraj & Gowrie Jayaraj
5333 Knights Est
San Jose, CA 95135

Tenant:
16362 Resident
5040 WHINS CT
RICHMOND, CA 94806-5056-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **5040 WHINS CT RICHMOND, CA 94806-5056** passed the Housing Quality Standards (HQS) inspection on December 19, 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

Jamshid & Ivanka F Shakiba
1933 San Antonio St
Berkeley, CA 94707-1649

Tenant:
3034 Resident
2545 GROVEVIEW DR
RICHMOND, CA 94806-5701-

PropID

Dear Owner/Agent,

This letter is to inform you that your property at **2545 GROVEVIEW DR RICHMOND, CA 94806-5701** **passed** the Housing Quality Standards (HQS) inspection on December 19, 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