REVISED

Date of Incident	09-14-2025
Prepared By	Dawn Buck
Reviewed By	Incident Report was reviewed by Alison Snyder on 09-15-2025 at 01:52 PM.
Property	Regency House
Time of Incident	13:58:00
Location of Incident	Unit 307 bathroom

Report Last Updated By	Update Date
Alison Snyder	09-15-2025
Dawn Buck	09-15-2025
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Incident Type

Property Damage

Incident Type Category

Fire

Description of Incident

On Sunday 9/14, there was a fire in the bathroom of Unit 307. Upon investigation, it was determined that Resident Shaniece McGriff's step son (13 yo) was in bathroom playing with a lighter and caught a pack of toilet paper on fire which caught the shower curtain on fire. Daughter (15 yo) called 911 and they used extinguishers from hallway to put out flames. There was damage to floor, walls and the heat vent.

Corrective action taken at the time of the incident

911 was called, Jermaine Newell, Maintenance Supervisor went to bldg. Jermaine informed Dawn Buck, Community Director. Alison Snyder, Regional Manager, and Mike Jacobus, Regional Maintenance Director were also notified. The fire inspector confirmed the cause of damage. Lease will be terminated due to damage caused.

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

Spoke to the resident about using her renter's insurance to stay at a hotel. Ensured no one was hurt and no other units were damaged. Cleantech was called and came out to clean bathroom and debris from unit. Painters are in the unit now repairing walls that were charred and the damaged floors have been scheduled to be replaced.

Witnesses names and phone number

Jermaine Newell 215-356-4522

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

307

Resident Name

Shaniece McGriff

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?

1600