

WILMERDING BOROUGH FIRE CODE ENFORCEMENT & PUBLIC SAFETY ORDINANCES ENFORCEMENT  
ACTIVITY FOR April 2019 FIRE MARSHAL / CODE ENFORCEMENT OFFICER AL VINCENT HUSSEY

(OCCUPANCY INSPECTIONS FOR MARCH 2019)

TOTAL INSPECTIONS = 16

PASSED INSPECTIONS = 6

FAILED INSPECTIONS = 8 and 2 Ordinance # 138.3 Temp. Occupancy granted for sale or transfer.

RESCEDULED FAILED INSPECTIONS = 0

FEES COLLECTED = \$ 0.00 COG has collected the occupancy fees.

(ORDINANCE AND QUALITY OF LIFE COMPLAINTS)

ISSUE.	TOTAL.
Origin and Cause Fire Investigation.	0
138-2 PERMIT REQUIRED FOR OCCUPANCY.	13
138.3 OCCUPANCY INSPECTION REQUIRED FOR SALE OR TRANSFER	3
145-9 STANDARDS ADOPTED.	0
192-1 LITTERING PROHIBITED.	4
210-2 HEALTH HAZARDS AND NUISANCES PROHIBITED.	4
238-14 WRITTEN RENTAL AGREEMENT.	0
238-30 LICENSE REQUIERMENTS.	0
255-11 STANDARDS FOR STORAGE OF SOLID WASTE.	1
255-13 CONSTRUCTION AND DEMOLITION WASTE.	0
285-36 PARKING OF TRUCKS, BUSES AND CERTAIN OTHER VEHICLES.	0
301.2 RESPONSIBILITY.	0
301.3 VACANT STRUCTURES AND LAND.	21
302.4 WEEDS	0
302.8 MOTOR VEHICLES	2
304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES.	1
110.1.1 UNSAFE BUILDINGS OR STRUCTURES.	8
304.2 PROTECTIVE TREATMENT.	2
307.1 HANDRAILS AND GUARDRAILS.	0

308.1 ACCUMULATION OR RUBBISH OR GARBAGE.	0
308.2 DISPOSAL OF RUBBISH.	0
308.3 DISPOSAL OF GARBAGE.	0
108.1.3 STRUCTURE UNFIT FOR HUMAN OCCUPANCY.	8
1027 Quality of Life ticket / Ordinance issued	12

OCCUPANCY INSPECTION TOTALS FOR WILMERDING BOROUGH FOR THE MONTH OF APRIL 2019

554 Middle Avenue Apartment (A) owned by Surefire LLC Marcus Lewis. 4/29/2019 at 10:30 am 1<sup>st</sup> inspection passed already occupied at time of inspection.

546 apartment (A) 1<sup>st</sup> floor Owned by Alan Comanich SR. 4/26/2019 at 09:00 am 1<sup>st</sup> inspection passed on this date and time.

129 State Street owned by Shirring Agency 4/26/2019 at 16:45 pm 1<sup>st</sup> inspection failed on this date and time.

336 Station Street owned by Deborah Evers 4/23/2019 at 13:30 pm 1<sup>st</sup> inspection passed on this date and time.

207 Welsh avenue owned by John Neilson 4/22/2019 at 18:25 pm 1<sup>st</sup> inspection failed on this date and time. Home was already occupied prior to this inspection. Owner stated that COG never came to perform inspection after repeated attempts to try and schedule the inspection with (TCVCOG). Property is illegally occupied with a failed occupancy inspection. Occupant said that they are moving.

706 Middle Avenue owned by Darleen Mardjenovich 4/22/2019 at 10:00 am 2<sup>nd</sup> inspection passed on this date and time.

246 Welsh avenue owned by Carla Battle. Inspected 4/16/2019 at 10:00 am 1<sup>st</sup> inspection failed on this date and time.

626 Airbrake avenue, Owned by Bruce Butt. Inspected 4/17/2019 at 17:30 pm 1<sup>st</sup> inspection failed for ordinance 138 for sales or transfer of a property.

216 apartment (B) Westinghouse avenue, Owned by Go-Realty BG2 properties Phyllis Allen. Inspected 4/10/2019 at 12:38 pm. 1<sup>st</sup> inspection failed on this date and time.

210 apartment (A) Westinghouse avenue, Owned by Go-Realty BG2 properties Phyllis Allen. Inspected 4/10/2019 at 11:45 am. 1<sup>st</sup> inspection failed on this date and time.

222 apartment (E) Westinghouse avenue, Owned by Go-Realty BG2 properties Phyllis Allen. Inspected 4/10/2019 at 10:45 am. 1<sup>st</sup> inspection failed on this date and time.

221 apartment (B) Westinghouse avenue, Owned by Go-Realty BG2 properties Phyllis Allen. Inspected 4/10/2019 at 10:00 am. 1<sup>st</sup> inspection failed on this date and time.

316 Welsh Avenue single family residents R2 owned by Nick Burnet. Inspected 4/10/2019 at 09:00 am for sales or transfer of ownership. 1<sup>st</sup> inspection failed on this date and time.

405 Card Avenue single family residents owned by. Inspected 4/4/2019 at 13:00 pm for sale or transfer of ownership. 1<sup>st</sup> inspection passed.

556 Middle Avenue 2<sup>nd</sup> floor apartment, owned by Justin Betters, (AKA) K and S real estate. Inspected 4/3/2019 at 10:30 am 1<sup>st</sup> inspection passed on this date and time.

706 Middle Avenue, owned by Darleen Mrdjenovich, inspected 3/30/2019 at 11:00 pm 1<sup>st</sup> inspection failed on this date and time.

Total passed occupancy inspections = 6      Failed = 9      Total Temp Occupancy Insp = 1

#### 79 EVENTS AND CODE VIOLATIONS FOR MONTH OF MARCH 2019 WILMERDING BOROUGH.

4/30/2019 at 11:00 am received a complaint about illegal dumping of tires on Spraug street set on fire hydrant. Investigated this complaint and found to be accurate. Three tires were dumped on the fire hydrant. I removed the tires and placed them at the borough building for proper disposal and to curve future dumping at this site location.

4/29/2019 at 08:00 am directed a volunteer worker to an area of trash and garbage clean up on Maple alley. The community service hours were awarded to the borough from summary citations that I issued to this gentleman. All proper community service hours magistrate paper work was filled and I also got a waiver of liability signed by the worker as well to further protect the borough of Wilmerding.

Wilmerding Borough public parking lot 4/26/2019 at 17:00 pm located on Middle Avenue a gentleman was parking / storing a classic car and keeping it under a tarp. The owner of the vehicle was informed that the Borough of Wilmerding would like the owner of the vehicle to not store his vehicle in the public parking lot. The vehicle was removed without incident.

336 Welsh avenue 4/26/2019 at 16:00 pm responded to a complaint regarding a brick chimney that was badly damaged and needed repaired. I attempted contact with the owner of this property on this date and time. Contact was made on this stop. I informed property the property owner the reason for my stop. The property owner agreed and will make all necessary repairs once the weather breaks. I will follow up on this issue in 2 weeks to check on the progress.

421 Herman avenue 4/26/2019 at 09:00 am responded to a complaint regarding high grass, Weeds and animal waste in the rear of this structure. Attempted contact on this date and time. Contact was made on this stop. Issued a (NOV) ticket# 0070 and an orange curtesy door hanger notice outlining the violations. I gave the property owner two days to rectify the issue. On my follow up inspection 4/28/2019 at 14:30 pm the violations were corrected without incident.

130 State Street rear question regarding how to properly dispose of an air conditioner. Resident needed some guidance and assistance in getting rid of some appliances. Assistance and advice rendered problem solved with out incident.

Valley auto parts meeting with Lou and potential buyer 4/23/2019 at 9:00 am to explain and give a copy of the borough ordinances regarding the sale and transfer of a property ordinance # 138.

662 Middle Avenue 4/24/2019 at 14:45 pm received a complaint regarding dog feces on rear porch and general property maintenance issues with rear porch and entire property. Attempted contact with tenant of this structure on this date and time. No contact was made. Issued an orange curtesy door

hanger and a quality of life ticket # 0066. At 19:30 pm I received a phone call from the tenant of this apartment wanting to speak with me in more detail about the orange door hanger and the ticket. On scene at 20:00 hours 4/24/2019 to speak with tenant and educate tenant what needs fixed. Tenant will take care of all property maintenance issues outlined in our discussion and listed on tickets. I will follow up with tenant in 10 days to track his progress.

638 Airbrake avenue 4/24/2019 at 17:45 pm while on routine drive around proactive patrol a tenant of this resident flagged me down to ask me about a missing front step leading up to his apartment. Quality of life ticket # 0068 was issued to his property owner; an orange curtesy notice was also issued to property and for notification. I spoke with property owner and he committed to fixing this 1 missing step.

400 Caldwell avenue 4/23/2019 at 13:00 pm received a complaint regarding high weeds and tall grass in the rear of this vacant structure. Investigated the complaint further to confirm. Property owner was notified who lives at 411 Caldwell avenue. Quality of life ticket issued # 0062 orange curtesy notice door hanger posted on front door of both structures. I will follow up in 10 days to see if property owner honored his commitment to the borough.

554 Middle avenue 4/22/2019 at 06:30 am investigating illegal occupancy at this address. Attempted contact with occupants. Contact was made on this date and time. Illegal occupancy confirmed. Property owner notified of ordinance violations a 3 quality of life tickets issued # 0065, # 0064, # 0063 Property owner called me, and I instructed property owner on the procedures moving forward. Property owner was to go pay for the occupancy and pay for rental license.

220 Card avenue 4/22/2019 at 13:00 pm meeting with Yasser Eldaour a representative for Red-Knot property management to get the grass cut and keep general property maintenance issues under control. I will have to keep a close eye on these properties for the duration.

167 state street 4/22/2019 at 09:30 am self-witnessed a large white smoke plume coming from this address. Upon further investigation I found the occupant of this structure burning a 70-inch cardboard box in the rear alley yard. I ordered the fire be extinguished per borough ordinance # 169-15 waste material card board tv box and issued a quality of life ticket # 0061. Occupant extinguished the fire without incident.

317 Marguerite avenue 4/16/2019 at 14:43 while at this address on another issue I noticed a large amount of cigarette but in the basement floor of this address. I asked apartment A if they were responsible for the cigarette butts and they took ownership and cleaned everything up without incident. I did issue a quality of life ticket #0056 and #0057 for the health hazards and fire hazards they created to curve future behavior.

325 Marguerite Avenue, 4/22/2019 at 12:22 pm I self-witnessed a fence being installed at this address while on routine drive around patrol. I attempted contact with the owner. Contact was made. I instructed the owner on the proper procedures for installing a fence, Fence permit application and related borough ordinance fee structure, a Survey for property lines, and call before you dig survey for buried lines. Home owner complied without incident. Quality of life ticket #0058 was issued for violation of borough ordinance # 1009

119 Pat Mews drive, 4/17/2019 at 17:50 pm received a complaint about illegal dumping of construction material in the drive way of this address from a recent house renovation. Attempted contact with the owner. Contact was made by cell phone. The owner cleaned up the trash and will apply for a dumpster permit moving forward. I did issue an orange door hanger and a quality of life ticket # 0059. Issue was resolved without incident.

230 Western Avenue, 4/19/2019 at 06:30 am received a complaint about trash and garbage in the front and rear of this address. Attempted contact with the owner or occupant of this structure on this date and time. No contact was made at this time. Violations confirmed. I issued a (NOV) orange door hanger and a quality of life ticket # 0060. I will also call the property owner to see if I can resolve these issues.

Westinghouse avenue roadway, 4/20/2019 at 14:05 pm I self-witnessed two tires lying in the roadway by the stop sign. I picked up the tires and placed them next to the borough garage dumpsters. I did not witness who illegally dumped the tires on the roadway. I will check some near by cameras to investigate the illegal dumper.

Welsh avenue 4/19/2019 at 19:30 pm I received a complaint about a motor home being parked and stored on Maple alley for 8 months. On this date and time, I attempted contact with the owner of the Motor Home. Contact was made with the owner of the motor home. I gave a copy of the borough ordinance being violated by the motor home owner. I gave the vehicle owner 10 days from this notice to remove the vehicle from Wilmerding. The property owner stated they will comply within the stated time frame. I will follow up in 10 days to trust but verify that the vehicle has been removed.

428 Welsh avenue 4/18/2019 at 17:30 pm received a complaint about trash and garbage in the rear alley of this residence and a neighbor dispute about the ground litter. On this date and time, I attempted contact with the occupants of this address. Contact was made on this date and time. I explained the borough ordinance to the occupants and the borough expectations. The occupants complied without incident and cleaned up the trash and will follow the ordinance moving forward.

317 Marguerite avenue 4/15/2019 at 17:55 pm I received a citizen complaint form requesting an investigation into possible illegal occupants in two of the apartments at this address. I attempted contact with the owner by phone and left a voice mail. I also attempted contact with the tenants. Contact was made and verified that the borough ordinance was violated. (NOV) tickets # 0599 (NOV) ticket #0598 (NOV) ticket # 0600 (NOV) ticket # 0597 were issued to the tenants and property owner for the violations listed above 4/22/2019 property owner filled out all borough paper work and paid fee borough rental license fees and occupancy inspection fees. The owner will call me when he is ready for me to perform the occupancy inspections. He stated that he must fix somethings that the tenant broke before they moved out.

402 Middle avenue 4/15/2019 at 17:15 pm self-witnessed a large amount of building materials placed in the rear of this address. I attempted contact with the owners or occupants on this date and time. No contact was made. I issued an orange door hanger on the front and rear entrance doors to this address. I also issued a (NOV) quality of life ticket #0595 in a proactive approach to have the owner reach out to me when they come back to the property. Currently the property appears to be vacant. 4/22/2019 at 20:00 Pm property owner of this address reach out to me after receiving the orange door hanger and the quality of life ticket asking how to fix the problems listed above. I instructed the property owner on

the borough ordinances and how to properly dispose of these building materials moving forward. Property owner got rid of the bulk of this material at the time of our visit. I will follow up in 10 days to trust but verify the rest of the material is removed.

328 Station street 4/15/2019 at 15:02 pm received a citizen complaint form for action to be investigated related to Animal waste in public. I attempted contact with the owner or occupant of this structure on this date and time. Contact was made a short time later after home owner received my orange door hanger and (NOV) ticket # 0594 that was issued and placed on the front door after confirming that the animal waste was not cleaned up and was deposited in other adjoining properties front and rear yards. Home owner contacted by my phone and will comply with the borough ordinances moving forward.

325 Welsh avenue 4/10/2019 at 17:50 pm was flagged down by a resident who asked me to investigate this address that they had some fire and safety concerns about. I attempted contact with the owner or occupants on this date and time. Contact was made with the tenant. I issued a (NOV) quality of life ticket # 0593 and explained to the tenant the code violations in detail. The tenant will work to abate the safety and fire violations I have a scheduled return visit within 10 days.

420 Middle avenue at 11:30 am self-witnessed the owner of this structure placing a couch and love seat out on the curb for garbage collection in violation of the borough ordinance after 6 PM trash set out for regular scheduled pick-up. I attempted contact with the owner on this date and time. Contact was made. I asked the owner to remove the furniture that I witnessed him put on the curb and place it back into the house where it came from until the appropriate time for trash set out. The owner complied with out incident.

4/10/2019 at 17:50 pm received a walk-up complaint at the station to check out 325 Welsh avenue for general property maintenance issues. Complaint followed up on this date and time. Attempted contact with owner or occupant. Contact was made on this date and time. Issued a (NOV) ticket # 0593 property owner will comply with out incident to abate the property maintenance issues within the scheduled reasonable time frame.

4/6/2019 at 07:30 am home office sending e-mails to property owners for follow up inspections and prior actions taken on subject properties to curve borough ordinance violations.

222 Westinghouse avenue commercial garbage collection dumpsters overflowing again 4/6/2019 at 08:00 am I contacted Go Realty partners on their personal cell phones, I also sent e-mails with digital photographs to the registered e-mail recipients on file for this property. Contact was made and responsible owners committed in writing that this continuing issue will be resolved. I will keep a close eye on these commercial buildings to curve this behavior in the future.

526 Middle Avenue demolition of front porch 4/7/2019 at 06:30 am meeting with contractor to fill out all Uniform Construction Code Demolition permit applications and Building Permit application to replace the front porch with new. Issued (NOV) 403.62 violations for work already started to alter or change a required means of egress or rearrangement of parts of a structure affecting a means of egress. Home owner violated this section of the Uniform Construction Code ACT by not 1<sup>st</sup> Applying for a building permit and scheduling an inspection with the Fire Marshal / Code Enforcement officer. All required paper work has been filled out and completed and home owners have been educated on the process moving forward.

314 High-Rise apartments commerce street 4/2/2019 at 10:00 am received a complaint about the dumpster inquiring if a permit was applied for and no safety cones. I attempted contact with my colleagues at the county housing authority. Contact was made and action was taken immediately without incident. Safety traffic cones were installed, and permit was already paid for and applied for.

217 5<sup>th</sup> street 4/5/2019 at 06:35 am self-witnessed tenant placing his garbage cans with trash and garbage in them for collection. I introduced myself to this tenant and explained the reason for my stop. The tenant explained to me that for as long as he and his wife has lived there the regular scheduled garbage collection for them was Friday morning around 10:00 am. I gave the tenant the benefit of the doubt and returned at 10:00 am. Sure, enough his garbage and trash were collected by a commercial garbage company. I was satisfied with my findings and closed this investigation.

453 Card avenue, 4/4/2019 at 14:00 pm performed a follow up inspection related to all the ground litter, garbage and general construction materials left on the front lawn of this property. All the mentioned items have been properly placed in a dumpster parked in the front driveway. I will check to see if a dumpster permit was obtained.

Maple Alley, 4/4/2019 at 11:15 am I self-witnessed a large television, 2 tires, and an old empty 5-gallon bucket on the borough road way and sidewalk that was illegally dumped. I quickly removed these items to curbe any future illegal dumping. And to lead by example to exhibit a positive message to borough residents and guest, that we are in control and do not accept this type of behavior. I will take extra enforcement actions to catch who is illegally dumping in this back alley.

539 Westinghouse avenue, 4/7/2019 at 09:00 am while on proactive drive around patrol I self-witnessed garbage and trash set out for the second time at this address. Seems to be an ongoing issue. (NOV) ticket number #0590 was issued along with a door hanger to Howard Hanna real-estate company. I attempted contact several times, but no contact was made.

672 Middle Avenue, 4/5/2019 at 07:35 am while on routine proactive follow up inspections I self-witnessed chicken bones, noodles and general ground trash and litter on the front porch of this address and side-walk in front of this address. I attempted contact on this date and time. Contact was made with tenant, I explained to the tenant the extreme health hazards this type of living conditions brings to the borough along with his apartment. The tenant agreed to clean up the mess. (NOV) ticket # 0588 was issued with an informational curtesy door hanger. All issues at this address were abated during this visit. I also spoke with the property owner of this unit as well to make the owner aware of my visit with their tenant.

702 Middle Avenue, 4/4/2019 at 10:05 am self-witnessed a tenant of this address placing a television set on the side walk in front of this address. I educated the tenant on the borough ordinances and the rules for television set EWATSE programs along with proper places to take this unwanted item. I instructed the tenant to take the Television set back into his home where it came from until he could properly dispose of it. Tenant complied without incident.

532 (A) Middle Avenue meeting with property owner 4/4/2019 at 09:00 am to educate on the borough ordinance and the international building code to repair a now exterior wall from a fire that occurred at this address. Compliance gained and work will start sometime this month.

526 (A) Middle Avenue, meeting with property owner 4/4/2019 at 08:00 am to educate on the borough ordinance and the international building code to repair now exterior wall from a fire that occurred at this address. Compliance gained and work will start sometime this month.

Whole borough of Wilmerding proactive drive around monitoring garbage and trash set out for regular scheduled pick up today. 4/4/2019 at 06:00 am to identify any areas of improvement with the residents of the Borough of Wilmerding and Borough Public works initiatives on Maple Alley to curb illegal dumping.

326 Station street received another complaint about the illegal occupancy for this address. 4/3/2019 at 08:30 am spoke with the tenant to work out the detail on who was going to fill out the borough paper work and what the COG did already or did not perform already. Still waiting on COG information to come to the borough office for review of what occupancy inspections have been performed and what occupancy inspection did not pass, and a second inspection was to be scheduled to check on failed report noted issues with the property.

Phone conversation with William Cortazzo about four television sets placed on the side walk for garbage pick-up. 4/4/2019 at 07:00 am 5 minute and 56 second phone conversation with William. I educated William again on his responsibility of the removal of the Television sets to an e-waste facility that I was familiar with for him to take the television set's to. William committed to me by Saturday they would be removed. 4/8/2019 at 07:00 am Televisions were removed from this address as committed by owner.

315 Patton Street received a complaint about no running water and hoarding conditions at this address. 4/4/2019 at 10:00 am attempted contact with the tenant. Contact was made with tenant on this date and time. Explained the reason for my visit. Tenant was more than happy to show me around to trust but verify that the complaint was not valid. Inspection was performed without incident and unfounded. Running water was in place and the home was acceptable to the occupant's standards of living.

468 Airbrake apartment # 1 received a complaint about an illegal occupant tenant at this address. 4/1/2019 17:49 pm attempted contact with tenant. No contact was made on this date and time. Left a door hanger outlining the reason for my stop. I have not yet received a call back. I will give this a reasonable amount of time before taking further action.

120 Watkin's avenue front apartment #1 and Rear apartment #2 received a complaint about an illegal tenant at this address. 4/2/2019 at 08:30 am attempted contact with the tenant. Contact was made on this date and time. I educated the tenant on the borough ordinance and issued a door hanger for the tenant to show the landlord. I also place a phone call to the landlord and left a voicemail. Waiting to get a call back.

138 Watkins avenue received a complaint about an illegal occupant at this address. 4/02/2019 at 08:55 am. Same owner as 120 Watkin's avenue. Educated and waiting for the paper work to be filled out and the borough's occupancy fees and process to be followed. Reasonable time frame.

654 and 652 Airbrake avenue, while on patrol I self-witnessed this subject property front wooden steps and front wooden porches in dilapidated and very unsafe conditions. Not even usable. 4/1/2019 at 10:00 am I attempted contact with the owner of these properties. Contact was made on this date and time. I educated the property owner the reason for my stop. I also issued a (NOV) ticket #0577 and

#0578 to hold the property owner to his commitment to the borough for the all the repairs. I will follow up on these two subject properties.

143 Watkins avenue received a complaint about trash and garbage being set out on the sidewalk in front of this address 4 days before the scheduled trash pick-up. 4/01/2019 12:50 pm I attempted contact with the tenant. No contact was made during this date and time. I issued a door hanger and a (NOV) with an ordinance ticket # 0583. Later that evening I received a phone call from the tenant of this address asking about the Door hanger and the (NOV) that I left earlier that day. I explained to the tenant the trash and garbage rules. Trash was removed without incident and hopefully this behavior will not continue with this property.

222 4<sup>th</sup> street, while on patrol I self-witnessed a large amount of house hold garbage and general trash stored along Maple alley next to the garage. Through some investigation I uncovered these items to belong to this address. 4/1/2019 at 13:00 pm I attempted contact with the tenant. No contact was made on this date and time. I issued a door hanger and a (NOV) ordinance ticket # 0584. I will follow up with this subject property in a reasonable time frame.

658 Airbrake avenue, while on patrol I self-witnessed this subject property front wooden steps and front porch in a dilapidated condition. I attempted contact with the property tenant. 4/01/2019 at 16:00 pm no contact was made. I issued a door hanger and a (NOV) ordinance ticket # 0586 on the front door. I will follow up with this property in a reasonable time frame.

660 Airbrake avenue, while on patrol I self-witnessed this subject property front wooden steps and front wooden porch in a dilapidated condition. I attempted contact with property tenant. 4/1/2019 at 15:30 pm contact was made. I explained the purpose of my visit to the tenant. I also issued a door hanger and a (NOV) ordinance ticket # 0585 for dog feces and general property maintenance and ground litter. I will follow up with property in a reasonable time frame.

731 Middle Avenue, a complaint was turned in about a possible illegal tenant at this address. Attempted contact with the property owner. Contact was made 4/3/2019 at 4/2/2019 at 07:30 am I explained the purpose of my stop to the property owner. The property owner and Caroline Lang confirmed that the Turtle Creek Valley (COG) did perform the occupancy inspection and all related borough paper work was completed. Borough does not have this information in its possession causing this type of confusion.

700 middle avenue apartment #4 received a complaint about a possible illegal tenant at this address. Attempted contact with the property owner. Contact was made 4/3/2019 at 08:15 am with property owner. I educated the property owner of the borough's process pertaining to occupancy and the paper work inspection process. Property stated he would comply without incident.

207 Welsh avenue received a complaint about a possible illegal tenant at this address. Attempted contact with the owner. Contact was made 4/3/2019 at 08:15 am. Same listed property owner as 304 Welsh avenue. Same conversation as 304 welsh avenue. Related to following the Borough Ordinances.

304 Welsh avenue received a complaint about possible illegal tenants at this address. Attempted contact with the owner. Contact was made 4/3/2019 at 08:00 am. I explained the purpose of my visit to the property owner. The property owner may have good evidence that an occupancy inspection was

performed, paid for and all related occupancy borough paper work completed by the turtle creek valley (COG). Waiting for this evidence to be delivered.

148 (C) State street received a complaint about possible illegal tenants at this address. Attempted contact 04/3/2019 contact was made with property owner. I explained the purpose of my visit to the property owner. The property owner may have good evidence that an occupancy inspection and all related borough occupancy paper work was completed by the Turtle Creek Valley (COG). Waiting for this evidence to be delivered to the borough.

450 Caldwell avenue received a complaint about possible illegal tenants that are not listed on the rental license and house being over occupied. 4/1/2019 at 09:00 am attempted contact with the tenant. Contact was made during this stop. I explained the reason for my third trip to this address asking about the occupants of the rental house. Again, the tenant and the mother of the tenant explained to me that mon was baby-sitting and visiting. Mom also has an address listed in north Versailles witch I confirmed to be factual from a PA driver's license and NVPD. I was satisfied with the conversation I had with the tenant and her mother. No issue at this time until further information becomes available that would validate the original complaint.

418 Caldwell avenue received a complaint about possible illegal tenants that moved in with out an occupancy inspection or occupancy application / tenant registration. 4/3/2019 at 11:30 am attempted contact with the tenant. Contact was made on this date and time. I educated the tenant on the process for occupancy in Wilmerding Borough and advised this tenant to get a hold of her real-estate company in a proactive approach so they could follow the borough ordinance. I issued a (NOV) quality of life ticket # 0587 and a door hanger so this tenant can show it to her property management company.

539 Westinghouse avenue received a complaint about trash and garbage set out early. 4/3/2019 at 07:00 am. Attempted contact with owner or occupant of this address. No contact was made during this stop. Trash and Garbage set out early was confirmed to be valid. A door hanger was issues and a (NOV) quality of life ticket will be issued when I can get property owner information. Howard Hanna real-estate. No realtor phone number.

141 Watkins avenue front and rear apartment units. Received a complaint about possible illegal tenants. 4/02/2019 at 07:00 am attempted contact with the tenant on this date and time. Contact was made during this stop. Illegal tenant was confirmed, and property owner was notified about borough ordinance and will comply. Occupancy scheduled to be inspected upon fee payment and application filled out.

556 (A) upper unit Middle Avenue. received a complaint that someone was moving into this residence without a proper occupancy or occupancy safety inspection. 4/2/2019 11:30 am attempted contact with the tenant. Contact was made with tenant during this stop. I educated the tenant and property owner of the borough ordinance and occupancy process. All applications and inspections have been performed without incident.

654 and 652 Middle Avenue, Owner Alan Comanici Jr. 3/29/2019 at 10:00 am while on patrol I noticed the front steps of these two properties were in desperate need of replacement. I attempted contact with owner on this date and time. Contact was made with Mr. Comanici Jr. I issued an (NOV) door

hanger and a quality of life ordinance ticket #0577 and ticket #0578. Mr. Comanici Jr. contacted me and committed to making the required repairs to follow our ordinance without incident. Still Working

562 middle avenue lower unit, owned by Jim Rose, 3/30/2019 at 16:00 pm while at Nancy house I noticed some general porch and property maintenance issue with this connected unit. I contacted Jim by phone to speak with him in more detail about making some repairs to these issues at his attached unit. Jim agreed that some repairs need to be made and that he would come meet with me in the coming weeks. I issued a (NOV) ticket #0582 to hold Jim to his commitment to the borough. Still working on this case.

470 Airbrake avenue received a complaint about a possible illegal tenant residing at this address. 3/28/2019 at 15:30 pm on scene, attempted contact with tenant. Contact was made with Taraye Brown I explained the purpose of my visit and issued a (NOV) door hanger along with a quality of life ticket # 0575 for Mrs. Heather Wise whom owns this rental unit. Still Working on this case

468 Airbrake avenue received a complaint about a possible illegal tenant residing at this address. 3/28/2019 at 17:00 pm, attempted contact with tenant. Contact was made with Vanessa Mani. I explained the purpose of my visit and issued a (NOV) door hanger along with a quality of life ticket # 0576 to the property owner. Still working on this case.

108 Pat mews drive, 3/29/2019 at 08:00 am, 30 day follow up progress inspection with Tom Neilegh, in regard to the hoarding health and fire safety hazards located within this address. Some light progress has been accomplished by removing and not replacing general household items. There still is a long way to go on this case and I will have my work cut out for me. I scheduled another progress inspection for 4/29/2019. Still working on this case.

269 Welsh Avenue, Attempted contact with owner or occupant. Contact was made with Dowl Horton on 3/28/2019 at 10:52 am, I received a citizen complaint about an abandoned automobile in the rear alley of Welsh avenue. I was able to identify the owner of this vehicle to be Dowl Horton. I advised Mr. Horton of the borough ordinance and fire code regarding abandoned automobiles. I issued Mr. Horton a quality of life ordinance ticket# 0574 and he agreed to have the vehicle removed within 10 days.

450 Airbrake avenue, Attempted contact with tenant. Contact made with Belinda Narvaez who is the tenant of this rental unit. On 3/27/2019 at 16:35 I issued a (NOV) door hanger notice to Mrs. Narvaez about the Dog feces throughout the front yard and rear yard. I gave Mrs. Belinda 3 days to clean it up.

453 Card avenue, Attempted contact with owner or tenant on 3/27/2019 at 18:03 pm, No contact was made on this date and time, issued a borough ordinance ticket# 0573 on the front door with a (NOV) door hanger for large house hold furniture in the front yard and driveway. 4/02/2019 On scene at 15:45 to follow up on the progress of the removal of the above listed. Dumpster on site and being filled. I will check to see if a dumpster permit was applied for.

530 Glen Street, Citizen complaint of possible illegal occupant. On Scene 3/13/2019 at 18:00 pm attempted contact with possible occupant. No contact was made on this date and this time. Door hanger left on front and rear door. I will continue to stop by to determine the validity of the citizen complaint.

124 Pat Mews Drive, Owner Heather Wise. Missing Gutter on the rear roof facing the Paton Street Bridge. Issued a quality of life ordinance ticket # 0054 on 3/11/2019 @ 09:04 am I will follow up on this ticket in 10 days to see if any progress has been made on 03/21/2019 Citation issued, Failure to act

117 / 122 State street, Owner William Bauer. Building has been posted with the NFPA marking system. Building also has been posted unfit for human occupancy. Bell tower bricks have fallen onto State street on 3/03/2019 at 18:38 pm. At witch time I called Mr. Bauer to come down to his building and remove the bricks from the street. Mr. Bauer complied and removed the bricks from the street. I will be working with Mr. Bauer on the properties exterior and interior condition issues.

608 Airbrake Avenue, Property owner Toby Yurko. While on patrol 3/16/2019 at 12:20 pm I noticed a large amount of trash and garbage and animal feces throughout the property. Attempted contact with tenant. No contact was made at this date and time. A quality of life ticket # 0562 was issues and posted on the door. I also issued 3 non-traffic citations # R1724870-0, R1724870-0, R1724869-6 to tenant Vallen King for numerous ordinance violations and health hazards. I will work with property owner Mr. Yurko to abate these conditions. Mr. Yurko will also face citations if he does not comply. 4/8/2019 at 08:00 am exterior trash and garbage was removed by tenant. I will keep a close eye on this property in a proactive approach to curve this behavior by the tenants of these properties.

606 Airbrake Avenue, Tenant Tanya Linsenbigler. Trash and garbage on front and rear porch. Attempted contact with Mrs. Linsenbigler 3/16/2019 at 17:00, Contact was made and a quality of life ticket #0554 was issued. Mrs. Linsenbigler cleaned up the trash and used garbage bags to put trash in. I will monitor this address. Mrs. Linsenbigler is working on cleaning up to date. 4/8/2019 at 08:00 am old refrigerator most of the ground litter, trash and garbage was removed along with all the dog feces. As listed above I will keep a close eye on these two subject properties.

316 Westinghouse Avenue Apartment (B), Tenant Andrea Knox. I self-witnessed a moving truck on 3/19/2019 at 11:00 am moving furniture into this apartment with no occupancy inspection performed prior to move in and with no tenant registration form filled out. I attempted contact with the owner of this commercial apartment building to inquire if they had an occupancy inspection performed prior to me coming on board. Go Realty is checking. I also checked in the borough office and the borough office is showing no record of this tenant or any occupancy inspection being performed in accordance with our borough ordinance.

146 Watkins avenue, Owner Mike Giachino, Citizen complaint turned in regarding trash and garbage on street and possible in Lilac alley behind this property. On scene 3/20/2019 at 17:05 pm. Attempted contact with tenants of this subject property. Contact was made with Karen Schafer who is a tenant in this 3-unit apartment complex. Instructed this tenant and the two other tenants who did not want to give their names to clean up the trash and garbage bags. The garbage and trash were cleaned up without incident. I also advised the owner of this property about the tenant's behavior and to send them a letter about garbage and trash day collection and placement. I will keep a close eye on this area of town to curve this behavior in the future. 4/7/2019 issued resolved all trash bags have been removed

138 Watkins avenue, Vacant single-family dwelling, Owner Nathan Simmons, received a citizen complaint regarding a large amount of trash and house hold garbage set out for pick up. On scene 3/20/2019 18:00 PM confirmed citizen complaint. Attempted contact with Mr. Simmons. Contact was made. I advised Mr. Simmons of the rules and ordinances of Wilmerding Borough. Mr. Simmons agreed

with out incident. The two-mattress stored in the rear yard will be pickup on the next scheduled big item trash day as to not overwhelm our contracted garbage collection. 4/7/2019 issued resolved.

526 Airbrake avenue tenant Mrs. Taylor, I self-witnessed while on patrol no visible house address located on the front of this residence. On 3/22/2019 at 14:30 I attempted contact with Mrs. Taylor. No contact was made on this date and time. I left a NOTICE door hanger on the front door and I also issued a quality of life ticket#0564 to educate the tenant on the borough ordinance as well as the importance of displaying a house address for Police, Fire and EMS services.

114 Caldwell avenue, Owned by Mr. Sean Kerrigan (AKA PGH. East Real-estate) Possible a Red Knot property as well. I have not yet investigated that nightmare of transfer or sale of real estate property to see if the Wilmerding Borough ordinance was followed. On 3/26/2019 at 15:55 pm I received a written complaint form letting me know that kids maybe possible playing and smoking in this vacant house. On scene at 17:00 pm 3/26/2019 I requested the assistance of Allegheny County Police to search the home before I screwed the front and rear back door shut and posed the home. Allegheny County Police performed their search of the home without incident. The home was secured and posted. 4/23/2019 at 08:00 am meeting with Red Knot to investigate what they are doing. More details to follow.

This concludes Fire Marshal Hussey and Code Enforcement activity to date as of 4/23/2019