

<b>Date of Incident</b>	08-17-2025
<b>Prepared By</b>	Nancy Benner
<b>Property</b>	7400 Roosevelt
<b>Time of Incident</b>	09:15:00
<b>Location of Incident</b>	7400 Roosevelt Blvd- First floor of D building /courtyard / breezeway

Incident Type
Property Damage
Incident Type Category
Weather
Incident Type Sub-Category
Flood
Description of Incident
On Sunday, August 17, 2025, at approximately 9:15 p.m., Dudlow Blake received a call from Charles Holman reporting that water was entering the first floor of Building D. Dudlow immediately contacted Orlando Gonzalez as he was on call for the evening and instructed him to head to 7400 Roosevelt, as the ground floor of Building D was flooding. Dudlow also advised that he was on his way to the property. Both Dudlow and Orlando arrived on site at approximately 9:45 p.m. Upon inspection, Dudlow Blake determined that the drains were backing up. Water and dirt from Building A were flowing into the upper drains near the old gazebo area. The water level rose high enough to flood the breezeway and reached approximately six inches deep in the courtyard. The drains were unable to keep up with the volume of rainwater.
Corrective action taken at the time of the incident
Dudlow Blake and Orlando Gonzalez inspected the 1st floor and affected residents units and coordinated with the residents and emergency contractors to arrange all necessary work. Dudlow instructed Orlando to contact Cleantech to extract the water and returned the following day to shampoo and sanitize all affected areas. The plumber was arranged to jet the drain lines, the lower courtyard drains, and the main line leading to Shelmire. Michael Jaccobas was contacted and a meeting for the following day was arranged to walk the building and review the necessary corrective actions to address the recurring drain backups.
What we have done related to Customer Service and helping the resident, if anything?
Water extraction and cleaning was completed
Witnesses names and phone number
Dudlow Blake 267-264-7180 Orlando Gonzalez 267-626-3428 Charles Holman 215-986-4978 Michael Jacobus 215-990-3618 Clean Tech 484-530-0600
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?
Yes
What is the estimate of the loss?
Unknown

