

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-006026



DISTRICT OFFICE

Property Maintenance Unit
9359 Krewstown Rd
Philadelphia, PA 19115
215-685-0535
PropertyMaintenanceUnit@phila.gov

PROPERTY IN VIOLATION

6948 TORRESDALE AVE, Philadelphia, PA 19135-1932

DATE OF NOTICE

02/05/2026

On 01/23/2026 the Department of Licenses and Inspections inspected/investigated the property in violation and found the following condition(s) or activity which violate the Philadelphia Code. Based on these the property is deemed:

IN VIOLATION

The property will remain in this status until all the violations below are corrected and the Department of Licenses and Inspections has verified the corrective action. You are the person responsible for the correction of these violations.

Any permit or license obtained to comply a violation of working without or in excess of a permit or a license will result in an additional inspection fee equal to the cost of the permit or license. (Phila. Code § A-901.13)

YOU ARE ORDERED TO MAKE THE NECESSARY REPAIRS AND/OR TAKE THE NECESSARY ACTION(S) TO CORRECT THE CITED CONDITIONS PRIOR TO 03/11/2026

VIOLATIONS

PHILA. CODE §	FINE AMOUNT	SCAN QR CODE FOR HOW TO RESOLVE
F-1104.26	\$300.00	
PHILA. CODE LANGUAGE		
Doors in the means of egress shall be readily openable from the egress side without the use of a key or special knowledge or effort. Surface-mounted manual slide bolt locks are not permitted.		
CONDITION IN VIOLATION		
One of the basements exit doors had a wooden board nailed across it which would prevent egress. The other exit door from the basement lacked a door handle or knob to open the door.		
Please remove the wooden boards on the door and install a knob to be able to open the doors and egress from the basement. Ensure that all exit doors fully open and are free from obstructions.		
LOCATION		
basement exit doors.		

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VIOLATIONS

PHILA. CODE § F-1104.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Exit signs shall be internally or externally illuminated. The face of an exit sign illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux). Internally illuminated signs shall provide equivalent luminance and be listed for the purpose.		
CONDITION IN VIOLATION Both exit combo exit/battery backup light that is above the main door and the other combo exit/battery backup light that is across from it failed to illuminate when tested. Please check all exit/battery backup lights and repair the ones that failed to illuminate when tested.		
LOCATION Basement, first, second and third floors.		

PHILA. CODE § F-604.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.		
CONDITION IN VIOLATION In the second-floor hallway, next to a ceiling mounted light fixture and an exit sign and a sprinkler head, there was a circular junction box which was missing a cover plate. The rear stairs at the bottom of the steps, there was a light switch which was missing a face plate. The basement had several open junction boxes with exposed wiring which were missing cover plates. The rear exterior had a missing fixture which lacked a cover plate The missing circular fixture is above a wooden double door that is next to a picnic table. Please install cover plates and face plates on all junction boxes, light switches and outlets in the above-named locations.		
LOCATION Second, first and basement levels		

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VIOLATIONS

PHILA. CODE § F-604.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.		
CONDITION IN VIOLATION In bedroom #9, there was a duplex outlet which lacked a face plate. The furnace also had a junction box with a control assembly which was dangling by Armor cable and was not secured. There was also a heat detector which was dangling by its armor cable. Please install a face plate on the outlet and secured the dangling cables in the basement furnace closet space.		
LOCATION Second and basement levels.		

PHILA. CODE § PM15-603.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All fuel-burning equipment and appliances shall be connected to an approved chimney or vent.		
CONDITION IN VIOLATION The exhaust flue pipes from the two water heaters connect to a chimney pipe which lacks a cap at the terminus. Please install a cap on the chimney bottom.		
LOCATION basement.		

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VIOLATIONS

PHILA. CODE § F-901.6	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire detection and alarm systems, emergency alarm systems, gas detection systems, fire-extinguishing systems, mechanical smoke exhaust systems and smoke and heat vents shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection systems and equipment shall be inspected, tested and maintained or removed.		
CONDITION IN VIOLATION The main living room entrance area had a fire alarm remote annunciator panel that lacked power. The fire alarm panel was powered but had a trouble indication labeled as Dialer line #1. I did not see an inspection tag on the panel. I also found an expired fire alarm certification dated 9/28/2024 and an expired sprinkler certification dated 10/8/2024. I did not find a kitchen suppression system certification on file. Please have licensed fire alarm contractor fix and inspect the fire alarm system repaired and inspected and upload the certification into the city Eclipse website. Please have a licensed sprinkler contractor inspect the sprinkler system and uplaod the cetrification to the city eclipse system.		
LOCATION property at 6948 Torresdale avenue		

PHILA. CODE § F-607.3.3.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Hoods, grease-removal devices, fans, ducts and other appurtenances shall be inspected at intervals specified in Table 607.3.3.1 or as approved by the fire code official. Inspections shall be completed by qualified individuals.		
CONDITION IN VIOLATION The Ansul R-102 Wet Chemical Fire Suppression system had an expired inspection tag with an inspection date of 10/2022. The expired tag was on the system and the pull station. Please have licensed contractor inspect the kitchen commercial fire suppression system and upload the certification into the city Eclipse system		
LOCATION first floor kitchen.		

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PHILA. CODE § F-901.6.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE The testing of fire protection systems shall be in accordance with Sections 901.6 and F-901.6.4 through F-901.6.4.8.1. Annually the owner of each building that contains fire protection systems shall have such systems certified as operating properly by a person certified or licensed by the Department of Licenses and Inspections to provide such certifications in accordance with this Section. Certification forms shall be maintained on the property and made available for inspection upon the request of a fire code official. The certification form shall be submitted to the Department of Licenses and Inspections which may, by regulation, establish a fee to be paid upon submission of the form.		
CONDITION IN VIOLATION The main living room entrance area had a fire alarm remote annunciator panel that lacked power. The fire alarm panel was powered but had a trouble indication labeled as Dialer line #1. I did not see an inspection tag on the panel. I also found an expired fire alarm certification dated 9/28/2024 and an expired sprinkler certification dated 10/8/2024. I did not find a kitchen suppression system certification on file. Please have licensed fire alarm contractor fix and inspect the fire alarm system repaired and inspected and upload the certification into the city Eclipse website. Please have a licensed sprinkler contractor inspect the sprinkler system and upload the certification to the city eclipse system.		
LOCATION property at 6948 Torresdale avenue.		

PHILA. CODE § F-906.2	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.		
CONDITION IN VIOLATION All the fire extinguishers on the property on all three levels also lacked inspections tags. Please have all fire extinguishers inspected and tagged.		
LOCATION basement, first, second and third floors.		

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VIOLATIONS

PHILA. CODE § PM15-305.3	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.		
CONDITION IN VIOLATION The Program Directors office had a ceiling tile assembly which had sprinkler head that punched through the tile and lacked an escutcheon plate. There was a circular cut out of a ceiling tile next to the ceiling fan. Next to an exit door pull station there was a wall that had missing section of drywall which exposed inner lath material of the wall. The second-floor bedroom # 7 had some ceiling tiles which were bulging or had holes and would not fit securely into the ceiling tile track assembly. Throughout the basement spaces, the monolithic ceilings assembly had several holes and missing sections of drywall. The holes and missing sections of ceiling assembly could delay the activation of both the smoke detectors and the sprinkler systems. Please fix the wall surfaces, ceiling tile and monolithic ceiling assemblies in the above-named locations.		
LOCATION Basement, first and second floor levels.		

PHILA. CODE § F-906.4	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Fire extinguishers provided for the protection of cooking equipment shall be of an approved type compatible with the automatic fire-extinguishing system agent. Cooking equipment involving solid fuels or vegetable or animal oils and fats shall be protected by a Class K-rated portable extinguisher in accordance with Sections 906.1, Item 2, 906.4.1 and 906.4.2 as applicable.		
CONDITION IN VIOLATION The first-floor kitchen had a wall mounted fire extinguisher which was not the K class extinguisher that is required as a backup to the kitchen fire suppression system. Please replace the kitchen fire extinguisher with a K class extinguisher.		
LOCATION FIRST FLOOR KITCHEN		

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VIOLATIONS

PHILA. CODE § PM15-307	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) high or more than 42 inches (1067 mm) high measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) high above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.		
CONDITION IN VIOLATION The second-floor rear stair way that leads to a rear exit had a handrail on one side that was loose at the top. please secure the handrail in the stairs.		
LOCATION second floor rear stairs.		

PHILA. CODE § A-301.1.5	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE A zoning permit is required for the construction, erection, removal, demolition, or change in exterior dimension of any structure. A use registration permit is required for every new use commenced on any land or in any structure except for use as a single-family dwelling.		
CONDITION IN VIOLATION The property is zoned for group living in Single room residence. There are currently 20 residents in all housed in 10 bedrooms with two residents per room. There is one single bedroom. Please revert to single room occupancy or apply for a variance for two residents per room to zoning board.		
LOCATION Property at 6848 Torresdale avenue.		

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Failure to timely correct the violations listed above by or before the correction date listed above will result in the stated fine amount being imposed against you. The fines will be imposed on a per day basis for each violation that remains uncorrected AFTER the stated correction date. Phila. Code § A-601. If you timely correct each violation by the stated correction date, no fines will be due.

In addition to the fines listed above, failure to timely correct the violations will result in you being charged:

- Labor and material costs for any work performed by the City, such as a demolition; sealing of windows or doors; clearing of weeds, trash or debris; relocation expenses for removing occupants, costs associated with cease operations orders. Such costs are subject to an additional administrative fee of 21% (Phila. Code § A-503);
- An additional \$100 fee for repeat abatement work (Phila. Code § A-503.2); and
- Reinspection fees as follows: \$100 for the third inspection, \$200 for the fourth inspection, and \$350 for any additional inspections (Phila. Code § A-901.12.2).



YOU HAVE THE RIGHT TO APPEAL THIS NOTICE. YOUR APPEAL MUST BE FILED BY 03/07/2026.

IF YOU DO NOT TIMELY FILE AN APPEAL THEN YOU WAIVE YOUR RIGHT TO LATER CHALLENGE ANY PART OF THIS NOTICE. This includes waiving your right to argue: whether the violations existed, whether you were responsible to correct the violations, whether you had enough time to correct the violations, whether the City should have abated the violations, and whether the City can impose fines, fees, or costs against you.

For more information on filing an appeal and/or to obtain the approved form visit the appeals section of the Department of Licenses and Inspections website at www.phila.gov/li or the Boards Administration Unit, Concourse Municipal Services Building, 1401 J.F.K. Blvd., Philadelphia PA.

Appeals of the Technical Codes, such as the Zoning Code and/or Fire Code, need to be submitted to the appropriate Technical Appeal Board such as the Zoning Board of Adjustment and/or the Board of Safety and Fire Prevention. For additional information call 215-686-8686.

IF YOU HAVE ANY LEGAL QUESTIONS YOU SHOULD CONSULT WITH AN ATTORNEY.

If you do not have an attorney, you can contact the Philadelphia Bar Association Referral and Information Line at 215-238-6333 to have an attorney referred to you. You can also find a list of legal aid service providers at <http://palegalaid.net/legal-aid-providers-in-pa>.



The Philadelphia Code may be found online for free at www.phila.gov under "Open government."

If you have any questions regarding this notice or would like to schedule a re-inspection, please contact: Fernando Diotti Fernando.Diotti@phila.gov or the district office noted above.

ATTENTION: This is an important notice! For information in your language, call 215-686-8686

ATENCIÓN: ¡Este es un aviso Importante! Para recibir información en su idioma, llame al 215-686-8686

注意: 这是重要通知! 如果您需要以您的语言获得此信息, 请致电 215-686-8686

CHÚ Ý: Đây là thông báo quan trọng! Nếu bạn cần thư này bằng ngôn ngữ khác, vui lòng gọi 215-686-8686

주의: 중요 통지입니다! 이 서신을 귀하의 언어로 받고 싶으시면 215-686-8686번으로 전화하시기 바랍니다

پر کال کریں 215-686-8686 **ترجمے کی خدمات کے لیے!** یہ ایک ضروری اطلاع نامہ ہے: **توجہ فرمائیے**

ATTENTION: Cet avis est important ! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-8686