



4/17/2026

**FAILED INSPECTION NOTICE**

Mark Skolnick  
3835 Cypress Dr Ste 205  
Petaluma, CA 94954

Property:  
570 19TH ST Apt A  
RICHMOND, CA 94801-2858-

PropID:  
Client ID: 4277

Dear Owner/Agent,

This letter is to inform you that your property at **570 19TH ST Apt A RICHMOND, CA 94801-2858** failed the Housing Quality Standards (HQS) inspection on 04/07/2026.

**A re-inspection has been scheduled for 05/18/2026 between 01:00PM and 04:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

If you have any questions regarding your inspection or any fail items, please contact us by phone at 510-690-8260 for further information.

Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/17/2026

**FAILED INSPECTION NOTICE**

Mark Skolnick  
3835 Cypress Dr Ste 205  
Petaluma, CA 94954

Property:  
570 19TH ST Apt E  
RICHMOND, CA 94801-2858-

PropID:  
Client ID: 4277

Dear Owner/Agent,

This letter is to inform you that your property at **570 19TH ST Apt E RICHMOND, CA 94801-2858** failed the Housing Quality Standards (HQS) inspection on 04/07/2026.

**A re-inspection has been scheduled for 05/18/2026 between 01:00PM and 04:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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4/17/2026

**FAILED INSPECTION NOTICE**

Mark Skolnick  
3835 Cypress Dr Ste 205  
Petaluma, CA 94954

Property:  
144 13TH ST Apt 1  
RICHMOND, CA 94801-3572-

PropID:  
Client ID: 4277

Dear Owner/Agent,

This letter is to inform you that your property at **144 13TH ST Apt 1 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 04/07/2026.

**A re-inspection has been scheduled for 05/18/2026 between 09:00AM and 12:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
4.10	Other Rooms/Smoke Detectors Replace, exceeds 10 year life span (2002)
4.5	Other Rooms/Window Condition Move furniture blocking window access (fire exit)

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the **Tenant** does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Mark Skolnick  
3835 Cypress Dr Ste 205  
Petaluma, CA 94954

Property:  
144 13TH ST Apt 2  
RICHMOND, CA 94801-3572-

PropID:  
Client ID: 4277

Dear Owner/Agent,

This letter is to inform you that your property at **144 13TH ST Apt 2 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 04/07/2026.

**A re-inspection has been scheduled for 05/18/2026 between 09:00AM and 12:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Mark Skolnick  
3835 Cypress Dr Ste 205  
Petaluma, CA 94954

Property:  
144 13TH ST Apt 7  
RICHMOND, CA 94801-3572-

PropID:  
Client ID: 4277

Dear Owner/Agent,

This letter is to inform you that your property at **144 13TH ST Apt 7 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 04/07/2026.

**A re-inspection has been scheduled for 05/18/2026 between 09:00AM and 12:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling
2.3	Kitchen/Electrical Hazards Install GFCI by kitchen sink
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, replace



4/17/2026

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Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Mark Skolnick  
3835 Cypress Dr Ste 205  
Petaluma, CA 94954

Property:  
144 13TH ST Apt 9  
RICHMOND, CA 94801-3572-

PropID:  
Client ID: 4277

Dear Owner/Agent,

This letter is to inform you that your property at **144 13TH ST Apt 9 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 04/07/2026.

**A re-inspection has been scheduled for 05/18/2026 between 09:00AM and 12:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

Please be advised that if the Tenant does not complete the repairs that are his/her responsibility and the owner cannot provide proper proof of notification to the tenant regarding the items, the owner becomes responsible for ensuring the repairs are completed.

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Mark Skolnick  
3835 Cypress Dr Ste 205  
Petaluma, CA 94954

Property:  
144 13TH ST Apt 15  
RICHMOND, CA 94801-3572-

PropID:  
Client ID: 4277

Dear Owner/Agent,

This letter is to inform you that your property at **144 13TH ST Apt 15 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 04/07/2026.

**A re-inspection has been scheduled for 05/18/2026 between 11:00AM and 02:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.5	Bathroom/Window Condition Units will be required to have screens on one exterior window per room, if the window is openable. The screens must be removable for egress in case of an emergency.
4.4	Other Rooms/Security Remove keyed lock from interior door.
8.7	General Health and Safety/Other Interior Hazards Carbon monoxide detector inoperable, replace
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Door. - right of stove/oven
2.3	Kitchen/Electrical Hazards GFCI has open neutral, repair
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable; repair



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Mark Skolnick  
3835 Cypress Dr Ste 205  
Petaluma, CA 94954

Property:  
144 13TH ST Apt 19  
RICHMOND, CA 94801-3572-

PropID:  
Client ID: 4277

Dear Owner/Agent,

This letter is to inform you that your property at **144 13TH ST Apt 19 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 04/07/2026.

**A re-inspection has been scheduled for 05/18/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards Replace damaged light switch
3.12	Bathroom/Tub or Shower Leak behind cold water knob, repair
8.7	General Health and Safety/Other Interior Hazards Replace missing carbon monoxide detector

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Mark Skolnick  
3835 Cypress Dr Ste 205  
Petaluma, CA 94954

Property:  
144 13TH ST Apt 20  
RICHMOND, CA 94801-3572-

PropID:  
Client ID: 4277

Dear Owner/Agent,

This letter is to inform you that your property at **144 13TH ST Apt 20 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 04/07/2026.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
8.10	General Health and Safety/Site and Neighborhood Conditions Replace damaged receptacle outside of front door
3.12	Bathroom/Tub or Shower Shower head leaking in rear
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
1.3	Living Room/Electrical Hazards Outlet by kitchen entry has hot/neutral reverse, repair
2.3	Kitchen/Electrical Hazards 1. Outlet by kitchen entrance has hot/neutral reverse, repair  2. Non GFCI outlet by sink has open grounds, repair



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**FAILED INSPECTION NOTICE**

Mark Skolnick  
3835 Cypress Dr Ste 205  
Petaluma, CA 94954

Property:  
144 13TH ST Apt 21  
RICHMOND, CA 94801-3572-

PropID:  
Client ID: 4277

Dear Owner/Agent,

This letter is to inform you that your property at **144 13TH ST Apt 21 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 04/07/2026.

**A re-inspection has been scheduled for 05/18/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Sincerely,

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Residential Rental Inspections Program



4/17/2026

**FAILED INSPECTION NOTICE**

Yoko Jung  
9 Corte Holganza  
Orinda, CA 94563

Property:  
6105 SUTTER AVE  
RICHMOND, CA 94804-5301-

PropID:  
Client ID: 2663

Dear Owner/Agent,

This letter is to inform you that your property at **6105 SUTTER AVE RICHMOND, CA 94804-5301** failed the Housing Quality Standards (HQS) inspection on 04/07/2026.

**A re-inspection has been scheduled for 05/15/2026 between 11:00AM and 02:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl smoke/Co detector missing
2.12	Kitchen/Sink faucet base loose - repair/replace
7.5	Heating and Plumbing/Water Supply kitchen no running water
2.10	Kitchen/Stove or Range with Oven stove inop - repair/replace
7.2	Heating and Plumbing/Safety of Heating Equipment clear items blocking WH egress
8.1	General Health and Safety/Access to Unit clear items blocking back door from fully opening
1.8	Living Room/Floor Condition carpeting throughout unit badly worn/damaged - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls clear items blocking hallway egress
4.10	Other Rooms/Smoke Detectors smoke detectors missing in 3x bedrooms



4/17/2026

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Sincerely,

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Residential Rental Inspections Program



4/17/2026

**FAILED INSPECTION NOTICE**

Yoko Jung  
9 Corte Holganza  
Orinda, CA 94563

Property:  
6107 SUTTER AVE  
RICHMOND, CA 94804-5301-

PropID:  
Client ID: 2663

Dear Owner/Agent,

This letter is to inform you that your property at **6107 SUTTER AVE RICHMOND, CA 94804-5301** failed the Housing Quality Standards (HQS) inspection on 04/07/2026.

**A re-inspection has been scheduled for 05/15/2026 between 11:00AM and 02:00PM.**

It is your responsibility to correct the following items as shown below. The Items marked with an "O" are the responsibility of the Owner and the items marked with a "T" are the responsibility of the Tenant. Please inform your tenant of any tenant responsible fail items.

<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
1.3	Living Room/Electrical Hazards outlets showing open ground/not testing properly - repair/replace
8.7	General Health and Safety/Other Interior Hazards 1st & 2nd fl hallway smoke/Co detectors missing
7.1	Heating and Plumbing/Adequacy of Heating Equipment 2x heaters inop - repair/replace

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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Residential Rental Inspections Program



4/17/2026

**FAILED INSPECTION NOTICE**

Yoko Jung  
9 Corte Holganza  
Orinda, CA 94563

Property:  
6109 SUTTER AVE  
RICHMOND, CA 94804-5301-

PropID:  
Client ID: 2663

Dear Owner/Agent,

This letter is to inform you that your property at **6109 SUTTER AVE RICHMOND, CA 94804-5301** failed the Housing Quality Standards (HQS) inspection on 04/07/2026.

**A re-inspection has been scheduled for 05/15/2026 between 11:00AM and 02:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop

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Sincerely,

City of Richmond  
Residential Rental Inspections Program



4/17/2026

**FAILED INSPECTION NOTICE**

Henry L & Carolyn S Moe  
4549 Midway Rd  
Vacaville, CA 95688

Property:  
990 VENTURA ST  
RICHMOND, CA 94805-1033-

PropID:  
Client ID: 8631

Dear Owner/Agent,

This letter is to inform you that your property at **990 VENTURA ST RICHMOND, CA 94805-1033 failed** the Housing Quality Standards (HQS) inspection on 04/07/2026.

**A re-inspection has been scheduled for 05/15/2026 between 09:00AM and 12:00PM.**

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
7.1	Heating and Plumbing/Adequacy of Heating Equipment heater inop heater in bedroom inop
2.10	Kitchen/Stove or Range with Oven oven inop
2.13	Kitchen/Space for Storage, Prep and Serving countertop damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke/Co detector missing
2.8	Kitchen/Floor Condition lip at steps before back door damaged - repair/replace
8.6	General Health and Safety/Interior Stairs and Common Halls stairwell light inop
8.7	General Health and Safety/Other Interior Hazards 2nd fl Co detector missing
4.4	Other Rooms/Security remove key locks from all bedroom doors
3.2	Bathroom/Electricity 2nd fl bathroom light inop
3.6	Bathroom/Ceiling Condition 2nd fl ceiling badly discolored - remove/repair/repaint
4.6	Other Rooms/Celing Condition ceiling has discoloration - remove/repair/repaint

Please be advised that if the **Owner** does not complete the repairs that are his/her responsibility, additional fees may apply.

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