

<b>Date of Incident</b>	02-02-2026
<b>Prepared By</b>	Anabel Guzman
<b>Reviewed By</b>	Incident Report was reviewed by John Samuel on 02-03-2026 at 03:22 PM.
<b>Property</b>	York North (YONO)
<b>Time of Incident</b>	00:10:39
<b>Location of Incident</b>	YONO Apartments, 1320 W. Somerville Avenue, Philadelphia, PA 19141 The Vacant Bakery on the 1st floor

<b>Report Last Updated By</b>	<b>Update Date</b>
John Samuel	02-03-2026

**Incident Type**

Property Damage

**Incident Type Category**

Fire

**Description of Incident**

On February 2, 2026, at approximately 10:39 a.m., the main fire alarm system at YONO Apartments was activated. I, Anabel Guzman, immediately contacted Maintenance Supervisor Shawn Hargett, along with Maintenance Technicians Willie Wilson and Brian Curry. Upon reviewing the fire alarm control panel, it indicated an alarm activation on the first floor. The Philadelphia Fire Department responded promptly and conducted an investigation. During their assessment, it was determined that a sprinkler head had burst in the bakery area, which triggered the alarm. Mike Jacous and Thomas Neal were notified regarding the sprinkler issue. The Philadelphia Fire Department silenced the building's main fire alarm; however, the sprinkler system pump continued to run and could not be shut off. Metropolitan was contacted to assess and correct the sprinkler pump malfunction. Despite these efforts, the issue remains unresolved at this time. We will continue to follow up with Metropolitan to obtain a completion date. Due to the ongoing sprinkler system malfunction, a Philadelphia Protection Unit patrol was arranged to provide overnight fire watch coverage throughout all 11 floors of the YONO building to ensure resident safety until the issue is fully resolved.

**Corrective action taken at the time of the incident**

Maintenance staff responded immediately to the alarm and reviewed the fire alarm panel to identify the affected area. The Philadelphia Fire Department was contacted and responded to investigate and mitigate the incident. The source of the alarm was identified as a burst sprinkler head in the bakery area. Appropriate parties, including Mike Jacous and Thomas Neal, were notified of the sprinkler issue. Metropolitan was contacted to address the malfunctioning sprinkler system pump. Due to the ongoing sprinkler system malfunction, a Philadelphia Protection Unit patrol was arranged to provide overnight fire watch coverage throughout all 11 floors of the YONO building to ensure resident safety until the issue is fully resolved.

**What we have done related to Customer Service and helping the resident, if anything?**

Residents were promptly informed of the incident and advised of the cause of the fire alarm activation. Clear communication was provided to keep residents aware of the situation and the steps being taken to address the issue. To ensure resident safety and provide reassurance while the sprinkler system issue remains unresolved, a Philadelphia Protection Unit (PPU) patrol was hired to conduct a continuous fire watch throughout the building. PPU personnel walked all 11 floors to monitor conditions and respond to any safety concerns, maintaining a visible presence for resident support and peace of mind.

**Witnesses names and phone number**

N/A

**Was there security camera footage of this incident?**

No

**Link to security footage video in Box**

http://

**Did this incident involve a resident?**

No

**Did this incident involve a Lindy team member?**

No

**Did this incident involve a vendor?**

No

**Should this incident be reported to the residents renters insurance policy?**

No