

<b>Date of Incident</b>	02-01-2026
<b>Prepared By</b>	Nilsa Reyes
<b>Reviewed By</b>	Incident Report was reviewed by John Samuel on 02-05-2026 at 03:08 PM.
<b>Property</b>	Joshua House
<b>Time of Incident</b>	02:45:00
<b>Location of Incident</b>	2607 Welsh Road Philadelphia PA 19114

<b>Report Last Updated By</b>	<b>Update Date</b>
Nilsa Reyes	02-06-2026
Nilsa Reyes	02-06-2026
Nilsa Reyes	02-06-2026
John Samuel	02-05-2026
Nilsa Reyes	02-05-2026

**Incident Type**

Slip and Falls

**Description of Incident**

Steve Hanratty In front of J-K Building Parking Lot, near the fire hydrant Sunday, 02/01/2026 Approximately 2:45-3:00 PM Mr. Hanratty reported that on Sunday afternoon, February 1, 2026, while placing his children into a vehicle parked in front of the J-K Building near the fire hydrant, he slipped on ice in the parking lot area. He stated that he did not fall to the ground but was able to catch himself. He later experienced discomfort in his lower back, which worsened later that evening. Mr. Hanratty indicated that he missed work on Monday to rest and subsequently sought medical attention at an urgent care facility. He reported that X-rays showed no fractures or breaks. He was advised to seek further evaluation, including a possible MRI, if symptoms did not improve. Mr. Hanratty also stated that he is currently out of work, not receiving pay, and has since lost his job. He advised that he intends to file for unemployment and inquired whether any assistance may be available.

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

Management was notified of the incident via email on Monday, February 2, 2026. The office contacted Mr. Hanratty to check on his well-being. At that time, he stated that he was okay. Area where slip occurred was addressed.

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

Management was notified of the incident via email on Monday, February 2, 2026. The office contacted Mr. Hanratty to check on his well-being. At that time, he stated that he was okay.

**Witnesses names and phone number**

none

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

No

**Link to security footage video in Box**

http://

**Did this incident involve a resident?**

Yes

**Resident Name**

Steve Hanratty

**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

