

Allegheny County Health Department

12/14/2022

% 427 Agatha Street, Pitcairn, PA.

SR# HCE-20221128-5419

I would like to file an appeal.

My tenant has not paid any rent or utilities since May of 2022. She is refusing to sign the lease which started April 1st, 2022 & she was advised in November of the new lease & that the utilities were to be put in her name. The tenant has caused all the problems that you have listed & I do not have the funds to do the repairs. I am trying to evict her & will not be able to do any of the repairs until the tenant moves out.

- The plumbing is an issue of course but I just paid almost \$9000 in the spring of 2021 & it is now clogged again.
- The railing was taken off by the tenant to get furniture up the steps & was not replaced.
- The drain lid is missing which the tenant must have lost or took off.
- The mice problem is because she has open garbage in the garage & open food sitting out.
- The tenant also has had a broke down vehicle in the driveway for over a year & put a Hugh wall up in my garage without my knowledge.

Thank You,

Colleen Burns

Colleen Burns

412.952.8603



Allegheny County Health Department

Inspection Report - Complaint Housing

SR#: HCE-20221128-5419

Owner Violations

Property Address : **427 Agatha Street , Pitcairn 15140**

Inspection # 1 Census Tract : 55220 Property Type : (Single-Family Units)

Inspector : Colleen Murphy Inspection Date : December 2, 2022 Time : 10:00

Contacts:

Ms COLLEEN BURNS Owner
122 N Hamilton Avenue
Greensburg , PA 15601

Ms JESSICA BURNS Occupant
427 Agatha Street
Pitcarin , PA 15140

(412) 952-8603

(412) 294-6046

Listed below are the Article 6 violations that require corrective action :

No Specific Level

Stairway

Section 623 012 (O)(S)

Class 3

Location : None

Violation Status : **First**

Violation : Stairs of three or more steps lack handrail.

Remedy : Provide handrail for safety.

Comments : No handrail going from 2nd to 3rd floor.

**Took down the railing*

Below Ground Level

Basement

Section 632 A 043 (O)(S)

Class 4

Location : None

Violation Status : **First**

Violation : ~~Missing floor drain cover.~~

Remedy : Provide cover.



1st Floor

Kitchen

Section 652 012 (O)(S)

Class 4

Location : None

Violation Status : **First**

Violation : Minor rodent infestation.

Remedy : Exterminate using licensed pesticide treatment person/company. Remove food sources, harborage areas, and eliminate entries.

Comments : Patch entry holes in cabinets and behind stove.

**Garbage in or food in open area*

Property Address : **427 Agatha Street , Pitcairn 15140**

Inspection # 1 Census Tract : 55220 Property Type : (Single-Family Units)

Inspector : Colleen Murphy Inspection Date : December 2, 2022 Time : 10:00

2nd Floor

Bathroom

Section 622 031 (O)(S)

Class 4

Location : None

Violation Status : **First**

Violation : Cracked or bubbled ceiling plaster.

Remedy : Repair.

Comments : Ceiling damaged above tub.

2nd Floor

Bathroom

Handwritten scribble

Section 632 A 070 (O)(S)

Class 2

Location : None

Violation Status : **First**

Violation : Clogged toilet.

Remedy : Repair.

Comments : Toilet in 2nd floor bathroom will not drain.

3rd Floor

Bathroom

Section 632 A 077 (O)(S)

Class 3

Location : None

Violation Status : **First**

Violation : Clogged shower or bathtub.

Remedy : Unclog.

Comments : Tub in 3rd floor bathroom will not drain.

Comments: Tub in 2nd floor bathroom drains very, very slowly.

----- **END OF REPORT** -----

All Violations Verified by the Inspector :

Handwritten signature



Sullivan Super Service
1350 5th Avenue
East McKeesport, PA 15035
412-218-2908

Estimate 62063219
Job 62045943
Estimate Date 6/18/2021
Customer PO

Billing Address
Colleen Burns
427 Agatha Street
Pitcairn, PA 15140 USA

Job Address
Colleen Burns
427 Agatha Street
Pitcairn, PA 15140 USA

Estimate Details

Fix broken pipe: Set up containment area\$300
Jackhammer concrete\$400
Remove concrete\$500
Dispose of concrete\$400
Remove spoil fill\$500
Dispose of spoil Fill\$500
Remove and replace broken pipe\$500
Replace both approved materials\$500
Replace concrete\$400
Test for proper operation\$300
Break down containment area\$300
Total cost4600

Task #	Description	Quantity	Your Price	Your Total
T840002	D	1.00	\$4,600.00	\$4,600.00
	1day			
	MPT:480.00			

Potential Savings \$460.65
Sub-Total \$4,600.00
Tax \$0.00
Total \$4,600.00

Thank you and have a nice day!

I, the responsible party, authorize the Technician, Shawn Smith, to begin the work listed on the invoice for the amount of \$4,600.00.

Delete Archive Report Reply Reply all Forward Read / Unread

Fw: Invoice 2868 from Cleanup Services, Inc.

CB COLLEEN BURNS
To: Burns, Colleen A

☺ ⏪ ⏩ 📅 ...

Wed 4/7/2021 10:21

Invoice_2868_from_Cleanup_...
67 KB

From: Cleanup Services, Inc. <quickbooks@notification.intuit.com>
Sent: Wednesday, April 7, 2021 9:12 AM
To: cburns210@hotmail.com <cburns210@hotmail.com>
Subject: Invoice 2868 from Cleanup Services, Inc.

INVOICE 2868 DETAILS



Cleanup Services, Inc.

DUE 05/05/2021

\$4,237.38

Review and pay

Powered by QuickBooks

Dear Colleen Burns,

Here's your invoice! We appreciate your prompt payment.

Thanks for your business!
Cleanup Services, Inc.

Bill to Colleen Burns
427 Agatha St
Pitcairn, PA 15140