



February 13, 2026

Greenberg Property Investments LP  
336 Bon Air Center 123  
Greenbrae, CA 94904

Tenant(s)  
2371 Corby Ave #15  
Santa Rosa, CA 95407

## **NOTICE OF VIOLATION**

**SUBJECT: 2371 CORBY AVE #15**

**APN #: 043-053-055**

**ZONE: R-3-18**

**CASE #: CE26-0133**

The City of Santa Rosa Code Enforcement Division conducted an inspection of the above-referenced property on February 6, 2026, in response to a complaint received about water intrusion, possible mold, no heat, cockroach and rodent infestation occurring upon the property. The following violation(s) of the Santa Rosa City Code (SRCC) was determined to exist at the time of the inspection:

1. **SRCC Sec. H&S 17920.3 Substandard Housing Conditions(a)(6)(11)(12)**  
**VIOLATION DESCRIPTION:** Elevated moisture readings in all bedrooms (3) and living room walls. Visible black mold on the bedroom and living room walls. Visible moisture on the bedroom windows and floors. The wall heater is inoperable. Live roaches and rodent feces in the interior of the unit.
2. **SRCC Sec. 18-20.309.1 Infestation**  
**VIOLATION DESCRIPTION:** Live roaches in the interior of the unit.
3. **SRCC Sec. 18-20.302.5 Rodent Harborage**  
**VIOLATION DESCRIPTION:** Rodent feces in the interior of the unit.
4. **SRCC Sec. 18-20.304.14 Insect Screens**  
**VIOLATION DESCRIPTION:** First bedroom missing insect screens.
5. **SRCC Sec. 18-20.305.3 Interior Surfaces**  
**VIOLATION DESCRIPTION:** Failed caulking around the interior bedroom windows, middle bedroom wall texture peeling, holes in the wall behind the stove, the living room wall and the hallway ceiling. Cracked floor tiles.



6. **SRCC Sec. 18-20.505.1 Plumbing Fixture Connections**  
**VIOLATION DESCRIPTION:** Kitchen sink plumbing is leaking, and flex piping is not approved plumbing material.
7. **SRCC Sec. 18-20.604.3.1.1 Electrical Equipment**  
**VIOLATION DESCRIPTION:** Kitchen light inoperable.
8. **SRCC Sec. 18-44.907.2.11.1 Single or Multiple-Station Smoke Alarms**  
**VIOLATION DESCRIPTION:** Smoke alarms required in the sleeping areas.
9. **SRCC Sec. 18-20.305.4 Stairs and Walking Surfaces**  
**VIOLATION DESCRIPTION:** Stairs are deteriorating.
10. **SRCC Sec. 18-20.302.6 Exhaust Vents**  
**VIOLATION DESCRIPTION:** Bathroom fan requires cleaning.
11. **SRCC Sec. 18-44.901.6 Inspection, Testing and Maintenance**  
**VIOLATION DESCRIPTION:** Heat sensor in the kitchen requires securing.

**To bring the property and structure into compliance you must comply with the following:**

**Mold/Moisture Abatement:**

1. Provide a report of testing for mold from a certified assessment specialist within 10 days of this letter. The specialist must be certified by the American Council for Accredited Certification (ACAC) or another national, non-profit certifying body which is accredited by the Council of Engineering and Scientific Specialty Boards (CESB) and/or the American National Standards Institute under ANSI/ISO/IEC for inspection and testing of mold. ACAC provides a list of certified assessment specialists and remediation contractors by zip code at <https://acac.org/find/database.aspx>. Prior to testing, please have your assessment specialist call me at (707) 543-3319 and provide certification documentation.
2. Identify the source of water intrusion and obtain permits to correct that source and all identified violations. Permit applications and submittal information are available at online using the Permit Portal at <https://citizen.srcity.org/CitizenAccess>. For an in-person appointment to speak with Building, Planning or Code Enforcement Staff please use the appointment queuing system at <https://SRCity.org/QLess> and follow the system prompts to schedule. For staff assistance in scheduling an appointment, please leave a voicemail at our appointment request line at (707) 543-4623.
3. Any mold remediation/abatement required must be done according to the work plan (protocol) provided by the certified assessment specialist, unless they determine that no plan is required. The remediation/abatement contractor must be certified by the ACAC or another national, non-profit certifying body which is accredited by the CESB and/or the American National Standards Institute under ANSI/ISO/IEC 27024.



**Please provide a copy of the mold and remediation/abatement reports to:**

The City of Santa Rosa Code Enforcement  
Attn: Jenny Marquez  
100 Santa Rosa Ave., Room 3  
Santa Rosa, CA 95404

Email: [jennymarquez@srcity.org](mailto:jennymarquez@srcity.org)  
Fax: (707) 543-3317

**Within ten days (10) from the date of this notice or no later than February 23, 2026:**

1. Provide a mold report including remediation/abatement recommendations from a certified assessment specialist to the assigned code enforcement officer.
2. Obtain the services of a licensed pest exterminating company to inspect, treat and eliminate the infestation.
3. Follow the recommendations in the report from the pest exterminating company.
4. Provide a copy of the pest exterminating company report to the code enforcement officer.

**To bring the property into compliance you are directed to comply with the following no later than March 13, 2026:**

1. Apply for the necessary permits and obtain all necessary approvals for the moisture intrusion remediation recommended by a certified assessment specialist.
2. The flex piping under the kitchen sink is not an approved plumbing material, a permit may be required for significant replacement of required piping.
3. Repair or replace the peeling texture on the middle bedroom wall, the holes in the wall behind the stove, the living room wall, and the hallway ceiling. The cracked floor tiles. The inoperable kitchen light, the deteriorated stairs, and heat sensor in the kitchen. Bathroom fan requires maintenance/cleaning.
4. Install smoke alarms in every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.

Please be assured that the City of Santa Rosa is eager to work with you to resolve any violations that may be found on your property, however, failure to address these violations may result in the issuance of citation(s)



and/or further legal action. For further information, please contact me at [jennymarquez@srcity.org](mailto:jennymarquez@srcity.org) or (707) 543-3319. Your assistance in conserving our community is greatly appreciated.

A handwritten signature in blue ink, appearing to read 'J. Marquez'.

Jenny Marquez  
Code Enforcement Officer  
Code Enforcement Division  
Planning and Economic Development Department



## **IMPORTANT – READ CAREFULLY**

### **RIGHT OF APPEAL**

The only appealable violations listed in a Notice of Violation are those that are categorized as Building Violations. Please refer to SRCC 18-04 for details in process and applicable fee(s). In general, a Notice of Violation does not incur a penalty and therefore is not appealable.

### **CONSEQUENCES OF FAILURE TO CORRECT VIOLATION(S):**

If the violation(s) is not corrected by the date specified on this Notice of Violation, or by dates specified in future communications associated with this Notice, the City of Santa Rosa City Code Section 1-30.235.1 provides for the issuance of Administrative Citations. There are three levels of penalties that may be issued for a violation: 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> (and subsequent violations). Dependent on the type of violation, penalties may range between \$100.00 and \$5,000.00. These penalties are cumulative, and citations may be issued for each day the violation is found to continue. In addition, the City may issue a Criminal Citation and/or seek any other legal remedies to bring about compliance.

### **PERMIT INFORMATION**

Permit applications and submittal information are available online using the Permit Portal at <https://citizen.srcity.org/CitizenAccess>. For an in-person appointment to speak with Building, Planning or Code Enforcement Staff please use the appointment queuing system at <https://SRCity.org/QLess> and follow the system prompts to schedule. For staff assistance in scheduling an appointment, please leave a voicemail at our appointment request line at (707) 543-4623. Please notify the assigned Code Enforcement Officer of any appointments made at Planning and Economic Development so that they can assist you with the Code Enforcement portion of your submittal.

### **CODE REFERENCES**

The City of Santa Rosa enforces Code sections which can be found online at: <https://ecode360.com/SA5009/home>  
For your convenience, you may view California Building Codes online at: <https://up.codes/codes/california>  
The City of Santa Rosa adopts by reference many code sections which are not found online including but not limited to: the California Health and Safety Code (CA H&S Code), International Property Maintenance Code (IPMC), the California Building Code (CBC), the California Electrical Code (CEC), California Plumbing Code (CPC), the California Mechanical Code (CMC), California Energy Code (CEC), National Pollutant Discharge Elimination (NPDES) etc. For a comprehensive list please see ***18-04.015 Adoption by reference.***

ACAC (American Council for Accredited Certification) [www.acac.org](http://www.acac.org)

NAME	COMPANY	CITY	PHONE	TYPE OF WORK
Schramm, Justin L	In-Door Air Quality Consultants	Santa Rosa	<a href="tel:707-755-0050">707-755-0050</a>	Microbial Remediation
Keith, David Keith, Eric Nunnally, Michael	NBE Property Restoration	Santa Rosa	<a href="tel:707-544-5778">707-544-5778</a>	Microbial Remediation
Field, Robert Zivolich, Steve	Sherlock Homes & Mold Inspection	Sebastopol	<a href="tel:707-239-2601">707-239-2601</a>	Microbial Remediation
Humber, Nicole	Bravo Company Restoration Corp	Windsor	<a href="tel:707-837-0675">707-837-0675</a>	Microbial Remediation
Ramos, Steven	Insight Environmental	Petaluma	<a href="tel:707-775-7800">707-775-7800</a>	Microbial Remediation
Minton, Robert	Bay Cities Mold Inspection Services	Greenbrae	<a href="tel:415-308-0702">415-308-0702</a>	Indoor Environmental Consulting
Davis, William L	DavisEnvironmental	Windsor	<a href="tel:707-836-0779">707-836-0779</a>	Indoor Environmental Consulting
Tierney, Michael	CI Environmental Consultants Inc.	Cotati	<a href="tel:707-792-2873">707-792-2873</a>	Indoor Environmental Consulting Microbial Consulting
Boris, Jeffrey	Redwood Environmental Services	Tiburon	<a href="tel:415-789-5511">415-789-5511</a>	Microbial Consulting
Rau, Shawn	ECS Group Inc.	Napa	<a href="tel:707-732-3370">707-732-3370</a>	Indoor Environmental Consulting
Stadtner, Alexander Cain, Laurel Acosta, Jose C.	Healthy Building Science	San Rafael	<a href="tel:415-785-7986">415-785-7986</a>	Indoor Environmental Consulting