

April 4, 2022

Allegheny County Health Department  
Office of the Director  
542 4<sup>th</sup> Avenue  
Pittsburgh, PA 15219



RE: SR# HCE-20220207-1953  
Property: 250 Hidden Ridge Court – Apt. 202  
South Park Township, 15129

Pursuant to Article XI, "Hearings and Appeals", T&R Properties, Inc., and Hidden Ridge Condominiums hereby appeals the above notice dated 2/9/2022.

The following issues stated by the complainant were thoroughly address prior to the date of this complaint and after. The tenant returned the apartment to T&R Properties on 2/28/22. Our maintenance staff and a 3<sup>rd</sup> party vendor Bactronix repeated assessments and testing on 3/1/22.

1. NO WINDOW OR VENTILATION IN THE BATHROOM – On 3/1/22 our maintenance supervisor inspected the ceiling fan in each bathroom of the apartment. Each was found to be in working order. The tenant is correct that the bathroom does not include a window.
2. WINDOW NOT WEATHER TIGHT – On 3/1/22, our maintenance supervisor inspected all windows in the apartment as no specific window is noted here. Every window was found to be in good working condition. Every window in the apartment was able to be fully secured with a standard internal locking mechanism.
3. MOLD AND MILDEW ISSUES – In September/October 2021, the tenant did experience a small water intrusion into the apartment in the master bedroom. This was professionally addressed by our qualified maintenance staff and Bactronix. The organic growth issue was mitigated as quickly as possible, carpet and padding were replaced in the majority of the apartment, not just the small, affected area in the corner of the master bedroom.
  - a. As an added precaution, once the tenant returned the apartment to us on 2/28/22, on 3/1/2022, Bactronix thorough inspected the apartment. Their report is attached for your reference. Areas the tenant was concerned about as well as numerous other areas in the apartment were tested.
  - b. ALL areas in the apartment tested were found to be "Food Safe" or "Clean" as you can see from the attached report.
4. WALL IS BOWING OUT – Since the exact wall in question was not mentioned, our maintenance supervisor inspected the entire apartment. The only "bowing" that he saw was inside a closet



where 2x4's were not completely plumb and the drywall on top was not completely flat. The integrity of the wall was found to be intact without even minor issues.

Should you have any additional questions or concerns you are welcome to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Karen Meyers', is written over the word 'Sincerely,'.

Karen Meyers  
Regional Manager

[kmeyers@trprop.com](mailto:kmeyers@trprop.com)

614-923-4074