

The Haven of Battle Creek Apartments: 200 Winthrop Street South & 215 Kipling Street
Fire Certificate of Occupancy Complaint Summary 2023-2024

DATE	NATURE OF COMPLAINT	ORDERS ON COMPLAINT ITEM	ORDERS ON OTHER	PHOTOS	INSPECTOR ACTION / NOTES	DISPOSITION
1/10/23	large mouse infestation	no	no	no	no answer on inspector visit. 2/24/23: logged pest control receipts	transferred complaint to Fire C of O file. closed
1/28/23 to 9/9/23	fire alarm malfunction	bills			false alarm billing with escalating fines – 8 occurrences	bills issued and paid
3/2/23	Unit 340 gross unsanitary conditions				Denied access by tenant	Tenant evicted following month. Bill for inspection issued and paid
3/9/23	Pizza oven fire	no	no	no	None, only smoke no fire found, no damage	closed
8/2/23	Reports of rodent infestation, flooding, broken glass and garbage on property	no	no	no	Took a look at all three floors spoke with mgr and maint no one is aware of flooding in the garage nor did I see flooding or standing water on the property. Knocked on 4 doors no one had mice roaches . The grounds people were still cleaning around the building	closed
8/14/23	flooding through ceiling of underground garage near electrical panel	yes	no	yes	There was another complaint about odors coming from the employee entrance and noise. The storage is right next to the community room. There was no odor at 1232pm 8 15 23 , there are no cracks in wall in the storage room behind the community room the narrow space on the east side another entrance for employees only is full of insulation which shows the attic. The manager recorded the conversation about the orders written about plumbing I told her if you are unsure of what to do when working on plumbing and do not believe the orders then call the construction dept and ask for a plumbing inspector.	Closed/in compliance
8/31/23	Anonymous complainant reports that the family that lives here has autistic children, there is feces on the walls and floors and misc. housekeeping issues.	No	No	No	Tenant would not give access	closed
8/18/23	water has been shut off	No	No	No	Water is on	closed
9/1/23	Mattress on blvd	Yes	No	Yes	Abated	closed

9/21/23	mouse infestation in the unit- digging holes through the walls roaches in the garbage room	No	No	No	Exterminator report says no activity 9 22 23 . Spoke with tenant with manager .The report states that she has no activity. The trash room did get cleaned	closed
10/3/23	mice infestation	Yes	No	No	speaking to the tenant wants to know when the mice problem will disappear , I told her they will have to continue to treat until it is resolved, and that is not just her apartment. She has to ask to be put on the list for extermination if she continues to see mice	Closed/abated
10/17/23	hornets coming in through windows #326	Yes	No	No	10/18/23-RP states issue started in late August, have made numerous attempts to contain issue with hornets. They have a scheduled appointment today with an extermination company as well, RP will email current documents.-SB	Closed/in compliance (extermination report emailed by property owner)
11/9/23	mice infestation is getting worse	Yes	No	No	12/04/23-Documentation provided from RP-SB Reports submitted via email from RP are sufficient to close RF per AN`	Closed/in compliance (extermination report emailed by property owner)
12/19/23	Flooding in parking garage	No	No	Yes	Inspected on 12-18-23 - Walked the parking garage and there are no signs of current flooding. The maint sup stated there was a drain backup 2 weeks ago that he addressed the day it happened. Photos attached to the file.	closed
1/9/2024	mice infestation 215 Kipling	Yes	No	No	Pest report received. TA	Closed/abated
1/25/24	Roach infestation in unit, hallways and elevators.	No	No	No	Extermination reports received via email from RP-SB	closed
2/20/24	East garage door repeatedly not closing	no	no	no	Spoke with the RP and she stated they have had a vendor repair the doors, waiting on invoice. Invoice received.	closed
2/22/24	elevator on the east side of the complex is not working	No	No	No	We do not enforce elevators. I have emailed Mark Kenny. TA	closed
3/28/24	leak through the ceiling Livingroom. Apt 268 215 Kipling	yes	Yes	Yes	Repair and maintain the walls in an approved manner. Multiple locations - repair the holes in the walls.	abated
3/5/24	garage door not closing for the heated garage	No	No	No	At the time of inspection both garage doors operated as designed. TA	closed
3/26/24	trash in the stairwells, no maintenance in the hallway areas, stains from animal feces and vomit on the carpet of the	Yes	No	Yes	Inspected. Misc refuse in a few areas. TA	abated

	elevators and the hallways, roaches in the trash room 215 Kipling					
4/22/24	east elevator of the complex on the south Kipling St side is down	No	No	No	Emailed elevator inspector. TA	closed
5/14/24	common areas have not been maintained or cleaned,the East elevator room at the garage level: The call box, the button to call the elevator, is so dirty it has not been cleaned in months. The walls, all four walls, are so dirty and have not been washed in years... The walls also need to be painted due to children scribbling on the walls in marker. The floor is so dirty because it has not been cleaned/ mopped in months.	No	No	yes	Inspected. Hallways clean, photos in file. TA	closed
5/23/24	east elevator not working again	No	No	No	Emailed elevator inspector	closed
5/28/24	XCEL SHUT OFF LIST 05.28.2024 ELECTRIC UNIT 440 215 KIPLING ST	No	No	No	Closed with Comments - 06/03/2024 - Walked the common areas of the property with office staff, nothing of note to indicate that common areas are not cleaned, no finding of any evidence to show otherwise - emailed MK regarding the elevator not working, staff notes that Schindler was out on Friday and the elevator is working again, asked MK to follow up - DJC	closed
5/28/24	Missing keys for the alarm panel.	Yes	No	No	Orders Issued - No Inspection	abated
5/30/24	reports of roaches not being treated at the property	No	No	No	No location given. Previous pest complaints have been treated. Building has a monthly pest control contract. TA	closed
5/30/24	tall grass and weeds	No	No	No	The tall grass and weeds were unfound. Closing file. AM	closed
5/31/24	Elevator has not worked in days, no communication from management. Common areas in building not cleaned	No	No	Yes	Walked the common areas of the property with office staff, nothing of note to indicate that common areas are not cleaned, no finding of any evidence to show otherwise - emailed MK regarding the elevator not working, staff notes that Schindler was out on Friday and the elevator is working again, asked MK to follow up - DJC	closed

6/5/24	alarm system issues stated by management the past few weeks. Power went out briefly due to weather. They are working on the issue. Missing keys on Kipling side and the alarm panel key on the Winthrop side	Yes	No	Yes	went to property - confirmed that fire panel is in normal state - talked to onsite office staff, they note that there have been ongoing issues with the alarm panel - unable to talk to manager as they were on a phone meeting - called manager this afternoon, manager confirms ongoing issues with panel, that contractor was out last week and could not replicate the issue, they are coming back out tomorrow to troubleshoot with a sensor tech - speculation is that it is a bad water flow sensor or another sensor - issued orders, emailed copy to manager and mailed hard copy - DJC	In process (7/5 reinspection)
7/2/24	common areas are not being cleaned, including Laundry rooms, hallways, stairwells all have trash and food on the floor. The whole complex has issues with cockroaches and mice. Doors in stairwells have gaps, underground garage door missing boards and has gaps. Elevator in building has not work since early June.	?	?	Yes	Photos uploaded 7/2, no orders as of 7/3/24	?