

June 9, 2019

Nicholas Rossi
6412 Darlington Road
Pittsburgh, PA 15217



Re: Appeal of Inspection of 7529 Roslyn Street dated May 29, 2019

Reason for Appeal: Inspection was completed during active renovation/construction work without prior notification of owner. Owner wishes to be present during any and all inspections

Per my recent personal walk thru, there are currently no Class 3 violations present. Concerning your Section 652 violation for Rodents, I reached out to the other tenants for their feedback and have attached letter from two of the building tenants. My personal experience with Apartment 1A suggests excessive garbage retention inside the apartment is responsible for any past or current issues they might have as I have observed the accumulation of garbage personally during a prolonged project to replace the apartment's bathroom. Additionally, Apartment 1A had caused a complete blockage of the 2 inch drain lines by repeatedly dumping grease into the kitchen sink and often leaving large amounts of grease and food waste in the open sink. I attempted to clear the grease clog, but after repeated professional failed attempts, I had to cut the basement sewer lines and removed an 18 foot solid clog of grease.

We are formally appealing this inspection as when you visited the property, we were in the middle of doing significant maintenance and repair issues in the basement and apartment in question. I attach a copy of our plumber's invoice dated May 30th, 2 days after your inspection date and well before we knew of your involvement. Additionally, work was ongoing on some electrical issues and installation of new water heaters and this led to a number of your inspection items being reported as violations, but were simply work-in-progress.

Concerning water damage, it was subsequently determined that the water damage and floor damage was due to negligence and willful acts, including the dumping of grease in the kitchen drain which caused flooding of the kitchen floor on multiple occasions and installation of two unapproved appliances (a clothes washer, and dish washer). A few days after your inspection, we verified our repairs were successful and the floor had begun to dry out. The use of the two appliances had damaged the kitchen faucet and the constant connecting and disconnecting of the appliances created an ongoing water leak.

Your Section 662 violation resulted from a small hole placed in the center of the kitchen floor to help the flooded water drain to the basement. This hole is approximately 3/16th of an inch and was reopened (it had been sealed after the previous leak was addressed) to help drain the recent flooding. We find your reference to this issue as a "hole in the floor" misleading and suggestive of negligence, we cannot allow to stand as uncontested in your report.

The section 628 violation referencing the broken fixture of the ceiling fan is cosmetic and does not present a safety hazard. As the tenant has broken this fixture and is responsible for the damage, we will offer to replace the fixture if the tenant pays for the current damage.



We are still evaluating the water soaked kitchen floor, and will make a determination if repairs and/or replacement are needed. We have tentative plans to replace the kitchen floor with a $\frac{3}{4}$ hardwood floor, but are deferring this project until the two unapproved appliances are removed as they are inconsistent with free standing washing machines with no supporting drain and laundry facilities. Tennant litigation will probably be required to force the removal of the appliances as they are not appropriate for the small apartment and represent an ongoing water damage risk, as well as violating the terms of the rental agreement. Additionally, the amount of personal belongings in the apartment may preclude any floor replacement until the apartment is vacant. Photographs of the current clutter in the affected area are included below.



Additionally, we have been dealing with ongoing tenant problems related to granting ready access to the apartment for repairs and maintenance when proper notice had been given. The tenant has repeatedly changed the locks in violation of both his lease and the Swissvale fire marshal as Swissvale requires a key safe with keys to all apartment on the premise. The tenant has also identified spaces within the apartment as a religious "sanctuary" and prevented access to this room, even preventing an appraiser from entering the room (adequate notice had been given) and forcing the cancellation of a refinance opportunity). Additionally, during the latest events, the tenant placed a padlock on our basement door, which prevented multiple repair crews from being able to enter and work, and caused additional delays in completing ongoing work.

Lastly, I have included some Photos of the recent bathroom replacement in this apartment's bathroom. Last year the current tenant moved four additional people into the apartment without knowledge or approval of the owner and the occupants destroyed the original bathroom. While your inspections did not include any violation of this space, the bathroom replacement stands as prima facia evidence as to the manner, professionalism and quality of our apartment conditions. We offer this, as well as the condition of the other 3 apartments in this building, as evidence of our concern for health and safety should litigation of any of these issues be required.

Technical correction: Your Inspection Report listed this as a 2 unit building, it is rather a 4 unit building.




These photos are of Apartment 1A bathroom renovation. The quality of the materials and workmanship are prima facia evidence of the well maintained condition of the building. The bathroom is completed with full ceramic floors and walls and the best available foundation and materials.

10-2-2	Medical Emergency (Give Nature and Location)
10-2-3	Disregard
10-2-4	Bomb Threat (Give Nature and Location)
10-2-5	Robbery In Progress (Give Nature and Location)
10-3	Fire (Give Nature and Location)

TO WHOM IT MAY
CONCERN

I PETER A. ANDRULAT
7529 ROSLYN ST APT 1R
Pittsburg, PA 15218
412-482-8754

HAVE BEEN LIVING HERE FOR ABOUT
10 YEARS HAVE NOT SEEN ANY
MICE WHILE HERE



June 21/2019

To whom it may concern

I Ruth Ann John a tenant at 7529 Roslyn St. apt # 3 Swissvale PA. 15218

I have lived at this address for 2 ½ years and I have only had one mouse in my apartment back in the winter of 2018 it was a field mouse, I was able to call my land lord Mr. Rossi and traps where put down in the basement of the apartment building .since that time I have not had any other issues.

Thank You

MS Ruth Ann John

A handwritten signature in black ink, appearing to read "Ruth Ann John". The signature is written in a cursive style with a long, sweeping underline that extends to the right.