

# Jeffrey Woodard

Property Manager (Francis, Iowa, Landleiss, Milwaukee & Webster)

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P.O. BOX 42305  
Pittsburgh, PA 15203  
Cell phone 412.600.5068  
jwda12@gmail.com

**RECEIVED**

March 30, 2020

Dr. Debra Bogen  
Director of Allegheny County Health Department  
542 4<sup>th</sup> Avenue  
Pittsburgh PA 15219

**APR 06 2020**

**DIRECTOR'S  
OFFICE**

**RE: SR# HCE-20190725-4306 NOTICE OF APPEAL ESCROW ACCOUNT #7907**  
**Property Address: 519 Francis Street 1<sup>st</sup> Fl Pittsburgh PA 15219 Census Tract: 30501**

Dear Dr. Bogen:

This is a NOTICE OF APPEAL from the decision by Lori Horowitz, Program Manager of the housing and community Environment Program in the above case indicating that the Allegheny County Health Department Housing & Community Environment Program intends to return the money in escrow account #7907 to the tenant.

I have and continue to serve as the Property Manager for nearly 2 years and has never been sent a letter indicating any problems with this property at the above case number. The tenant/complainant Mr. Anton Rumph signed and paid his rent to me. The only contact from the Allegheny County Health Department has been by phone calls I have made to Mr. Patrick Stokes. He has spoken with me and has refused since day one to meet with me at the above property to show me any problems or issues at the property. This includes the dates that he scheduled inspections. He indicated that he only contacts the complainant to let him know when he is coming and to let him in the property to inspect the building. This includes any and all restricted rooms and property. My request to be present to show me any problems or issues have been and continued to be denied.

This letter is also to show that the any all problems and issues with the property were corrected in a timely manner. The building has been painted, all issues fixed and we have had a licensed exterminator come out on numerous occasions to handle bed bugs and rodents. This include having your complainant step outside as the building was spread for bedbugs and numerous rodent traps placed around the property every week since October 12, 2019 and through March 4, 2020 (see exhibit A and B).

I have been in contact correcting any and all issues that Inspector Patrick Stokes has required me to complete. On December 5, 2019, I received a letter indicating that there was an inspection done on November 27, 2019 and still issues needed corrected. (see exhibit C).

On December 17, 2019 another letter came indicating that a few more issues needed corrected by January 5, 2020 and Inspector Stokes stated he will come out and complete a full inspection of the building for both floors (see exhibit D).

**Inspector Stokes did come out on January 8, 2020 and inspected the building and then issued a letter stating that all previously cited violations have been corrected. (see exhibit E).** I then called Lori Horowitz and asked if the money in escrow will be released and she indicated that the agency will hold the money for another 3-5 months.

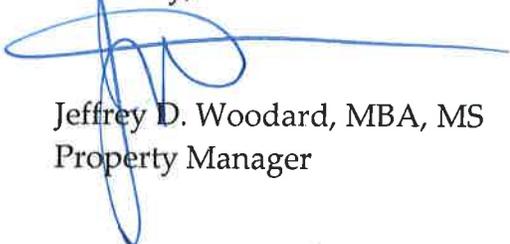
Then I receive a letter February 20, 2020 indicating that an inspection was done on February 19, 2020 and that a rodent problem continues even with the pest control traps. The letter indicated that all problems must be corrected by March 5, 2020 (see exhibit F). On March 4, 2020, we had the Valiant Pest Defense come out again (see exhibit B).

Another letter dated March 12, and one dated March 13, 2020 stated that these issues still are present and must be corrected by April 17, 2020. I ask that you please come out and do your inspection and contact me at **412-600-5068** and complete this inspection to ensure that all your requirements have been met and if not, please show me the issues that you are seeing with the property that they may be corrected.

Last, upon completion of your inspection, I would like any all money in escrow turned over to me as the tenant has indicated he is moving out in January 2020 and still refuse to leave and continues to make complaints and have harborage problem in his room. He has brought in restaurant refrigerators, etc. and is running a restaurant out of the house as I have complained since November 2019 to your office. He further indicated that we can kick him out since he has a complaint in with your office. He has broken several kitchen chairs, the stove and the refrigerator and continues to leave garbage everywhere causing a rodent issue.

I request an immediate meeting/hearing with you as the director of the Allegheny County Health Department, and the return of all rent since your office stated all issues have been corrected then once money requested, then new issues come with no return of the rent.

Sincerely,



Jeffrey D. Woodard, MBA, MS  
Property Manager

**Valiant Pest Defense**  
31 Oakview Drive  
Beaver Falls, PA 15010  
7246248044

# INVOICE

PAID



**VALIANT**  
PEST DEFENSE

Judy Huang  
519 Francis Street  
Pittsburgh, Pa 15219

**Service Address**  
Judy Huang  
519 Francis Street  
Pittsburgh Pa 15219

Judy Huang  
949-244-6995 Mobile

Account # 1669  
Invoice # 2767  
Invoice Date 10/12/2019  
Invoice Total **\$1,251.90**

ITEM	DESCRIPTION	COST	QTY	PRICE
Bed Bug Treatment	One time treatment for Rodents Rodent treatment with 90 day warranty	\$120.00	1	\$120.00
Bed Bug Treatment	3 Bed Bug Treatments	\$1,050.00	1	\$1,050.00

**Terms**

Payment is due on receipt.

**Notes**

Thank you for your business.

Subtotal	<b>\$1,170.00</b>
Allegheny County	<b>\$81.90</b>
<b>Total</b>	<b>\$1,251.90</b>
Amount Paid	\$1,251.90
Amount Due	<b>\$0.00</b>
Past Balance	\$0.00
<b>Balance Due</b>	<b>\$0.00</b>

*Att: Dave Stefan*

EXHIBIT A

**Valiant Pest Defense**  
31 Oakview Drive  
Beaver Falls, PA 15010  
7246248044

# INVOICE

PAID



**VALIANT**  
PEST DEFENSE

Judy Huang  
519 Francis Street  
Pittsburgh, Pa 15219

**Service Address**  
Judy Huang  
519 Francis Street  
Pittsburgh Pa 15219

Judy Huang  
949-244-6995 Mobile

Account # 1669  
Invoice # 3373  
Invoice Date 03/04/2020  
**Invoice Total \$428.00**

ITEM	DESCRIPTION	COST	QTY	PRICE
	Bed Bug Treatment			
	Bed Bug Treatment			
	Bed Bug Treatments	\$400.00	1	\$400.00

**Terms**

Payment is due on receipt.

**Notes**

Thank you for your business.

**Subtotal \$400.00**  
**Allegheny County \$28.00**  
**Total \$428.00**  
**Amount Paid \$428.00**  
**Amount Due \$0.00**  
**Past Balance \$0.00**  
**Balance Due \$0.00**

Ann: Stolcer

EXHIBIT B

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

Ms Judy Huang  
Po Box 42305  
Pittsburgh PA 15203

December 5, 2019

RE : SR# HCE-20190725-4306

Property 519 FRANCIS STREET 1ST FLOOR  
Address : Pittsburgh, PA 15219  
Census Tract : 30501

Dear Ms Huang:

The dwelling listed above was inspected on 11/27/2019 and continues to be certified eligible for participation in the Allegheny County Health Department (ACHD) Rent Withholding Program due to the nature of the violations observed by our inspector.

Enclosed is the latest Inspection Report for your review. As a reminder, should the violations which qualified the dwelling for Rent Withholding be verified by the ACHD as corrected during the Rent Withholding Period (expiring 03/05/2020), the Department may decertify the dwelling's eligibility in the program.

If you have any questions, please call me at (412)350-4046.

Sincerely,

  
Chris Zeiler  
Environmental Health Supervisor  
Attachment  
cc: Occupant

EXHIBIT C 1 of 4



ALLEGHENY COUNTY HEALTH DEPARTMENT  
HOUSING & COMMUNITY ENVIRONMENT PROGRAM  
3190 SASSAFRAS WAY (NEAR 32ND ST. AT LIBERTY AVE.)  
PITTSBURGH, PA 15201-1443  
PHONE: 412.350.4046 • FAX: 412.350.2792 • WWW.ACHD.NET



Advancing  
public health

# Allegheny County Health Department

## Inspection Report - Complaint Housing

SR#: HCE-20190725-4306

Owner Violations

Property Address : **519 Francis Street 1st Floor, Pittsburgh 15219**

Inspection # 3

Census Tract : 30501

Property Type : (Multi-Family 2 Units)

Inspector : Patrick Stokes

Inspection Date : November 27, 2019

Time : 14:30

**Contacts:**

Mr. ANTON RUMPH      Occupant  
519 Francis Street 1st Floor  
Pittsburgh, PA 15219

Ms ANGELA HUANG PENG YUN      Owner  
54 Hearst  
Irvine, CA 92620

(412) 427-8430

(949) 244-6995

Ms JUDY HUANG      Prop. Manager  
Po Box 42305  
Pittsburgh, PA 15203

Mr. TONY YANG      Owner  
54 Hearst  
Irvine, CA 92620

Listed below are the Article 6 violations that require corrective action:

**Below Ground Level**

**Basement**

Section 632 A 031 (O)(D)

Class 1

Location : Interior

Violation Status : **First**

Violation : Gas leak from other gas-burning appliance valve -noticeable gas odor- (specified in comments).

Remedy : Shut off the gas, evacuate and ventilate area, repair leak, and restore service.

Comments : Gas leak at owner supplied dryer inlet. Gas shut off at dryer valve and red tagged by Peoples Gas Company. Repair.

**Below Ground Level**

**Basement**

Section 632 A 111 (O)(D)

Class 3

Location : Interior

Violation Status : **First**

Violation : Improper connection of gas/electric clothes dryer vent: owner responsibility.

Remedy : Properly install in accordance with the most current version of the International Fuel Gas Code or manufacturer's recommendations.

Comments : Gas dryer exhaust not connected to dryer or vented properly to exterior. Properly install in accordance with the most current version of the International Fuel Gas Code or manufacturer's recommendations.

EXHIBIT C 2019

Property Address : **519 Francis Street 1st Floor, Pittsburgh 15219**

Inspection # 3

Census Tract : 30501

Property Type : (Multi-Family 2 Units)

Inspector : Patrick Stokes

Inspection Date : November 27, 2019

Time : 14:30

**1st Floor**

**Bathroom**

Section 622 030 (O)(D)

Class 4

Location : Ceiling

Violation : Evidence of leak in ceiling.

Violation Status : **Remains**

Remedy : Eliminate leak and repair any damage.

Comments : Evidence of leak in ceiling above toilet. Eliminate leak and repair any damage.

**1st Floor**

**Apartment**

Section 641 A 004 (O)(D)

Class 3

Location : Interior

Violation : No smoke detector(s) on each story within the dwelling unit, including basement or cellar.

Violation Status : **Remains**

Remedy : Provide single or multiple-station smoke detector on each story within the dwelling unit, including basement or cellar.

Comments : 1st floor lacks smoke detector. Provide in hallway or kitchen area.

**1st Floor**

**Porch**

Section 623 025 (O)(D)

Class 4

Location : Ceiling

Violation : Porch, deck, or balcony ceiling or overhang in disrepair.

Violation Status : **Remains**

Remedy : Replace/repair.

Comments : Peeling paint on ceiling of porch roof. Repair.

Property Address : **519 Francis Street 1st Floor, Pittsburgh 15219**

Inspection # 3

Census Tract : 30501

Property Type : (Multi-Family 2 Units)

Inspector : Patrick Stokes

Inspection Date : November 27, 2019

Time : 14:30

**All Levels**

Section 652 005 (O)(D)

Apartment

Class 3

Location : Interior

Violation Status : **Remains**

Violation : Evidence of rodent infestation: rodent droppings, carcasses, rub marks, chewed areas, or burrows seen.

Remedy : Exterminate rodents using licensed pesticide treatment company. Remove food sources, harborage areas, and eliminate entries.

Comments : Mouse droppings present in kitchen cabinet. Rat droppings present in kitchen and throughout basement area. Exterminate rodents using licensed pesticide treatment company. Remove food sources, harborage areas, and eliminate entries.

----- END OF REPORT -----

All Violations Verified by the Inspector :



COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

Ms Judy Huang  
Po Box 42305  
Pittsburgh PA 15203

December 17, 2019

RE : SR# HCE-20190709-4005

Property 519 FRANCIS STREET  
Address : Pittsburgh, PA 15219  
Census Tract : 30501

Dear Ms Huang:

Based on the progress made on our last inspection of the subject property, an extension is being granted to complete repairs. Listed below are all the remaining violations. Please note the new compliance dates for each class.

2 Class 3 Violation(s) Remains.  
These Violation(s) are to be corrected by : 01/05/2020

Pursuant to Article XI entitled "Hearings and Appeals," you are hereby notified that you have thirty (30) days after issuance of this written notice to file an appeal. The appeal shall be made in writing and must set forth with particularity all issues to be raised. The notice of appeal shall be submitted to the Allegheny County Health Department, Office of the Director, 542 4th Ave, Pittsburgh, Pennsylvania 15219. In the event that an appeal is not filed within thirty (30) days after issuance of this written notice, the within action shall become final.

If you have any questions, please call me at (412)350-4046.

Sincerely,

Patrick Stokes  
Environmental Health Specialist II

PS:Sb  
Attachment  
cc: Occupant

EXHIBIT D 1 OF 2



ALLEGHENY COUNTY HEALTH DEPARTMENT  
HOUSING & COMMUNITY ENVIRONMENT PROGRAM  
3190 SASSAFRAS WAY (NEAR 32ND ST. AT LIBERTY AVE.)  
PITTSBURGH, PA 15201-1443  
PHONE: 412.350.4046 • FAX: 412.350.2792 • WWW.ACHD.NET



Advancing  
public health

# Allegheny County Health Department

## Inspection Report - Complaint Housing

SR#: HCE-20190709-4005

Owner Violations

Property Address : **519 Francis Street , Pittsburgh 15219**

Inspection # 4

Census Tract : 30501

Property Type : (N/A 0 Units)

Inspector : Patrick Stokes

Inspection Date : December 9, 2019

Time : 11:25

**Contacts:**

Ms ROBIN HOLT      Occupant  
519 Francis Street  
Pittsburgh , PA 15219

Ms JUDY HUANG      Prop. Manager  
Po Box 42305  
Pittsburgh , PA 15203

(412) 576-3180

Ms ANGELA HUANG PENG YUN      Owner  
54 Hearst  
Irvine , CA 92620

Mr. TONY YANG      Owner  
54 Hearst  
Irvine , CA 92620

(949) 244-6995

Listed below are the Article 6 violations that require corrective action:

**2nd Floor**

**Hallway**

Section 628 A 040 (O)(D)

Class 3

Location : Interior

Violation Status : **Remains**

Violation : Unapproved or improperly installed electrical convenience outlet(s).

Remedy : Replace with approved outlet(s).

Comments : Outlet missing ground, second floor hallway. Replace with approved outlet(s).

**2nd Floor**

**Bedroom, Rear**

Section 628 A 040 (O)(D)

Class 3

Location : Wall

Violation Status : **Remains**

Violation : Unapproved or improperly installed electrical convenience outlet(s).

Remedy : Replace with approved outlet(s).

Comments : Outlet missing ground, left wall of rear bedroom. Replace with approved outlet(s).

----- END OF REPORT -----

All Violations Verified by the Inspector :



EXHIBIT D20R2

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

Ms Judy Huang  
Po Box 42305  
Pittsburgh, PA 15203

January 8, 2020

RE : Service Request # **HCE-20190709-4005**

Property Address : 519 FRANCIS STREET  
Pittsburgh, PA 15219  
Census Tract : 30501

Dear Ms Huang:

A reinspection of the subject property was conducted on 01/08/2020, by Patrick Stokes. All previously cited violations have been corrected. Thank you for complying with our Housing Code and your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Stokes".

Patrick Stokes  
Environmental Health Specialist II

PS:Sb  
Attachment  
cc: Occupant

EXHIBIT E 1 OF 2



ALLEGHENY COUNTY HEALTH DEPARTMENT  
HOUSING & COMMUNITY ENVIRONMENT PROGRAM  
3190 SASSAFRAS WAY (NEAR 32ND ST. AT LIBERTY AVE.)  
PITTSBURGH, PA 15201-1443  
PHONE: 412.350.4046 • FAX: 412.350.2792 • WWW.ACHD.NET



Advancing  
public health

**Allegheny County Health Department**  
Inspection Report

SR#: HCE-20190709-4005

**Complaint Housing**

COMPLAINT

Property Address : **519 Francis Street , Pittsburgh 15219**

Inspection # 5

Census Tract : 30501

Property Type : ( N/A

0 Units)

Inspector : Patrick Stokes

Inspection Date : January 8, 2020

Time : 09:50

**Ms ROBIN HOLT**      Occupant  
519 Francis Street  
PITTSBURGH , PA 15219 - 0000

**Ms JUDY HUANG**      Prop. Manager  
Po Box 42305  
PITTSBURGH , PA 15203 - 0000

**Ms ANGELA HUANG PENG YUN**      Owner  
54 Hearst  
IRVINE , CA 92620 - 0000

**Mr. TONY YANG**      Owner  
54 Hearst  
IRVINE , CA 92620 - 0000

All previously cited violations have been corrected

Comments :

----- END OF REPORT -----

All Inspections Verified by the Inspector :



Run Date : 01/08/2020

EXHIBIT 20F2  
E

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

Ms Judy Huang  
Po Box 42305  
Pittsburgh PA 15203

February 20, 2020

RE : SR# HCE-20190725-4306

Property : 519 FRANCIS STREET 1ST FLOOR  
Address : Pittsburgh, PA 15219  
Census Tract : 30501

Dear Ms Huang:

The dwelling listed above was inspected on 02/19/2020 and continues to be certified eligible for participation in the Allegheny County Health Department (ACHD) Rent Withholding Program due to the nature of the violations observed by our inspector.

Enclosed is the latest Inspection Report for your review. As a reminder, should the violations which qualified the dwelling for Rent Withholding be verified by the ACHD as corrected during the Rent Withholding Period (expiring 03/05/2020), the Department may decertify the dwelling's eligibility in the program.

If you have any questions, please call me at (412)350-4046.

Sincerely,

Chris Zeiler  
Environmental Health Supervisor  
CLZ:sb  
Attachment  
cc: Occupant

EXHIBIT F 1 OF 2



ALLEGHENY COUNTY HEALTH DEPARTMENT  
HOUSING & COMMUNITY ENVIRONMENT PROGRAM  
3190 SASSAFRAS WAY (NEAR 32ND ST. AT LIBERTY AVE.)  
PITTSBURGH, PA 15201-1443  
PHONE: 412.350.4046 • FAX: 412.350.2792 • WWW.ACHD.NET



Advancing  
public health  
performance

# Allegheny County Health Department

## Inspection Report - Complaint Housing

SR#: HCE-20190725-4306

Owner Violations

Property Address : **519 Francis Street 1st Floor, Pittsburgh 15219**

Inspection # 4

Census Tract : 30501

Property Type : (Multi-Family 2 Units)

Inspector : Patrick Stokes

Inspection Date : February 19, 2020

Time : 12:50

**Contacts:**

Mr. ANTON RUMPH      Occupant  
519 Francis Street 1st Floor  
Pittsburgh , PA 15219  
(412) 427-8430

Ms ANGELA HUANG PENG YUN      Owner  
54 Hearst  
Irvine , CA 92620  
(949) 244-6995

Ms JUDY HUANG      Prop. Manager  
Po Box 42305  
Pittsburgh , PA 15203

Mr. TONY YANG      Owner  
54 Hearst  
Irvine , CA 92620

Listed below are the Article 6 violations that require corrective action :

**All Levels**

**Apartment**

Section 652      005 (O)(D)

Class 3

Location : Interior

Violation Status : **Remains**

Violation : Evidence of rodent infestation: rodent droppings, carcasses, rub marks, chewed areas, or burrows seen.

Remedy : Exterminate rodents using licensed pesticide treatment company. Remove food sources, harborage areas, and eliminate entries.

Comments : Mouse and rat droppings present in and around kitchen cabinet, and behind stove and fridge. Abundance of rat droppings present throughout the front and middle basement rooms. Exterminate rodents using licensed pesticide treatment company. Remove food sources, harborage areas, and eliminate entries. Provide proof of extermination and clean all droppings in common areas.

----- END OF REPORT -----

All Violations Verified by the Inspector :



EXHIBIT F 20F2