

Text message  
8/10/2021 10:39:48 PM

The drain to the first floor shower seems to be deeply clogged in some manner which I could not clear by hand or with the detached plunger head there. It may need a snake or some similar extra provision.

The lower metallic sign about fire may incorrectly describe the building as non-combustable construction. The earlier and perhaps correct sign is still there by the door which identifies the building as combustable construction. The walls are brick but the frame stairs etc. are wooden. We hope there is never any need to use that sign or ever set off the sprinklers.

8/11/2021 4:35:07 AM

Thank you Thomas.

Надо почистить вода сток в ванне которую красили

I think your second message in Cyrillic was meant for someone else.

Yes, thank you. Was supposed to send to my contractor

To be clear about the drain for the first floor shower, it has standing dirty water which may have been dumped by the people doing the work yesterday with no sign that it was going down.

Yes, this is clear. They will work on it 1st thing in the morning

10/12/2021 10:27:34 AM

Smoke / carbon monoxide detector in hallway outside 4C and 4D has failed and needs replacement, 5 chirps. Changing the battery does nothing and it is self-reporting as failed so I have disconnected it. There may be the same problem inside 4C where no one is home. The same model is not widely available locally, however, it is available from the manufacturer via Amazon <https://www.amazon.com/First-Alert-SC9120B-Hardwired-Monoxide/dp/B00O8MVW12/> , \$31.99 with free shipping.

Also, the drain on the first floor shower is very slow. It is not stopped absolutely but might overflow if used for a shower as I started to a few days ago when the third floor shower was occupied.

10/12/2021 1:18:25 PM

Okay. I will work on it. Thank you for letting me know.



Thomas, I remember Joe the bar manager was telling me that there is a problem with the drain that is why that shower was not used. Please do not use for now. Thanks

11/17/2021 10:54:36 AM

So as not to exacerbate Judy's loss of sleep, I suggest avoiding trying to communicate with her while she is trying to sleep. before work or as she is dashing off to work with too much loss of sleep. She may not be available to answer telephone when she is at work but you should be able to send her a text message then without fear of disturbing her sleep. I do not know when she has days off but I expect that they may vary as has the hour of her work where she had formerly been leaving home about 4 pm and may now be leaving at 12.30 or 1 pm.

Thank you for the clarification

My suggestion to you for at least making Judy feel better is to tell her that if it is possible and it may not be possible that you would try to have some noisier activities or some activities which may cause greater vibrations happen in the afternoon. Even any difference in timing the type of work done could happen she is probably too sensitive to any noise to notice differences. Making the suggestion of the possibility in itself even if it is not practical to implement and thus would not happen may make her feel better that you are at least trying to be considerate to the extent that you can be.

Do be careful that people are not starting earlier than what is allowed or on days not allowed. I know that you need to finish as quickly as you can. [Noise aside from the whole building vibrating is less bothersome to me than most people.] Judy, however, has sometimes chosen to report things to authorities when direct communication and empathy for the situation of others would be a much more effective way of addressing problems.

Thank you for the thorough explanation

4/8/2022 2:59:27 PM

Would I be able to exchange a rent cheque for a receipt today Fri. a little before 4 pm when I need to go to work?

10/1/2022 3:01:31 PM

You said both Thursday over telephone and Friday in person that you would leave open Apt. 2B so that I could leave the kitchen things there without the likelihood that the worst sort of bugs would be crawling out of their hiding places into the kitchen things while waiting for you to restore what you are not allowed to remove in the first place. I will not leave things in 2A.

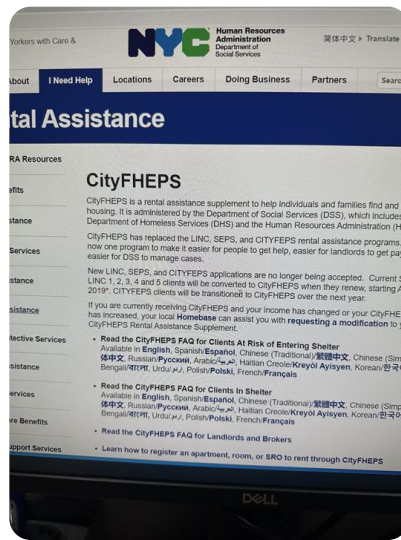


Hello Thomas, I will be by the office around 5:00 pm. Sorry running str today. Thank you.

As I said, aside from a little lunch break, I will be at East Village Books all day and overnight mending books etc.

Understood, Thomas.

3/29/2023 7:46:20 PM



4/30/2023 7:36:22 PM

Hello Thomas, hope all is well. Just wanted to let you know that the hot water boiler broke down I'm working on fixing it.

7/13/2023 1:07:08 PM

Thomas Scarlett.vcf

Please call him

The contact card attachment is not compatible with my system and kept crashing my text message app. Tom gave me his number long ago but I do not know what I did with it.

Please send a plain text message without an attachment.

1 (646) 703-3611



7/13/2023 6:22:33 PM

Tom expects to be there Friday because he does not have to go to work until a little later.

7/13/2023 8:56:34 PM

Very well.

7/21/2023 4:00:04 PM

Michael@mgnyc consulting.Com

7/25/2023 3:25:53 PM

Dear Thomas,  
We have a problem with a water pipe. The plumber is on his way. We will not have a water for a couple of hours between estimated before 4 - 6 pm

7/28/2023 5:57:30 PM

I had accidentally left the "m" off of the end .com in your address. You should have a message probably in your junk box with the subject "self service pesticide treatment" from td-109-e-9th-st-nyc-michael-geylik@agogme.com .

If you white list my address, any future messages may arrive in a better place. Sometime in the future I will have some better authentication for my mail server but I will lose IP address reputation in the process.

8/31/2023 4:43:27 PM

Sorry on the call

8/31/2023 7:15:10 PM

[https://www.google.com/search?client=safari&sca\\_esv=561755169&hl=en-us&q=MMPC&ludocid=17140189847213589808&ibp=gwp%3B0%2C7&lsig=AB86z5X8vm6G7nLFM1Eh5laFJmE4&kgs=b7298ab8ef61e237&shndl=-1&source=sh%2F%2Fk%2Flocal%2Fm1%2Fcan%2F3&asid=canlbse](https://www.google.com/search?client=safari&sca_esv=561755169&hl=en-us&q=MMPC&ludocid=17140189847213589808&ibp=gwp%3B0%2C7&lsig=AB86z5X8vm6G7nLFM1Eh5laFJmE4&kgs=b7298ab8ef61e237&shndl=-1&source=sh%2F%2Fk%2Flocal%2Fm1%2Fcan%2F3&asid=canlbse)



9/5/2023 4:07:57 PM

I sent you two email messages from td-109-e-9th-st-nyc-michael-geylik@agogme.com . You may need to check your junk mail as my mail server not yet using sufficient authentication for some services such as Gmail..

One message subject is "All Out may be inclined to guarantee despite problems". You should use MMPC withdrawing a guarantee to consider switching to All Out Bed Bug Exterminators now instead of after their failure. They seem inclined to offer a guarantee despite problems and see the old building with some plaster holes as a virtue allowing easier access to the actual problem.

The other message subject is "Missing items and progress self service pesticide treatment". There is commentary on where we are to date with self-service treatment and the problem generally prior to the list of missing items further below.

9/5/2023 8:30:55 PM

When speaking to All Out Bed Bug Exterminators you should have him treat all rooms, corridors, etc. at the very least superficially, not merely the unoccupied ones. Laboratories, showers, kitchens, water sources (I have used 2A for water) should, be treated somewhat moderately because we have probably been cross contaminating each other with whatever may be travelling unknowingly on our feet in common areas. Nothing will last indefinitely without a host. Eventually any bug maroned without a host will go looking but we should kill any strays before they find a host.

Urge maximum Crossfire concentration, not that he would use an ordinary concentration that does not reduce the population.

9/7/2023 2:38:51 PM

Effectiveness would be a little better if Tom and I had another day to prepare.

Tom has had essentially no time to prepare and I also overslept today after a late night discarding documents.



12/12/2023 1:40:41 PM



Hello Thomas,  
I hope all is well. I've requested in the past not to use our mailing address for your packages. Today we received another package and our mail box was clogged and block the way for my mail. Any packages that are received to your name and to my PO Box will be either left in Post Office or returned to sender as un-deliverable.  
Thank you for understanding.  
Have a great day.

12/13/2023 10:09:37 AM

What day of the week was it that your contractors could not come to install the water basin and patch the ceiling?

Give me 2 or 3 options for next week.



Thursday or Friday would be best next week.

12/21/2023 2:59:34 PM

They patched the ceiling over the window, the wall under the window, and the ceiling along the east wall, and the wall by the water basin. They also replaced the old water basin with the new water basin leaving the pipe and faucet connections to the plumber. They did everything I had specifically directed to their attention. I could have asked them to fix more cracks but from speaking to the plumber earlier I did not want extending their work to keep the plumber from coming today and fixing cracks with joint compound is very easy at least as neatly as they do it. Neatness uses extra joint compound for smoothing.

They left me the small remainder of joint compound from a very large bucket. I am using it to fix more cracks. Half of the cracks are obstructed for moving shelving out of the way fix the bigger things especially out of the way of the water basin. I will need more joint compound but that is easily obtained. I underestimated how much joint compound is used for cracks and small holes when you have several.

The sheet rockers left with the box and two instruction papers. I asked them to save the papers but they do not understand English well enough or forgot. I assume that the plumber can manage without the instructions but I wanted to note the model numbers on each of the two papers. If you could reach them to obtain the model numbers before they discard everything, that would be nice. They also left the old basin behind but they not have appreciated that the old basin was corroded.

The box is in the van which is still parked in the driveway.

1/5/2024 1:15:59 PM



I can do this work myself and do better than these guys did in my place. However, I would need help moving 3 standard 4 ft. x 8 ft. sheetrock panels up the stairs to cut them and into position to fit them. Some place such as Home Depot could deliver them and they are only a little more than \$20 each for a full sized panel. One aspect of using joint compound, expanding foam, or any such finishing material is that finishing the job takes multiple days to cover inevitable cracks, sand down protrusions, even if the coverage had been perfect which is why I am at least the right person to finish the job for the finishing aspects.

In any case I will be the one to take down the plaster in this bad corner of the room today to minimise the mess. I think that the proper thing to do is to replace the walls in the southwest corner of my room which have suffered from many years of leaks from 4D and the roof even from long before I lived here.

Adjacent to the water basin, you can see the the 4 in. x 6 ft. board which I removed to help access the corner. I regret removing the board even though I could determine that it was not providing any structural support for the wall. It was merely something a plasterer had used to hold the wet plaster in place 60 years ago to minimise plastering time. It was not attached to a beam but it was attached to a joist which broke more plaster than expected when I removed it because of a lathe board attachment.

The other very thin plywood sheet on the south wall part of the corner was trapping old crumbling plaster at the corner. I broke off the part which had prevented repair of crumbling plaster because the end of the plywood sheet was in the way.

The ceiling crack which you had pointed to should not be entirely fixed with joint compound. A small part is not well attached and thus needs replacing.

Sorry, I can't talk right now.

I sent a detailed message with pictures. Let me know about replacing the walls in the southwest corner of the room. I would like to take them down today myself removing no more plaster than necessary. Removing what needs to be removed myself in advance will minimise the mess and leave only the work of replacement to be done by whomever which as I said could be me with a little assistance from someone to manage moving three 4 ft. x 8 ft. sheetrock panels up the stairs.

1/5/2024 3:36:23 PM

Busy at work. Will call back later. Thanks



1/5/2024 9:10:35 PM

Should I leave the debris bags against the side of the building in the alleyway? The rubbish carts are full but maybe you did not intend me to use them in any case.

I took a rest first and may not finish until tomorrow.

The thin bags which you gave me are no match for large pieces of plaster with sharp edges. I have at least partly used some sturdy bags which I obtained from Remi a couple of months ago. One of yours started tearing with very little in it.



2/7/2024 2:08:13 PM







Hello Thomas,  
What are all these boxes?

It will actually take two weeks beyond next week to finish because the joint compound seems to always need finishing after drying for a few days. Joint compound always cracks when it dries and then needs some reapplication, sanding, waiting a few days to that the reapplication does not crack, etc. Certainly, that was the case with all the work from your contractors and probably a universal issue. None of this type of work is finished in a day.



2/12/2024 10:32:34 AM

The 4 sheetrock panels which your contractor delivered are not remotely code compliant for most uses in a class C occupancy building. They need to be exchanged for 4 panels of "Mold Tough , Firecode X , Drywall" - 5/8 in. x 4 ft. x 8 ft. - tapered long edges - type X enhanced [not ordinary type X which is missed in Home Depot description] - UL fire resistance rating UCX [over 2 hr fire resistance] - USG Sheetrock Brand - Home Depot Product ID #: 202263275 - Home Depot Internet #: 081099026874 - Manufacturer Model #: 14313211308 - \$21.35 per panel - <https://www.homedepot.com/p/USG-Sheetrock-Brand-5-8-in-x-4-ft-x-8-ft-Mold-Tough-Firecode-X-Drywall-14313211308/202263275> . Other code compliant options are widely sold out or otherwise not generally available. [The code compliant sheetrock which I identified as available happens to be green as would be most of the current manufactured but unavailable options. Maybe I will paint it but green is a nice colour.]

NYC construction and maintenance code requires 2 hr fire resistance for walls and ceilings in class C occupancy buildings. The traditional plaster which I have had to take down because of water damage would had at least a 1.5 hr fire resistance rating per wall side. The panels supplied by your contractor may only offer 0.5 hr of fire resistance which has not been acceptable in New York for at least several decades. Mould resistance is required near the water basin.

In my room opposite the kitchen, a 2 hr fire resistance rating is needed collectively between the side of the wall inside my room and the kitchen side [1hr per side]. In my room under the stairs where there may not be a proper enclosure under the stairs, a 2 hr fire resistance rating is required in my room, the only enclosed side. All ceilings in class C occupancy buildings require a 2 hr fire resistance rating. No fire should ever happen and the sprinklers really work with too much heat and no fire, but everyone and the building itself needs to be somewhat safe from the hazard of some mishap with a defective new skillet or whatever might escape immediate suppression so that there is time to use the fire extinguisher, escape, and call the fire department if the worst would ever happen, as had happened many years ago on multiple occasions with a careless smoker falling asleep.

The generally relevant part of the current code requirement for wall and ceiling fire ratings in class C occupancy buildings, NYC Admin Code Sec. 27-339 table 5.1 and Sec. 27-341 (a). For mould resistant walls near a water basin - NYC Admin Code Sec. 2506.3. In particular locations where repairs are made, the current code must be followed even in an old building such as this one for materials used, fire safety, mould retardation, and a few other aspects for the repaired locations where otherwise the 1968 building code can be followed as many aspects and unrepaired locations are otherwise grandfathered - NYC Admin Code Sec. 28-101.4.3.



2/14/2024 2:05:50 PM

4 panels of "Mold Tough , Firecode X , Drywall" - 5/8 in. x 4 ft. x 8 ft. - tapered long edges - type X enhanced [not ordinary type X which is missed in Home Depot description] - UL fire resistance rating UCX [over 2 hr fire resistance] - USG Sheetrock Brand - Home Depot Product ID #: 202263275 - Home Depot Internet #: 081099026874 - Manufacturer Model #: 14313211308 - \$21.35 per panel - <https://www.homedepot.com/p/USG-Sheetrock-Brand-5-8-in-x-4-ft-x-8-ft-Mold-Tough-Firecode-X-Drywall-14313211308/202263275> . [The coloration is likely green.]



It should be \$21.38 per panel, but check the sku.  
The key issue for 2 hr. fire resistance which Home Depot does not identify but the manufacturer does is that Underwriters Laboratory has tested this to pass for X which is 1 hr resistance, C which is 2 hr resistance, and U which is whatever U is. It is part of some newer formulations which include some sold out ultralight formulations which are good for both residential walls and ceilings so that one modest priced panel can be uses for both.

5/29/2024 2:34:22 PM

Hello Thomas,

It was nice talking to over the phone.  
As per phone conversation, kindly move your belongings from all the units, but 3D before 6/14/2024.

Should you need my assistance in finalizing anything in Unit 3-D Please let me know.

Thank you.



6/14/2024 6:09:45 PM

Sheetrock is up on all the walls in the problematic corner of 3D and a very difficult part under the water basin where access is complicated by the pipes being right against the wall as they should be but obstructing access to the wall is almost completed now. There are still some gaps to fill to keep 3D well protected from the once and future kitchen. The floor is level but the walls and ceiling are not. Consequently, sheetrock cut at right angles leaves gaps which need covering by small angled pieces of sheetrock. Large sections had to be recut and repositioned to accommodate the variances of building settling.

Cutting small pieces is a different problem. Your contractor's employees spent much of their time cutting and placing relatively small pieces of sheetrock with the non-code compliant relatively low density sheetrock. Large sections are much easier to cut and Remi has no magic method for cutting narrow sections of fire-rated sheetrock which crumble rather than break neatly when attempting to cut pieces for gaps which are too wide for joint compound but too narrow and angled too cut cleanly. Expensive high RPM sheetrock cutting drills require a sturdy workbench and vices to secure sheetrock and are really only intended to cut neat holes in sheetrock already attached to the wall.

Similarly, it has taken many hours to trim small sections of high density fire-rated sheetrock even for fitting large sections where they need to go without leaving far too many gaps. For all this time we should try to sharpen Remi's jab saw. Professionals would have either had the heavy work bench for securing unanchored sheetrock and cutting it with a high powered tool or would not have been concerned about fire-rated sheetrock and used the relatively easy to cut low density sheetrock.

Joint compound still needs to be applied once the small pieces are in place. We will not use the bad practise of your contractor's people in filling everything no matter how deep with slow drying premixed joint compound from a bucket where it will inevitably crack multiple times. We will use quick dry joint compound which we must mix ourselves and later if needed use premixed joint compound from a bucket for some extra thin last coat.

Got it. Thanks

Please bring all the crates back into your unit. Thank you.

We are not done yet.

We will not be done yet by Monday.

We are very much closer.

Great job 🙌



6/14/2024 7:30:54 PM

At the outset of restoring the walls in the problematic corner of 3D things went well for repositioning the rigid pipe electrical conduit behind the walls behig until I lost the two drill bits and some electrical box screws behind the wall. Instead of going back to the electrical supply specialist for more of the correct sized screws I used a screw from our resident construction expert which certainly appeared superficially to fit the cover of a metal old work box. However, two weeks ago, after taking the sheetrock down and recutting the groove behind the wall for the third time for the rigid conduit pipe to fit yet again I discovered that it was not the strain of the repositioned pipe which was preventing the screw from holding the electrical box cover in place. I had spent time over the course of three or for weeks in late February and March struggling with screwing the faceplate closed for one rectangular electrical box and trying not to make too much of a disturbance with my efforts repositioning the rigid pipes thinking I had done something wrong putting the screw in under tension when positioning the rigid conduit behind the wall and presuming that was the reason it did not go in straight. Our resident constuction expert without realising had given me a #8 screw partially screwed into the same corner of a the same type of electrical box to put in a #6 thread for the corner of a metal old work box. Big things can go into and come out of small things if you force them by pressing harder or using power tools which was the advice from our resident expert when niether of us had appreciated the screw really was too big to fit propely when screwed all the way into the hole. Metal octaboxes may be closed by #8 screws. Rectangular metal old work boxes have different screw sizes for different parts but the corners holding the faceplate use #6 screws.

Forcing is bad and is what the electrician's apprentice did eight or ten years ago leaving me with a terrible problem to remedy in Feb. when the fixture failed and I had two spend two hours with pliers over the course of two days to prevent breaking my hand removing the wrong sized screws which had been forced by the electrician's apprentice to attach the recently failed lighting fixture to the ceiling octabox. As with the wall conduit pipe I had to manage in the dark for safety.

A week and a half ago I found a better source than two months ago for screw sizes in electrical boxes. As I was preparing to go buy the more of the correct sized #6 screws, I found a correct sized screw was hidden under some small sheetrock pieces and had not bounced behind the wall along with other screws and drill bits working in the dark. US electrical boxes use #6, #8, and #10 screws for different parts of different types of boxes as well as thinner screws for mounting switches, wall plates, etc. The diameter difference between a #6 and #8 screw is not obvious at a mere glance.

Thankfully that problem was sorted as the wall with the electrical line was my starting point for putting up sheetrock. Starting at two ends and working towards the middle is considered bad practise as sections will not align properly. Additionaly, some beams are behind adjacent walls for which adjacent plaster had to be chiseled out from behind a narrow groove in the wall unobstructed by sheetrock so the sheetrock panels would attach properly and was especially difficult with pipes in the way under the water basin.



You may have been informed that Remi had the front door closing perfectly or nearly perfectly. However, he was concerned about the door slamming closed too forcefully. He was also preoccupied by the issue and resolved to fix it rather than help me. Wednesday night he tried to make a minor adjustment to reduce the closing force and something went wrong. I was right by his side and he did nothing that anyone with some practise adjusting things with allen wrenches might have done.

He may not have realised the proper function of the BC, back check, screw on the left side of the door closure which regulates the hydraulic fluid for increasing or decreasing resistance of the door motion to keep the wind from pushing the door open while closing and to prevent the door from smashing into the wall too hard while opening.

A misadjustment of the BC screw may have damaged a hydraulic fluid seal and left the door stuck at about 60 degrees open instead of 90 degrees or more. The door could be forced closed with very great effort. Thursday night it became evident that the BC screw had either been slightly stripped for a 5/32 in. allen wrench or that it may have needed a 7.5 mm metric allen wrench. Remi cleverly forced a torx wrench into the BC screw but turning the screw to releasing tension only seemed to show that when the door started to be stuck at 60 degrees open Wed. night that some overly delicate part of the mechanism had become damaged. Reading a door closure manual may have helped better appreciate how the BC screw was used for was used for adjustment, however, the manual would not have indicated the delicacy of the mechanism. Remi removed the armature to allow the door to close manually.

I may have a suggestion for a replacement door closure from the Arrow Lock subdivision of Assa Abloy which is an inexpensive copy of an expensive LN model recommended by experts. The model on the door which broke is from Sargent which may make some good door closers but the Sargent Bradford model on the door seemed to be poor at holding tension and the hydraulic fluid used may have also been overly vulnerable to changes in temperature. I will check the size of the recommended model to ensure fitting on the door close to the wall as with the existing model would not be a problem.



6/15/2024 1:31:47 PM

Please consider the following suggestion to replace the broken front door closure and improve the likelihood that the door will close properly. Important features include adjustable spring size raising or lowering the overall force which was probably not a feature of the broken door closer and all temperature hydraulic fluid which was also probably not a feature of the broken door closer. Hopefully my suggestion following the recommendation of others is better at holding its tension than the broken one. Screw adjustments may be equally sensitive to breaking so be careful when adjusting and I recommend reading the manual and using the installation template.

People with hardware businesses when discussing the best door closers on Reddit recommend the LCN 4040XP as the most heavy duty reliable door closer which has good reviews on Amazon with the only complaints about the wrong armature on Amazon for their intended use or receiving a previously opened box with missing parts. People on Reddit recommend the Arrow DCN 5016 as the low priced copy for people who do not have a school, hospital, etc. where the price difference would not be consequential. Reddit is not an ideal source for recommendations even when checked against a large number of other reviews but some things such as door closers do not attract enough popular interest to have many sources of advise.

The lowest price I found for the Arrow DCN 5016 is about \$50 less than Amazon, \$135 at US Lock Supply, <https://uslocksupply.com/products/arrow-dcn516-heavy-duty-door-closer> . Avoid the non-code compliant armatures which hold the door open which have -1, -2, or -3 appended to the model name.

The Arrow model is a low priced copy of the well regarded but significantly higher priced LCN 4040XP which has good reviews with an extra duty armature on Amazon. The extra duty armature may not fit the door frame at 109 E 9th St.. The lowest price I found for what may be the regular armature was \$342 at US Lock Supply, <https://uslocksupply.com/products/lcn-4040xp-rw-pa?currency=USD&variant=14944234183> . Some critical components might be made in the same factory as the Arrow copy and just as fragile as the broken one on the door. Consequently, do not overspend on something one has to be careful not to break while adjusting.

The housing of these door closures is about two inches longer (parallel to the floor along the door) and one inch narrower (perpendicular to the floor) than the housing of broken door closer and thus should fit in the narrow space between the door and the wall.

That should have been Arrow DCN 516 not 5016. 5016 would not exist.

Hello yes I will definitely consider this. I am not in New York City right now. I will be back Tuesday morning. We will get it fixed.



7/22/2024 4:36:12 PM



This is the image from the inverted dog bowl trap I made with a carbon dioxide source to attract bugs following guides readily available online. The tiny remains of a creature on the scrap of paper towel in the trap is smaller than a pin head. Thomas Scarlett is checking for dots which may be droppings and might be easier to find evidence of than trying to lure and trap an evasive tiny creature. Only Zack and his girlfriend may have current clear evidence of bites which are obviously not mosquito bites but we must not let hatching eggs respread the problem.

I am recovering from a skin infection which has given me days of a fever, headaches, terrible head rash, a swollen left eyelid, etc. I have to be vigilant against any worsening symptoms while the antibiotics take their course over the next week. A skin infection from a trivial scratch, sunburn, or whatever can lead to sepsis and any change in the wrong direction should send me running back to hospital. The doctor reported incidence of such infections is high enough that everyone in the country would have at least three reported cases in a life but a much more common small rash on the leg seems much less threatening and produces minor symptoms which may never be reported to a doctor but no matter where it occurs the risk of sepsis is the same.



7/23/2024 5:28:51 PM



The tiny remains of a bed bug on the scrap of paper towel in a carbon dioxide attractant trap which I built following guides readily available online.

Resent the picture with brief one sentence text. In my original message, only the picture was meant for the exterminator. The text had been meant for you.

7/29/2024 9:52:14 AM

Good morning Thomas,  
The exterminator confirmed for Friday August 2nd for 6:00am.  
Thank you.

8/4/2024 6:07:30 PM

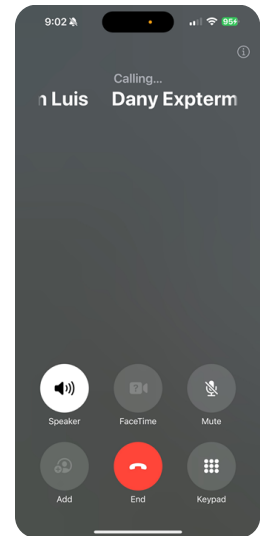
Hello Thomas, I hope you're doing well. The bedbug service removal was rescheduled for tomorrow Monday morning for 6 AM. Please confirm. Thank you

Yes.

Liked "Yes."



8/5/2024 9:02:48 AM



+1 (551) 451-0009

8/19/2024 11:29:01 AM

I have spoken with an intake person at our local City Council member Carlina Rivera's district office, 212-677-1077. I have described the problem briefly, how it affects both the tenants and you as the landlord. Politicians can use the power of their office to make connections with the correct people to make things happen which help. They want you to call the district office. They will help the tenants but they can also help you.

9/12/2024 7:41:17 PM

If DOB would order residents to vacate and we could not return within 10 days you would have a \$60,000 fine \$5,000 x 14 SRO units. There are also conditions for terrible daily fines and other bad things which the authorities can do merely because they have authority. Best avoided if it can be avoided. See "Content and Effect of Vacate Order" NYC Admin. Code section 27-2140.c.2 - <https://codelibrary.amlegal.com/codes/newyorkcity/latest/NYCAAdmin/0-0-0-61448> .

9/13/2024 8:37:34 AM

Correction: I had pressed the wrong button, 7 not 6.  
If DOB would order residents to vacate and we could not return within 10 days you would have a \$70,000 fine, \$5,000 x 14 SRO units. There are also conditions for terrible daily fines and other bad things which the authorities can do merely because they have authority. Best avoided if it can be avoided. See "Content and Effect of Vacate Order" NYC Admin. Code section 27-2140.c.2 - <https://codelibrary.amlegal.com/codes/newyorkcity/latest/NYCAAdmin/0-0-0-61448> .



9/20/2024 4:45:17 PM

I know at some point you may have to change the lock but we can make more keys presently. Anytime the lock cylinder was changed for a different key terrible problems developed with turning the key not immediately but parts would be either too loose or too tight and there would be terrible problems when people could not make the key work in the middle of the night where the cylinder kept turning or the bolt did not engage and repeated attempts to fix the problem were required by Giles and Ping. Ping, the Eurostruct handyman would eventually fix it but he could work magic on locks, plumbing, etc. from finesse and many years experience.

10/25/2024 7:39:30 PM

You had said that you would call me back this evening about keeping things rescued from the kitchen, shower, and toilet out of the way or otherwise covered and out of the way.

Hello Thomas, I kindly request that you remove all of your belongs from the refrigerator room. Thank you.

Yes, but what about the kitchen, shower, and toilet things for which you had provided the use of Apt. 2B until the kitchen, shower, and toilets could be restored sometime after permanent repairs to structural problems.

My previous sentence should have had a question mark at the end. You said that you would speak to me about it this evening.

11/1/2024 1:40:47 PM

I noticed in 2B where the ceiling is exposed now there is a somewhat long branch of sprinkler pipe which is no longer anchored to the ceiling. The pipe may be quite strong and is only sagging slightly at present. However, the pipe is old and you would not want to have any sprinkler disaster if the pipe might crack in future days for supporting too much of its own weight without being reanchored at the same or a different point to the joist or blocking. Other sprinkler sections may have a different layout where the pipe extension may be very short and seem obviously safe. Please at least ask someone about whether it may be prudent to reanchor the sprinkler extension in 2B to the ceiling.

11/1/2024 2:48:10 PM

I spoke to Loius the exterminator and he said that you would have to include me for Monday or whenever yourself. I cannot add myself.



11/2/2024 3:28:51 PM

When you called last evening, you had said that the engineer would come today and that you would obtain access to the kitchen today so that we could remove things from the refrigerator before it becomes a source of profoundly bad odours without functioning in the unseasonably warm weather.

There has been no sign of you or the engineer today and as explained food will be rotting in the refrigerator where the room has never been locked and Mint does not have the key.

11/4/2024 12:30:40 PM

Empty is not a synonym for neat. Neat is a synonym for well ordered, systematically arranged, which cannot happen with emptiness.

You might tell the exterminator that none of the plastic crates which were originally outside my room has much chance of having bedbugs for being isolated for months and I was bitten before returning things to my room. I had been making labels and protecting them with an additional plastic bin liner around the crate. I ran short of time and wakefulness to continue the the additional bin liners around the plastic crates but I am going to continue that before they have much risk of being contaminated by anything unaddressed near the fridge.

The problem in the room is very close to where I sleep next to the mini fridge, under the raised platform, and maybe with a bag of tools near where I sleep. The reason bed bugs have their name is that they find the nearest spot to the victim for hiding, not the furthest spot. They are not hiding in some well sealed plastic crate far from their victim.

11/5/2024 10:47:03 AM

Hi Thomas,

It is not your responsibility to supervise the workers. For safety and security reasons, you are not authorized to enter units that are currently being worked on. Thank you for your cooperation.

I thought that they were not doing any more dangerous work as I observed. I was merely photographing the perfectly fine condition of the joists, strutting etc. I would never risk doing something to put myself or you at risk.

11/26/2024 5:16:27 PM

Please telephone me.



12/8/2024 7:56:09 PM



There is a very slow drip leak dripping through the floors. The leak is coming from the removed bathroom where the toilet had been removed. The sound seems to be coming from behind the white wooden panel in the corner. There has been an occasional recurring leak in that spot which would leak through to the same corner in 2B for many years. In this case, the pipes for the toilet removal in the removed bathroom adjacent to the removed kitchen were probably not capped well enough. The leak is dripping through the central staircase to the 2nd floor where Judy put a bucket to catch the dripping water.

12/20/2024 11:29:24 AM

I left messages with both Thomas Scarlett and James Hicks about the leak. Neither of them are very communicative at the best of times and they may both use telephone services which delay communication.

Thank you.

12/20/2024 2:30:09 PM

Bobby and Angel were just here. They closed the water basin hot water turn off valve in 4B. Angel had seemed not to know which valve was which if the issue had previously been explained to her. I told them to talk to you and arrange to have the valve replaced just as you had the valve replaced in Zak' s room. They at least pretended to be in a hurry and are leaving.

Bobby is back with the internet service technician. I again urged him to talk to you.



1/6/2025 1:28:30 PM

The heat needs to be on at a proper level 24 hours a day so that the pipes do not freeze and break. I remind you that a few years ago the pipes froze and broke the plumbing for two toilets which could not be repaired until warmer weather months later. When the plumbing froze and broke, temperatures were not even below freezing but it was windy which pulled heat from the building.

1/10/2025 5:37:41 PM

What is the model of the boiler? Maybe there is something obvious in the manual for fixing the steam pressure problem, However, I suspect a problem in how some steam lines are cknected to the boiler leading to low pressure on those lines,

1/19/2025 11:31:21 AM

In every case, the thermostat control for steam heat should not be mounted near a radiator as you had it last year and again this year for which after our discussion a week ago you compensated for the improper placement by greatly amplifying the temperature setting for the steam to function properly. The thermostat should also not be mounted near any other heat source. The purpose of a thermostat control is to measure room or hallway temperature, not to measure the temperature of a heat source, such as a radiator which had only served to prevent the steam heat from continuing or forcing it to run at a very low level. The steam heat control thermostat should be mounted in the hallway to measure hallway temperature which may be closer to the temperature near the toilets where there are no heat risers to protect the pipes serving the toilets from freezing and breaking as they had a few years ago leaving the pipes unfixable for months in cold conditions. You can have a locked cover over the thermostat if you are afraid residents might interfere with the thermostat setting in the hallway.

Raising the thermostat setting arbitrarily near a heat source until the steam works leaves you not knowing the actual room/hallway temperature and probably leads to excessive heating if the heat is working costing you money unnecessarily. Since about a week ago, the heat has been working after you explained what you had been doing wrong with the thermostat mounted above a radiator and raised the temperature setting on the thermostat to try to compensate. Be sure to have the radiators working in unoccupied rooms so that pipes do not freeze and break on one cold night. The El Nino period is over for this cycle and we should expect colder winter temoeratures than the most recent years but all it took to freeze and break pipes in this building was a cold night close to 40F but with the wind taking the heat off the building.

2/7/2025 5:04:14 PM

I am here with Remi's rent cheque.



2/12/2025 10:07:29 PM

Remi's power is working again after leaving the circuit breaker off for a full day. The circuit breaker may have needed to be in the fully off position not merely the triggered off position for much longer than what Remi had tried yesterday. The circuit breaker would stay in the on position yesterday after being off for a while but did not pass power which indicated to Remi that the circuit breaker might have failed which seems not to be the case now. The trigger rate for the circuit breaker box is now at an all time high for the building. Remi's phone is not working presently.

2/14/2025 9:40:26 AM

Loius, owner of the extermination service had a car accident and is in hospital where he is doing Ok with two broken ankles. There is a woman answering the telephone and coordinating things today. You can call the general number for 646-759-9920 .

Ok, thanks

I will call today

2/14/2025 5:28:53 PM

Do you have a response from the exterminator about Wed. 19 Feb?

I do not. I have called multiple times, but there was no answer, nor did I receive a return call. If you are able to get a representative on the phone, please feel free to add me.

Thank you.

They are not answering at the moment but certainly answered in an informative way in the morning. Louis, the owner, did not suffer any brain damage in the car accident about which I had asked but he probably has to delegate to others at the moment less familiar with every detail than he is.

Loius has texted me from 347-299-6255 and seems to be agreeable to Wed. 19 Feb. between 8am and 10 am for treating at least 4D, 4B, 3D as may be possible. He said he would call you to formalise and thanked me for following up.

2/15/2025 7:06:01 AM

Liked "Loius has texted me from 347-299-6255 and seems to be agreeable to Wed. 19 Feb. between 8am and 10 am for treating at least 4D, 4B, 3D as may be possible. He said he would call you to formalise and thanked me for following up."



2/15/2025 2:54:26 PM

Hello Thomas,

We are confirmed for exterminating services on Wednesday, 2/19, from 8:00 AM to 10:00 AM for Units 3D, 4D, and 4B.

Let me know if you need any further details.

Thanks!

Tbanks.

3/19/2025 5:33:46 PM

You may have left a window open in 4C. People are concerned not to let tomorrow's storm in.

3/20/2025 5:44:00 PM

I hve rent cheques for you.

3/29/2025 5:21:14 PM

The front door frame around the bolt recess was broken this morning. The lock still works but is no longer secure as the door can be easily pushed open. Remi may have been distressed this morning. After the replacement key you had given him a month or so ago after months of waiting for a replacement key broke in the lock, he may have been more agitated about his difficulty to enter the building. I had a similar risk of breaking the key three nights later when the door was shutting with the bolt too close to the door frame edge preventing the key from turning properly which had once been a common problem. The piece of wood broken off the frame and the metal plate around the bolt recess were on top of the mailboxes when I saw them last,

The door frame might be repaired with wood glue, clamps, and a wood plane; but that might leave the building more obviously vulnerable to intrusion while the wood glue dries in the clamped frame. Wood glue is often stronger than the original wood as I proved as a teenager.





4/4/2025 4:32:47 PM

I am not able to come between 3 and 5pm today. It is illegal to change the front door lock without first giving every resident a key. For my current job, I often have to be at work some very late hours including returning about 4am the past two days.

Remi had proposed a sensible and correct procedure to you a few weeks ago complete with a set of keys from a locksmith and changing the lock cylinder the following week. Issue new keys to everyone one week and change the lock the following week.

Everyone should be available by sometime Monday 7 April to collect new keys allowing the lock cylinder to be changed Tuesday 8 April.

Changing the lock today will leave more people than only Remi locked out and those more people will include me. Remi repaired the bolt recess in the frame with only a little work left for filler and reattaching the metal plate.



4/7/2025 8:26:01 AM

You may pick up the key today, Monday, April 7th, from the office at 109 East 9th Street between 8:30 AM and 5:30 PM.

4/10/2025 12:54:06 PM

Your attorney told my attorney that you want a CO2/smoke installed, but I thought you already had one. If it is missing, please let me know when I can come by and install it.

I have one. There may be a need for batteries or replacement on the second floor first residential floor hallway. I will do some checks over the weekend. Most likely the need to replace the one in Judy's room was mistranslated.

Okay. Thank you

s/mistranslated/nusunderstood/

I have observed over the years of helping people with legal cases for business and housing issues that no matter how many times something is explained to a lawyer there is often significant repeated misunderstanding by lawyers who did not live through the situation and were not running that business. I watched a federal judge explain a complex legal case to a law professor in court with the lawyer, law professor, nervous and forgetful because he had not appeared in federal court previously. The judge instructed him to refile because he had not notified all the many affected parties.

