



5/19/2026

FAILED INSPECTION NOTICE

Jose L & Dora A Ramirez
2425 Colina Ct
Pinole, CA 94564

Property:
575 5TH ST Apt A
RICHMOND, CA 94801-2686-

PropID:
Client ID: 8577

Dear Owner/Agent,

This letter is to inform you that your property at **575 5TH ST Apt A RICHMOND, CA 94801-2686** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
2.12	Kitchen/Sink water pressure very low - repair/replace
8.10	General Health and Safety/Site and Neighborhood Conditions apt Letter A missing from door - repair/replace

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



5/19/2026

FAILED INSPECTION NOTICE

Jose L & Dora A Ramirez
2425 Colina Ct
Pinole, CA 94564

Property:
575 5TH ST Apt B
RICHMOND, CA 94801-2686-

PropID:
Client ID: 8577

Dear Owner/Agent,

This letter is to inform you that your property at **575 5TH ST Apt B RICHMOND, CA 94801-2686** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
8.10	General Health and Safety/Site and Neighborhood Conditions apt door letter B missing from door - repair/replace
8.7	General Health and Safety/Other Interior Hazards hallway smoke/Co detector missing
3.5	Bathroom/Window Condition bathroom screen damaged - repair/replace
4.10	Other Rooms/Smoke Detectors bedroom smoke detector missing
2.5	Kitchen/Window Condition bottom of window frame worn - repair/repaint
8.1	General Health and Safety/Access to Unit clear egress from behind front door preventing door from opening fully
1.3	Living Room/Electrical Hazards light switch cover missing next to front door - repair/replace



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FAILED INSPECTION NOTICE

Jose L & Dora A Ramirez
2425 Colina Ct
Pinole, CA 94564

Property:
575 5TH ST Apt C
RICHMOND, CA 94801-2686-

PropID:
Client ID: 8577

Dear Owner/Agent,

This letter is to inform you that your property at **575 5TH ST Apt C RICHMOND, CA 94801-2686** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
4.4	Other Rooms/Security remove key lock from bedroom door

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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FAILED INSPECTION NOTICE

Jose L & Dora A Ramirez
2425 Colina Ct
Pinole, CA 94564

Property:
581 9TH ST
RICHMOND, CA 94801-2715-

PropID:
Client ID: 8577

Dear Owner/Agent,

This letter is to inform you that your property at **581 9TH ST RICHMOND, CA 94801-2715** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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.

Area REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS

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



5/19/2026

FAILED INSPECTION NOTICE

Mark Skolnick
3835 Cypress Dr Ste 205
Petaluma, CA 94954

Property:
570 19TH ST Apt C
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 C RICHMOND, CA 94801-2858** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
2.10	Kitchen/Stove or Range with Oven Right rear burner inoperable, repair
1.3	Living Room/Electrical Hazards A missing and/or cracked coverplate presents an electrical hazard. - outlet on right wall
1.5	Living Room/Window Condition Replace tethered window screen



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Residential Rental Inspections Program



5/19/2026

FAILED INSPECTION NOTICE

Mark Skolnick
3835 Cypress Dr Ste 205
Petaluma, CA 94954

Property:
570 19TH ST Apt D
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 D RICHMOND, CA 94801-2858** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom

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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FAILED INSPECTION NOTICE

Mark Skolnick
3835 Cypress Dr Ste 205
Petaluma, CA 94954

Property:
570 19TH ST Apt G
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 G RICHMOND, CA 94801-2858** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom
8.7	General Health and Safety/Other Interior Hazards Carpeting throughout unit damaged, carpet has snags and tears from tenants pets.

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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5/19/2026

FAILED INSPECTION NOTICE

Mark Skolnick
3835 Cypress Dr Ste 205
Petaluma, CA 94954

Property:
570 19TH ST Apt H
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 H RICHMOND, CA 94801-2858** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
6.4	Building Exterior/Condition of Exterior Surfaces Exterior outlet on patio cracked, replace
2.11	Kitchen/Refrigerator Light inoperable, repair

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Residential Rental Inspections Program



5/19/2026

FAILED INSPECTION NOTICE

Jose L & Dora A Ramirez
2425 Colina Ct
Pinole, CA 94564

Property:
259 1ST ST
RICHMOND, CA 94801-3442-

PropID:
Client ID: 8577

Dear Owner/Agent,

This letter is to inform you that your property at **259 1ST ST RICHMOND, CA 94801-3442** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
6.2	Building Exterior/Condition of Stairs, Rails, and Porches front porch top stair worn/damaged - repair/replace
2.10	Kitchen/Stove or Range with Oven hood range fan inop -repair/replace
2.3	Kitchen/Electrical Hazards GFCI outlet missing
4.4	Other Rooms/Security remove key lock from bedroom door



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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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5/19/2026

FAILED INSPECTION NOTICE

Mark Skolnick
3835 Cypress Dr Ste 205
Petaluma, CA 94954

Property:
144 13TH ST Apt 5
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 5 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
3.3	Bathroom/Electrical Hazards Outlet has hot/neutral reverse, repair

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FAILED INSPECTION NOTICE

Mark Skolnick
3835 Cypress Dr Ste 205
Petaluma, CA 94954

Property:
144 13TH ST Apt 6
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 6 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom by sink
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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5/19/2026

FAILED INSPECTION NOTICE

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 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
3.6	Bathroom/Ceiling Condition Clean discoloration on ceiling

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5/19/2026

FAILED INSPECTION NOTICE

Mark Skolnick
3835 Cypress Dr Ste 205
Petaluma, CA 94954

Property:
144 13TH ST Apt 8
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 8 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
2.10	Kitchen/Stove or Range with Oven Left rear burner inoperable, repair
3.3	Bathroom/Electrical Hazards Install GFCI in bathroom by sink

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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5/19/2026

FAILED INSPECTION NOTICE

Mark Skolnick
3835 Cypress Dr Ste 205
Petaluma, CA 94954

Property:
144 13TH ST Apt 10
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 10 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards GFCI receptacle right of sink 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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FAILED INSPECTION NOTICE

Mark Skolnick
3835 Cypress Dr Ste 205
Petaluma, CA 94954

Property:
144 13TH ST Apt 11
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 11 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle by sink
2.6	Kitchen/Ceiling Condition Clean/remove yellow discoloration on ceiling and walls

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 12
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 12 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.11	Kitchen/Refrigerator Refrigerator is making loud grinding noise, repair
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom

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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FAILED INSPECTION NOTICE

Mark Skolnick
3835 Cypress Dr Ste 205
Petaluma, CA 94954

Property:
144 13TH ST Apt 14
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 14 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 between 09:00AM and 12:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Right burners inoperable, repair
2.3	Kitchen/Electrical Hazards GFCI right side of kitchen sink 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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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 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
2.13	Kitchen/Space for Storage, Prep and Serving Kit. = Missing Cabinet Door. - right of stove/oven
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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Mark Skolnick
3835 Cypress Dr Ste 205
Petaluma, CA 94954

Property:
144 13TH ST Apt 16
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 16 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.10	Kitchen/Stove or Range with Oven Range hood vent screen missing, replace
8.7	General Health and Safety/Other Interior Hazards Smoke detector inoperable, replace
7.1	Heating and Plumbing/Adequacy of Heating Equipment Heater inoperable, repair
2.3	Kitchen/Electrical Hazards GFCI has hot/neutral reverse, repair



5/19/2026

FAILED INSPECTION NOTICE

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



5/19/2026

FAILED INSPECTION NOTICE

Mark Skolnick
3835 Cypress Dr Ste 205
Petaluma, CA 94954

Property:
144 13TH ST Apt 17
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 17 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
4.3	Other Rooms/Electrical Hazards Outlet in closer has hot/ neutral reverse, 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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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/19/2026

FAILED INSPECTION NOTICE

Mark Skolnick
3835 Cypress Dr Ste 205
Petaluma, CA 94954

Property:
144 13TH ST Apt 18
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 18 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom by sink
3.12	Bathroom/Tub or Shower Shower head leaking, repair
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,

City of Richmond
Residential Rental Inspections Program



5/19/2026

FAILED INSPECTION NOTICE

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 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 between 11:00AM and 02:00PM.

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<u>Area</u>	<u>REASON(S) FOR "FAIL" RATING AND OTHER COMMENTS</u>
2.3	Kitchen/Electrical Hazards 1. Outlet by kitchen entrance has hot/neutral reverse, repair
8.10	General Health and Safety/Site and Neighborhood Conditions Replace damaged receptacle outside of front door

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,

City of Richmond
Residential Rental Inspections Program



5/19/2026

FAILED INSPECTION NOTICE

Mark Skolnick
3835 Cypress Dr Ste 205
Petaluma, CA 94954

Property:
144 13TH ST Apt 22
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 22 RICHMOND, CA 94801-3572** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
3.3	Bathroom/Electrical Hazards Install GFCI protected receptacle in bathroom by sink
3.12	Bathroom/Tub or Shower Resurface tub
1.3	Living Room/Electrical Hazards Three prong outlet not testing as designed, must be grounded, replaced with a two-prong outlet or replaced with a GFCI.
1.5	Living Room/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.
2.5	Kitchen/Window Condition Clean discoloration on kitchen window
2.10	Kitchen/Stove or Range with Oven Clean grease splatter on stove, range hood and backsplash behind stove
2.11	Kitchen/Refrigerator Refrigerator Gasket Deteriorated.



5/19/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/19/2026

FAILED INSPECTION NOTICE

Jose L & Dora A Ramirez
2425 Colina Ct
Pinole, CA 94564

Property:
2621 RHEEM AVE
RICHMOND, CA 94804-1021-

PropID:
Client ID: 8577

Dear Owner/Agent,

This letter is to inform you that your property at **2621 RHEEM AVE RICHMOND, CA 94804-1021** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
3.4 Bathroom/Security	remove key lock from bathroom door
4.4 Other Rooms/Security	remove key lock from 2x bedroom doors

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/19/2026

FAILED INSPECTION NOTICE

Jose L & Dora A Ramirez
2425 Colina Ct
Pinole, CA 94564

Property:
516 FLORIDA AVE
RICHMOND, CA 94804-2228-

PropID:
Client ID: 8577

Dear Owner/Agent,

This letter is to inform you that your property at **516 FLORIDA AVE RICHMOND, CA 94804-2228** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
4.4	Other Rooms/Security remove key lock from all bedroom doors

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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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/19/2026

FAILED INSPECTION NOTICE

Jose L & Dora A Ramirez
2425 Colina Ct
Pinole, CA 94564

Property:
1933 OHIO
RICHMOND, CA 94804-2619-

PropID:
Client ID: 8577

Dear Owner/Agent,

This letter is to inform you that your property at **1933 OHIO RICHMOND, CA 94804-2619** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
3.4	Bathroom/Security remove key lock from bathroom door
3.12	Bathroom/Tub or Shower shower handle damaged -repair/replace
4.4	Other Rooms/Security remove key lock from all 3x bedroom doors
2.12	Kitchen/Sink faucet base loose - repair/replace



5/19/2026

FAILED INSPECTION NOTICE

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Sincerely,

City of Richmond
Residential Rental Inspections Program



5/19/2026

FAILED INSPECTION NOTICE

Jose L & Dora A Ramirez
2425 Colina Ct
Pinole, CA 94564

Property:
2446 CUTTING BLVD Apt 4
RICHMOND, CA 94804-2858-

PropID:
Client ID: 8577

Dear Owner/Agent,

This letter is to inform you that your property at **2446 CUTTING BLVD Apt 4 RICHMOND, CA 94804-2858** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
4.4	Other Rooms/Security remove key locks from all bedroom doors

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,

City of Richmond
Residential Rental Inspections Program



5/19/2026

FAILED INSPECTION NOTICE

Linda & John Horne
141 Scenic Ave
Piedmont, CA 94611-3414

Property:
1205 MELVILLE SQ Apt #109
RICHMOND, CA 94804-4557-

PropID:
Client ID: 7824

Dear Owner/Agent,

This letter is to inform you that your property at **1205 MELVILLE SQ Apt #109 RICHMOND, CA 94804-4557** failed the Housing Quality Standards (HQS) inspection on 05/18/2026.

A re-inspection has been scheduled for 06/25/2026 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>
2.3	Kitchen/Electrical Hazards GFCI outlet missing
3.11	Bathroom/Fixed Wash Basin or Lavatory in Unit left side bedroom bathroom faucet handle loose - repair/replace
3.12	Bathroom/Tub or Shower left side bedroom shower handle damaged - repair/replace
3.3	Bathroom/Electrical Hazards right side bedroom bathroom GFCI outlet missing



5/19/2026

FAILED INSPECTION NOTICE

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