

Date of Incident	12-03-2021
Prepared By	Nancy Benner
Reviewed By	Incident Report was reviewed by John Samuel on 12-07-2021 at 04:14 PM.
Property	7400 Roosevelt
Time of Incident	12:30:00
Location of Incident	7400 Roosevelt Boulevard Apartment R303

Description of Incident
<p>On 12/3/2021 Brandy Shinn leasing temp received a call from the resident in R 203 stating that water was leaking in the bathroom through the exhaust fan on the ceiling. Maintenance went to R303 to check the bathroom and the resident was not home. Brandy Shinn contacted the resident by phone and received their voicemail, she left a message letting the resident know we had an emergency, and a leak was occurring from the tub, and we would be entering to make repairs. Maintenance entered the apartment and observed numerous firearms and ammunition. Melvin Draughn maintenance technician relayed what he observed to Brandy, and she contacted Nancy Benner. Nancy Benner reached out to Michael Jacobus and Michael instructed that maintenance should make the repairs and leave a door tag. The plumbing issue required a plumber and Ben Manis plumbing arrived to make the repairs. The resident returned home and spoke with Melvin and asked that they not enter the bedroom. The resident had to leave and was aware the plumber needed to make repairs. The plumber left to get parts, and while waiting for his return Brian Kroker instructed that we contact the police to report the weapons and ammunition being stored in the apartment and wait to have the plumber go back in until the police arrived and confirmed all was ok to do so. Nancy Benner called 911 and reported the information and met with the police upon arrival to the community. The police arrived and relayed that there was not a limit to how many firearms or ammunition a person could own and that they had no need to go to the apartment. They were shown a photograph of a portion of what was observed however they still relayed there was nothing to be done on their end and we should call if anything additional was needed. Nancy Benner requested a dc number and the officer provided it and left. DC# 21-02-052500. Nancy reported the information back to Brian Kroker and he relayed we could resume repairs in R303.</p>
Corrective action taken at the time of the incident
<p>Nancy Benner contacted Michael Jacobus and spoke with Brian Kroker. Nancy Benner called 911 to report the information and met with the police upon their arrival to the community and obtained DC#21-02-052500. On 12/6, John Samuel filled in a lead to FBI website (https://tips.fbi.gov/) regarding storing of weapons in the unit.</p>
What we have done related to Customer Service and helping the resident, if anything?
<p>N/A</p>
Witnesses names and phone number
<p>Melvin Draughn 267-608-4251 Nancy Benner 215-669-8922</p>
Is criminal activity involved
<p>No</p>
Was there security camera footage of this incident?
<p>No</p>
Link to security footage video in Box
<p>http://</p>
Did this incident involve a resident?
<p>Yes</p>
Resident Name
<p>William Collier</p>
Did this incident involve a Lindy team member?
<p>No</p>
Did this incident involve a vendor?
<p>No</p>

