

✕ Violation Notice and Order to Correct

L&I File Number: CF-2026-035215



DISTRICT OFFICE

Property Maintenance Unit
1512-14 Cecil B Moore Ave
Philadelphia, PA 19121
215-685-0535
PropertyMaintenanceUnit@phila.gov

PROPERTY IN VIOLATION

2860 N LEE ST, Philadelphia, PA 19134-3306

DATE OF NOTICE

04/17/2026

On 04/16/2026 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 05/21/2026

VIOLATIONS

PHILA. CODE § PM15-305.1(e)	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects.		
CONDITION IN VIOLATION The basement stair handrail was loose and shook when it was grabbed. The handrails on the stairs to the second floor shook when they were grabbed. Please secure the handrails on the stairs in the above-named locations.		
LOCATION Property at 2860 N Lee street.		

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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 kitchen ceiling was damaged. There was damaged flooring tile at the top of the step to the basement. There was a missing tile at the bottom of the basement stairs. There were damaged flooring tiles in the kitchen. There were damaged flooring tiles at the top of the stairs. There was a broken ceramic tile in the bathroom wall. There is a hairline crack in the living room ceiling near the wall. Please fix the damaged walls, ceiling and flooring in the above-named locations.		
LOCATION Property at 2860 N Lee street.		

PHILA. CODE § F-1103.8.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Existing Group R occupancies and dwellings shall be provided with single-station smoke alarms. Where installation is required to meet the requirements of this section, the smoke alarms shall be installed in accordance with Section 907.2.10, except as permitted in this section.		
CONDITION IN VIOLATION The basement smoke alarm that failed to function when tested. The kitchen ceiling was damaged and there was a missing smoke alarm. The second-floor smoke alarm, failed to function when tested. Please install new smoke alarms on each level of the property.		
LOCATION Basement, first and second levels of the property at 2860 N Lee street		

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PHILA. CODE § F-1103.9	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Carbon monoxide alarms shall be installed in existing dwelling units or sleeping units in accordance with Sections F-1103.9.1 through F-1103.9.3 where any of the conditions in Sections 915.1.2 through 915.1.6 exist. A carbon monoxide detection system installed in accordance with Section 915.5 shall be an acceptable alternative to carbon monoxide alarms.		
CONDITION IN VIOLATION I did not see any Co alarms on the basement and the second-floor levels of the property. Please install carbon Monoxide detectors on the second and basement levels.		
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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 The living room light fixture lacked a cover over the bulb. There was an extension cord in the living room that ran upstairs to provide power. The extension cord was plugged in the kitchen and was supported by a clothesline in the dining room. There was a grey extension cord in use in the kitchen. The electrical service line that had been tied to the downspout at the rear yard alcove. There were extension cords in use in the basement. There was a power strip dangling by its wiring. The basement light fixture was missing a light bulb and cloth surrounding the fixture. The electrical panel is detached from the wall and is missing the interior and exterior cover plates. The electrical panel and the electrical meter are detached from the wall. There was an extension cord in use in the bathroom. The second-floor hallway light fixture was missing a bulb. Please have licensed electrician fix the listed electrical issues in the above-named locations. Remove all extension cords, secure dangling power strips, install light fixture bulbs and covers, secure the electrical panel and electrical meter. Check the electric system and wiring to provide electrical power to the second floor. provide written documentation of work done.		
LOCATION Property at 2860 N lee street.		

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PHILA. CODE § PM15-504.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.		
CONDITION IN VIOLATION The rear yard alcove drain was sinking into the ground. The basement had water or sewage residue at the corner next to a drainpipe that was covered over. The water heater lacked the pressure relief valve extension pipe. There was a hole under the bathroom sink. Please fix the listed items in the above-named locations.		
LOCATION Property at 2860 N Lee street.		

PHILA. CODE § PM15-607.1	FINE AMOUNT \$300.00	SCAN QR CODE FOR HOW TO RESOLVE 
PHILA. CODE LANGUAGE Duct systems shall be maintained free of obstructions and shall be capable of performing the required function		
CONDITION IN VIOLATION The bathroom had ductwork that is taped over at the bottom with plastic sheeting. Please fix the ductwork in the bathroom.		
LOCATION Second floor bathroom at 2860 N Lee street.		

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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 05/17/2026.

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