



CITY OF PITTSBURGH
OFFICE OF THE CITY CONTROLLER
Controller Rachael Heisler

TO: Mayor Gainey, City Council
FROM: City Controller
RE: Homewood House
DATE: February 21, 2024

The attached audit of Homewood House at 7130 Frankstown Avenue revealed 45 Department of Permits, Licenses, and Inspections (PLI) investigations between 2020 and 2024. Tenants continue to report serious conditions compromising their health and safety, including vermin and flooding. The property is privately owned with public subsidies for low-income tenants. Homewood House's tenants are uniquely vulnerable as seniors, and many lack the resources to pursue private remedies.

This audit demonstrates the importance of the City implementing a comprehensive mechanism to enforce public health concerns in privately-owned and publicly-subsidized housing units. These enforcement remedies must be thoughtful about preserving the dignity of tenants, including avoiding sudden displacement whenever possible.

Remedies through the United States Department of Housing and Urban Development

For federally subsidized multifamily properties like Homewood House, the City has enforcement mechanisms through the United States Department of Housing and Urban Development (HUD). Under §1006.01 of Pittsburgh City Code, the Director of PLI must request on a semi-annual basis that the Field Office Director of HUD "obtain[s] updated Estate Assessment Center ("REAC") or Uniform Physical Conditions Standards ("UPCS") Inspection Scores on all HUD subsidized Multifamily Properties."

Reports with a score lower than 70 must be submitted to the Mayor, Council, and PLI. Additionally, the PLI Director is to work with the local Field Office Director of HUD to provide notice to the Mayor, Council, and PLI any time a property receives an REAC or UPCS score lower than 70. HUD provides 30 days for landlords to resolve issues when they fail annual inspection.



Remedies through Disruptive Properties Enforcement

The City of Pittsburgh creates abatement mechanisms for some properties through its Disruptive Properties ordinance. Under Chapter 670 of the Pittsburgh City Code, disruptive properties — including rental properties — may be subject to notice and enforcement procedures through the Department of Public Safety.

Properties are designated as disruptive when an occupant or invitee of a property has been either 1. arrested or 2. issued a citation or summons for disruptive activities occurring on the property on three or more separate occasions in a year. Properties may also be deemed disruptive when a single serious event has occurred.

Disruptive Activities are defined under 670.02(f), including the presence of noxious weeds, violations of Title VIII Fire Safety Code, sanitation violations, and concerns related to damaging, defacing, or interfering with property under Chapter 616. Additional conduct-based designations are specified for certain criminal activities. The disruptive property ordinance does not presently have clauses for broader public health concerns.

The Director of Public Safety or their designee may declare properties meeting the specifications of the ordinance disruptive. Upon designation, property owners must submit an abatement plan within 15 days. The abatement plan must be implementable within 60 days of submission. If no abatement plan is submitted, or if the abatement plan is not approved, the City may provide the requisite public safety services to the Property at the expense of the property owner. An appeals process is available for property owners.

At Homewood House, there were 26 investigations opened for violations of the International Fire Code. Eighteen resulted in the finding of a violation. The disruptive properties statute can provide mechanisms for City-involved notice and enforcement of violations of the Fire Code at Homewood House.

The Disruptive Properties ordinance may be expanded to include serious public health concerns and provide greater protections. Doing so would build on *Pennsylvania Restaurant and Lodging Association v. City of Pittsburgh*, which allowed the City of Pittsburgh to develop an ordinance with a nexus to public health through the authority granted by the Disease Prevention and Control Law.

Conclusion

The problems experienced by the tenants of Homewood House are not unique to vulnerable tenants across the City of Pittsburgh. The City Controller's Office respectfully asks City Council to consider both federal and local enforcement mechanisms to protect citizens and promote broader public health objectives. The enclosed suggestions are non-exhaustive, and the Controller's Office encourages additional, multi-faceted solutions to these concerns. Thank you for your consideration. If you have any questions, please contact our office.



Sincerely,

Rachael Heisler

Rachael Heisler
City Controller
City of Pittsburgh



CITY OF PITTSBURGH
OFFICE OF THE CITY CONTROLLER
Controller Rachael Heisler

SPECIAL REPORT: HOMEWOOD HOUSE
7130 FRANKSTOWN AVENUE

Conducted by: City Controller's Office Performance Auditors Libby Wilkerson, Markique Harris, & Joanne Corcoran, Assist. Mgr. Bette Ann Puharic, with contributions by William Vanselow & Julie Hall

Introduction

Homewood House offers low-income housing to Seniors 62 years and over. The rent is subsidized by the government for those who qualify. Homewood House is a 6-Story building with 100 one-bedroom units.

According to the Allegheny County's Real Estate Website, this property, located at 7130 Frankstown Avenue, in Pittsburgh's Homewood neighborhood has had 3 owners since 1979. The first owner was Homewood House Associates from 1979 through 2015 in which they purchased it for \$8,000. It was acquired by an owner listed as An Equal Amount of Blueberries in Each with a sale price of \$4,850,000. This was the property owner until it was acquired by the Homewood House Apts LLC in July of 2022 at a sales price of \$10 with a New Jersey mailing address. A recent news article from Pittsburgh's NPR's News Station stated that "State incorporation documents show the LLC shares an address with NB Affordable, a company that purchased more than 1,300 affordable apartments in and around Pittsburgh earlier this year from longtime local affordable landlord AHRCO. The properties are privately owned but receive a public subsidy to house low-income tenants."

According to a recent news report from KDKA, there have been numerous complaints from the residents of the Homewood House indicating that they are living in deplorable conditions. As a result of this article, a team of auditors reviewed data from both the City of Pittsburgh's Permit Licenses, and Inspections Department as well as the 311 Response Center. According to the PLI data found on the Western Pennsylvania Regional Data Center's (WPRDC) website, there have



been 45 complaints since 2022. Of those 45, 30 are closed, 8 are in court, 5 are listed as in violation and 2 are ready to close. Auditors are unaware whether or not the current District 9 City Councilman Khari Mosley has been made aware of these complaints, prior to Mosley's recent election in 2023, the previous councilman was the Reverend Ricky Burgess.

Methodology

The auditors requested the complaints made through the City's 311 Call Center for the last three years 2021-2023. The auditors used the PLI database found on the Western Pennsylvania Regional Data Center's (WPRDC) website for the years 2020-2024.

311 COMPLAINTS: 2021-2023

A total of eleven calls were made to the City's 311 Call Center in 2021, 2022, and 2023 in reference to the address: 7130 Frankstown Avenue, Pittsburgh, PA 15208. Each call was given a Service Request number. Listed below is the date of each call, a description of the call, others that were informed of the call, any action that may have been taken and the status of the service request.

1. August 09, 2021: Caller reports trash throughout the property. Complaint also sent to the following: Council District 9, and PLI. This complaint was addressed on 8/13/2021. The findings were as follows: This is a high-rise building and there was no trash on the property. Worker drove around the front and back of the building and found nothing. Front yard was cleaned up. No violation here. Status of call is "closed".
2. May 02, 2022: Caller looking for a copy of the certificate of occupancy for this address. Also wants to know if there is no certificate of occupancy, will this cause any adverse or enforcement action against the property. Complaint was addressed on 5/04/2022. This case was reassigned to an external agency and the status of the call is marked "closed". It should be noted that if there is no Occupancy Permit on file for the use of this building, then it is a violation, once someone files a complaint on this property.
3. August 19, 2022: Caller wanted to inform city that sidewalk is torn up and has not been replaced. This information was forwarded to Council District 9 and PWSA on the same day. On 8/20/2022 PWSA states that his issue will be investigated as soon as possible.
4. September 01, 2022: Call received about a fire safety issue. The exit doors are padlocked shut from the inside of the building. (Picture provided) This information was sent to Council District 9 and PLI.



5. November 14, 2022: Call received about an abandoned vehicle parked on the street. A service request printed.
 - On 12/5/2022 another call received from the same individual stating the car is still parked in a handicapped space with expired inspection stickers. Caller states the 911 did not want to help. Can this car be towed? A service request was submitted to Council District 9 and the Police Department.
6. November 16, 2022: Caller reports portion of the lawn and sidewalk taken up prior to line work being done, now it is uneven. This information was forwarded to Council District 9, DOMI Management and DOMI Permits. Case file closed on 01/18/2023. No violations found.
7. December 01, 2022: This is a follow-up call from #5 above. Caller states the car is still there as of this date, even after contacting 311 for 3 months. On June 2, 2023, file was updated: Vehicle gone as of 05/29/2023.
8. August 08, 2023: Caller states several safety violations going on inside this building which include lights getting turned off, with no emergency lighting in the building, and padlocks on the outside door to the laundry room. (This is the only entrance) Service request submitted; City Council District 9 informed on 08/08/2023. On August 14, 2023, this case file was linked to an existing case file. Status: In Court
9. August 22, 2023: Caller says there are drug dealers, homeless people and drug addicts loitering in the front of the building and harassing the residents. Caller would like police to patrol the area between 4-8 p.m. Request being investigated by Zone 5 Police.
10. October 26, 2023: Caller states sidewalks are dangerously covered with leaves, requesting that they get cleaned up and removed. This request was sent to Council District 9, DOMI Management and DOMI Permits on the same day. On October 31, this case file was under investigation and found to be in violation. As of 11/14/2023, sidewalk has been cleared of leaves, and case file listed as: Ready to close.
11. November 13, 2023: Service Request received requesting an appointment with the Mayor of Pittsburgh. The request was also sent to Council District 9, Neighborhood Services and others. This service request was closed on the same day.

Calls #3 and #6 are connected, as well as calls #5 and #7.



Of the 11 calls made to the 311 Call Center, in reference to the Homewood House, located at 7130 Frankstown Avenue:

- 1 service request was forwarded to an External Agency
- 1 service requests were forwarded to PWSA
- 2 service requests were forwarded to DOMI
- 2 service requests were forwarded to the Police Department
- 2 service requests were forwarded to PLI
- 8 service requests were forwarded to City Council District 9

The status of each of the service requests submitted for each call include:

- 1 that will be investigated by the Police Department
- 1 that is ready to close
- 1 in court
- 7 requests have been closed

PLI VIOLATIONS: 2020-2024

The auditors examined the Western PA Data Center's database of PLI records for Homewood House between 2020 and 2024. There were 45 total PLI investigations opened during those five years.

There were 26 investigations opened for violations of the International Fire Code (IFC) relating to maintenance of fire safeguards and inspection records, six investigations opened for violations of the International Property Maintenance Code (IPMC) relating to interior and exterior cleanliness, five investigations opened for violations of a City of Pittsburgh code (City Code) relating to deposits on sidewalks, and eight investigations opened for violations of the PA State Uniform Construction Code (UCC) relating to work being done without a permit. The auditors analyzed the investigation results by year.

2020 PLI Investigations and Violations

In 2020 there were 17 PLI investigations opened; 14 violations were found and three violations were resolved. A list of each investigation, including the investigation date, the status as of February 7, 2024, the investigation outcome, the code violation, details about the specific violation, and the investigation findings, is shown in Table 1.



Table 1:

PLI Investigations at Homewood House 2020					
Date	Status	Investigation Outcome	Code Violation	Violation Details	Investigation Findings
11/25/2020	Closed	Violation Found	IFC 604.4.2 Records	Generator	Generator needs annual inspection without any deficiencies.
11/25/2020	Closed	Violation Found	IFC 901.6.2 Records	Sprinkler	Sprinkler needs quarterly inspection without any deficiencies.
11/25/2020	Closed	Violation Found	IFC 901.6.2 Records	Fire Pump	Fire pump needs annual inspection without any deficiencies.
11/25/2020	Closed	Violation Found	IPMC 305.3 Interior surfaces	Inside Property. (Manager's Office) 1st Flr.	Ceiling in the manager's office needs to be repaired from "water damage". (1st flr)
11/25/2020	Closed	Violation Found	IPMC 308.1 Accumulation of rubbish or garbage	Inside Property. (All Flrs 1-6 In The Trash Rooms)	Upon my arrival to the property, there were rubbish/garbage piling up blocking the chutes. It needs to be cleaned up.
11/25/2020	Closed	Violation Found	UCC 403.42(a) Permit Application	Working/Removing Rooftop Units Without Mechanical Permit	Removing RTU for replacement/reattachment
11/25/2020	Closed	Violation Found	UCC 403.62(a) Permit Application	Working Without Permit	Working on roof without permits; stop work order
12/9/2020	Closed	Violation Resolved	UCC 403.62(a) Permit Application	Working Without Permit	No violation, existing vent was reattached
12/10/2020	Closed	Violation Resolved	IPMC 308.1 Accumulation of rubbish or garbage	Inside Property. (All Flrs 1-6 In The Trash Rooms)	Upon my arrival to the property, the violation(s) were taking care of (rubbish & garbage out of the trash rooms that are



					blocking the chutes. (all flrs 1-6 in the trash rooms))
12/10/2020	Closed	Violation Resolved	UCC 403.42(a) Permit Application	Working/Removing Rooftop Units Without Mechanical Permit	Permit has been issued
12/28/2020	Closed	Violation Found	IPMC 305.3 Interior surfaces	Inside Property. (Manager's Office) 1st Flr.	Upon my arrival to the property, the violation(s) still exists. Ceiling needs repaired (ceiling tile that is starting to deteriorate/fall apart, due to "water damage". Inside property (manager's office) 1st flr.).
12/29/2020	Closed	Violation Found	IFC 604.4.2 Records	Generator	Generator needs inspection report without any deficiencies.
12/29/2020	Closed	Violation Found	IFC 604.4.2 Records	Generator	Generator needs inspection report without any deficiencies.
12/29/2020	Closed	Violation Found	IFC 901.6.2 Records	Sprinkler	Sprinkler system needs quarterly inspection report without any deficiencies.
12/29/2020	Closed	Violation Found	IFC 901.6.2 Records	Fire Pump	Fire pump needs annual inspection report without any deficiencies.
12/29/2020	Closed	Violation Found	IFC 901.6.2 Records	Fire Pump	Fire pump needs annual inspection report without any deficiencies.
12/29/2020	Closed	Violation Found	IFC 901.6.2 Records	Sprinkler	Sprinkler system needs quarterly inspection report without any deficiencies.

Source: Western PA Data Center PLI Database, February 7, 2024

Of the 14 violations found, nine were for a deficient fire safety system (generator, sprinkler, and fire pump), two were for work being done without a permit, two were for water damage to the



ceiling in the first-floor manager’s office, and one was for the accumulation of garbage blocking the trash chutes in the trash rooms on all of floors 1-6.

Of the three resolved violations, two were related to working without a permit. In one case, it was determined that a permit was not needed for the work being done and in one case a permit had been issued at the time of the investigation. One was a second complaint regarding the accumulation of rubbish or garbage in the trash rooms on floors 1-6, which had been cleaned up when an inspector visited the property on December 10, 2020.

2021 PLI Investigations and Violations

In 2021 there were seven PLI investigations opened, all of which resulted in the issuance of a criminal complaint. A list of each investigation, including the investigation date, the status as of February 7, 2024, the investigation outcome, the code violation, details about the specific violation, and the investigation findings, is shown in Table 2.

Table 2:

PLI Investigations at Homewood House 2021					
Date	Status	Investigation Outcome	Code Violation	Violation Description	Investigation Findings
1/27/2021	Closed	Issue Criminal Complaint	IPMC 305.3 Interior surfaces	Inside Property. (Manager's Office) 1st Flr.	Must repair ceiling tile that is starting to deteriorate/fall apart, due to "water damage". Upon my arrival to this property, the violation(s) still exists. The ceiling tile needs to be replaced due to water damage.
2/16/2021	Closed	Issue Criminal Complaint	IFC 604.4.2 Records	Generator	Generator needs inspection report without any deficiencies.
2/16/2021	Closed	Issue Criminal Complaint	IFC 604.4.2 Records	Generator	Generator needs inspection report without any deficiencies.



2/16/2021	Closed	Issue Criminal Complaint	IFC 901.6.2 Records	Sprinkler	Sprinkler system needs quarterly inspection report without any deficiencies.
2/16/2021	Closed	Issue Criminal Complaint	IFC 901.6.2 Records	Fire pump	Fire pump needs annual inspection report without any deficiencies.
2/16/2021	Closed	Issue Criminal Complaint	IFC 901.6.2 Records	Sprinkler	Sprinkler system needs quarterly inspection report without any deficiencies.
2/16/2021	Closed	Issue Criminal Complaint	IFC 901.6.2 Records	Fire pump	Fire pump needs annual inspection report without any deficiencies.

Source: Western PA Data Center PLI Database, February 7, 2024

Of the seven criminal complaints, six were for a deficient fire safety system (generator, sprinkler, and fire pump) and one was for the damaged ceiling in the first-floor manager’s office, which was previously investigated on November 25, 2020, and December 28, 2020.

2022 PLI Investigations and Violations

In 2022 there were six PLI investigations opened; two violations were found and four were withdrawn. A list of each investigation, including the investigation date, the status as of February 7, 2024, the investigation outcome, the code violation, details about the specific violation, and the investigation findings, is shown in Table 3.

Table 3:

PLI Investigations at Homewood House 2022					
Date	Status	Investigation Outcome	Code Violation	Violation Description	Investigation Findings
5/12/2022	Closed	Withdrawn	IFC 604.4.2 Records	Generator	Needed inspection report without any deficiencies. Inspection performed 12/21
5/12/2022	Closed	Withdrawn	IFC 901.6.2 Records	Sprinkler	Needed quarterly inspection report without any deficiencies. Inspection performed 12/21



5/12/2022	Closed	Withdrawn	IFC 901.6.2 Records	Fire Pump	Needed annual inspection report without any deficiencies. Inspection performed 12/21
5/13/2022	Closed	Withdrawn	IPMC 305.3 Interior surfaces	Inside Property. (Manager's Office) 1st Flr.	Ceiling tile was starting to deteriorate/fall apart, due to "water damage" inside property (manager's office) 1st flr. These violation(s) have been corrected. Ceiling was repaired.
12/27/2022	In Court	Violation Found	IFC 107.1 Maintenance of Safeguards	Fire alarm panel showing trouble/supervisory alert	FAR SPR INOP
12/27/2022	In Court	Violation Found	IFC 107.1 Maintenance of Safeguards	Sprinkler system not in operation due to water line break	FAR SPR INOP

Source: Western PA Data Center PLI Database, February 7, 2024

Of the four violations that were withdrawn, three were for a deficient fire safety system (generator, sprinkler, and fire pump). The findings indicate that the violations were withdrawn because the fire system passed an inspection on December 21, 2021. One withdrawn violation was for the damaged ceiling in the first-floor manager’s office, which was previously investigated on November 25, 2020, December 28, 2020, and January 21, 2021. The inspector found that the ceiling had been repaired.

Of the two violations that were found, both were for the fire safety system relating to an inoperable sprinkler system. The status indicates that these complaints are in court.

2023 PLI Investigations and Violations

In 2023 there were 13 PLI investigations opened: seven violations were found, two were resolved, two continued to court, and two resulted in the issuance of criminal complaints. A list of each investigation, including the investigation date, the status as of February 7, 2024, the investigation outcome, the code violation, details about the specific violation, and the investigation findings, is shown in Table 4.



Table 4:

PLI Investigations at Homewood House 2023					
Date	Status	Investigation Outcome	Code Violation	Violation Description	Investigation Findings
1/9/2023	In Court	Violation Found	IFC 107.1 Maintenance of Safeguards	Fire alarm panel showing trouble / supervisory alert	Work ongoing, fire watch still in effect
1/9/2023	In Court	Violation Found	IFC 107.1 Maintenance of Safeguards	Sprinkler system not in operation due to water line break	Work ongoing, fire watch still in effect
1/20/2023	In Court	Issue Criminal Complaint	IFC 107.1 Maintenance of Safeguards	Fire alarm panel showing trouble / supervisory alert	Fa system repaired/ functional spr / pump not active, requires full rebuild and replacement. Prop mgmt. setting up quotes for repairs
1/20/2023	In Court	Issue Criminal Complaint	IFC 107.1 Maintenance of Safeguards	Sprinkler system not in operation due to water line break	Fa system repaired/ functional spr / pump not active, requires full rebuild and replacement. Prop mgmt. setting up quotes for repairs
8/14/2023	In Court	Continue To Court	IFC 107.1 Maintenance of Safeguards	Fire alarm panel showing trouble / supervisory alert	Awaiting update from prop mgmt. on system repair status
8/14/2023	In Court	Continue To Court	IFC 107.1 Maintenance of Safeguards	Sprinkler system not in operation due to water line break	Awaiting update from prop mgmt. on system repair status
10/31/2023	In Violation	Violation Found	City Code 417.05 Deposits on Sidewalks	Sidewalk covered in wet leaves which can be a tripping hazard.	Sidewalk covered in a bunch of wet leaves. Please keep sidewalk clear of any leaves etc.
10/31/2023	Ready To Close	Violation Found	City Code 417.05	Sidewalk covered in wet leaves which	Sidewalk covered in a bunch of wet leaves.



			Deposits on Sidewalks	can be a tripping hazard.	Please keep sidewalk clear of any leaves etc.
10/31/2023	Closed	Violation Found	City Code 417.05 Deposits on Sidewalks	Sidewalk covered in wet leaves which can be a tripping hazard.	Sidewalk covered in a bunch of wet leaves. Please keep sidewalk clear of any leaves etc.
11/14/2023	Ready To Close	Violation Resolved	City Code 417.05 Deposits on Sidewalks	Sidewalk covered in wet leaves which can be a tripping hazard.	Sidewalk cleared of leaves
11/14/2023	Closed	Violation Resolved	City Code 417.05 Deposits on Sidewalks	Sidewalk covered in wet leaves which can be a tripping hazard.	Sidewalk cleared of leaves
12/28/2023	In Violation	Violation Found	UCC 403.42(a) Permit Application	Work without permit	Fire pump and accessory equipment installed without permits or approvals.
12/28/2023	In Violation	Violation Found	UCC 403.81 Stop Work Order	Work without permit	Fire pump and accessory equipment installed without permits or approvals.

Source: Western PA Data Center PLI Database, February 7, 2024

Two of the seven violations found were for the inoperable sprinkler system that was investigated on December 27, 2022. The two investigations that resulted in criminal complaints and the two investigations that continued to court were also related to the inoperable fire sprinkler system. The findings for the criminal complaints on January 20, 2023, indicate that property management was setting up quotes for repairs. The findings for the two investigations continuing to court on August 14, 2023, indicated that PLI was awaiting an update from property management on the status of repairs to the sprinkler system. The fire system triggered two more violations on December 28, 2023, for conducting work without a permit. The findings indicate that a fire pump and accessory equipment were installed without permits.

Three of the seven violations were found on October 31, 2023, for the accumulation of wet leaves on the sidewalk, which is a tripping hazard. The two violations that were resolved were also related to the accumulation of wet leaves on the sidewalk. The leaves had been cleared when the investigator arrived on November 14, 2023.



2024 PLI Investigations and Violations

As of February 7, 2024, there were two PLI investigations opened in 2024. A violation was found and is under review in both cases. A list of each investigation, including the investigation date, the status as of February 7, 2024, the investigation outcome, the code violation, details about the specific violation, and the investigation findings is shown in Table 5.

Table 5:

PLI Investigations at Homewood House 2024					
Date	Status	Investigation Outcome	Code Violation	Violation Description	Investigation Findings
1/29/2024	In Violation	Violation Found	UCC 403.42(a) Permit Application		Under review and still not issued
1/29/2024	In Violation	Violation Found	UCC 403.81 Stop Work Order		Under review and still not issued

Source: Western PA Data Center PLI Database, February 7, 2024

Both violations were for conducting work without a permit. The notes indicate that the findings are still under review and a description of the violation was not available.

PLI Maintenance Complaints from PLI Agency Counter Website

The auditors researched PLI maintenance or complaints listed for 7130 Frankstown Avenue from 2021 to 2024. The information shows the date the complaint was received or accepted, as well as details of the complaint, dates the investigation was performed and the final decision. During this time span there were 9 entries of those there were 6 complaints and 3 routine maintenance visits listed.

Listed below is data retrieved by the auditors from the City of Pittsburgh’s Agency Counter Website:

- Dec. 21, 2023, *Replace Fire Pump*; Dec. 26, 2023, Application Accepted; Feb. 7, 2024 Contractor Selected.
- Dec. 20, 2023, *Unpermitted Fire System Work*; Dec 20, 2023, Assign Investigation; Jan. 29, 2024, Perform Investigation -Violation Found.



- Oct. 31, 2023, *Sidewalk, Lack of Snow/Ice Removal*; Oct. 31, 2023 - Perform Investigation - Violation Found; Nov. 14, 2023 - Perform Investigation - Violation Resolved, sidewalk cleared of leaves.
- Aug. 12, 2023, *Elevator Inspection*; Aug 14, 2023 - Assign Investigation; Aug. 17, 2023, Perform Investigation - No Violation Found.
- Jan. 18, 2023, *Utility Cut*; Jan. 18, 2023, Assign Investigation; Jan. 18, 2023, Perform Investigation - No Violation Found.
- Dec. 27, 2022, *Fire Safety System Issue*; Dec. 27, 2022 Assign Investigation; Jan. 20, 2023 Perform Investigation; Aug. 14, 2023, continued to court, awaiting update from property management.
- May 12, 2022, *Building Inspection*; May 12, 2022, Perform Investigation - No Violation Found, ceiling was fixed
- May 4, 2022, *Building Inspection*; Perform Investigation, May 4, 2022 (check to see if no occ. Permit on file for use of building.)
- Aug 10, 2021, *Weeds & Debris*; Perform Investigation, Aug 13, 2021 - No Violation Found, this is a high rise & there was no trash on this property.