

Date of Incident	03-08-2026
Prepared By	Anabel Guzman
Reviewed By	Incident Report was reviewed by John Samuel on 03-10-2026 at 04:41 PM.
Property	York North (YONO)
Time of Incident	00:16:00
Location of Incident	1320 W,Somerville Avenue Phila.Pa.19141

Report Last Updated By	Update Date
John Samuel	03-10-2026

Incident Type

Property Damage

Description of Incident

Incident Summary On Sunday, March 8, 2026, at approximately 4:00 PM, the tenant of Apartment 812 contacted the emergency maintenance line to report that the bedroom was flooded. On-call maintenance technician Willie Wilson responded to the unit to assess the situation. Upon arrival, Mr. Wilson observed significant water accumulation in the bedroom of Apartment 812. After conducting an inspection, he determined that the flooding was caused by a burst radiator pipe. Immediate Response Mr. Wilson immediately contacted L & L Plumbers, who arrived at the property on March 8, 2026. The plumbing contractor performed a temporary repair to stop the active leak and stabilize the situation. Follow-Up Repairs L & L Plumbers returned to the property on March 9, 2026, to complete the permanent repair of the burst radiator pipe. Water Mitigation Due to water migration from the incident, Clean Tech was engaged on March 8, 2026, to perform water extraction services. The following units were identified as affected and received mitigation services: Apartment 711 Apartment 712 Apartment 811 Apartment 812 Clean Tech addressed standing water and damp carpeting in the impacted areas to prevent further damage and reduce the risk of mold. Damage Assessment and Restoration Painting contractors inspected the affected apartments and compiled a list of necessary patching and painting repairs resulting from the water damage. These restoration repairs are scheduled to begin on March 12, 2026. Current Status The burst radiator pipe has been fully repaired by L & L Plumbers as of March 9, 2026. Water extraction and initial mitigation have been completed by Clean Tech. Cosmetic repairs (patching and painting) are scheduled to begin March 12, 2026.

Corrective action taken at the time of the incident

Upon receiving the emergency call on March 8, 2026, at approximately 4:00 PM from the tenant in Apartment 812 reporting a flooded bedroom, the on-call maintenance technician, Willie Wilson, immediately responded to the unit to assess the situation. During his inspection, he identified a burst radiator pipe as the source of the flooding. Mr. Wilson promptly contacted L & L Plumbers to address the issue. The plumbing contractor arrived at the property the same day and performed a temporary repair to the damaged pipe to stop the water leak and prevent further flooding. In addition, Clean Tech was engaged on March 8, 2026, to perform emergency water extraction services in the affected units, including Apartments 711, 712, 811, and 812. Their work focused on removing standing water and addressing damp carpeting to mitigate further water damage. These immediate actions successfully stopped the active leak, reduced water damage, and stabilized the affected areas until permanent repairs could be completed.

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

Anabel Guzman contacted all affected tenants and our Maintenance Team to check if they needed assistance and iformed them that repairs are underway. No additional requests have been made at this time.The painting contractors Sealis has inspected the impacted units and prepared a list of required patching & painting repairs , which are scheduled to begin 3.12.26 statrtng 9am.

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?

Yes

Unit

0812

Resident Name

812,811,711,712

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