

# Goldtex Encounter — Audio Analysis

Source file: [Nicole-Goldtex-harassing-me-blurred.mov](#) · Duration: 7 min 13 sec · Generated: 2026-04-17

## Executive Summary

This analysis compares Justin (tenant, holding the phone) and Nicole (property manager, 7–8 feet away) on two questions: who spoke louder, and who was more aggressive versus assertive. A microphone-proximity correction of **+6 dB applied to Nicole** — the conservative low end of the 6–12 dB attenuation range expected over 7–8 feet — is used throughout. Justin's signal is left unadjusted.

### Findings at a glance:

At normal speaking volume, the two are comparable; Justin's median is 2.2 dB above Nicole's. At peak volume, **Nicole is 4.3 dB louder** (–6.5 dB vs –10.8 dB). Proportionally, **Nicole spends 15.5% of her speaking time at raised volume vs Justin's 6.5%** — roughly 2.4x more. On tone, Justin is firmly assertive throughout; Nicole is the first to reframe the exchange personally, first to issue a leave-the-room command, and the speaker who makes the most consequential statements of the recording (the lease-break invitation at 388 s and the 'you said we are harassing you' line at 343 s). A prospective tenant, **JS**, who had arrived that day to move in with his eight-months-pregnant wife Taesha Moore, was present in the office throughout much of the exchange. He was on the phone with his wife verifying whether management had disclosed the AC failure; she told him they had not. After hearing Justin report sixteen open housing-code violations, JS and his wife left the building and drove off with the same truck they had arrived in. Tim, a maintenance worker referenced by Nicole, was physically present toward the end of the exchange but did not speak.

## Methodology & Caveats

Audio was extracted from the .mov file at 16 kHz mono. Speech was transcribed using OpenAI Whisper (small model) with voice-activity detection. Frame-level loudness was computed as 100 ms RMS converted to dBFS. Speaker attribution was done **manually, segment by segment, based on content** — pronouns, factual anchors ('my unit', 'my cats'), and institutional phrasing ('we just took over management'), then refined based on direct testimony from Justin about who said what and who was present in the room. An automated pitch-based first pass was discarded because Justin's vocal pitch rises into Nicole's range when he raises his voice, causing his peaks to be mis-attributed to her.

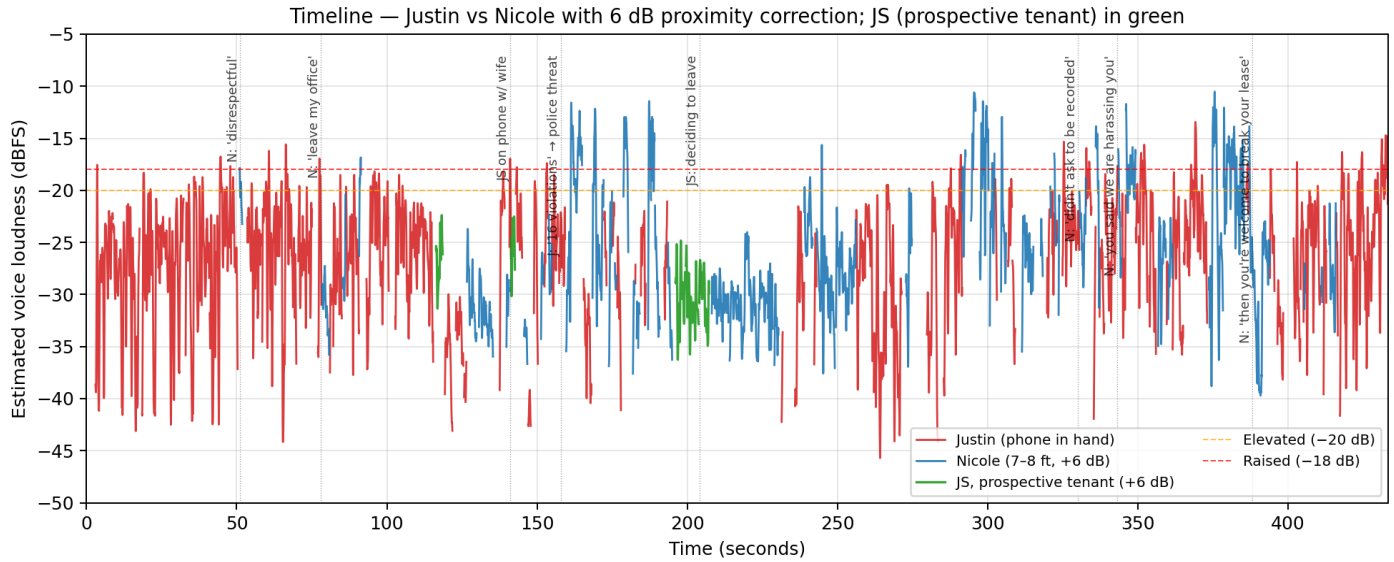
**Important limitations.** (1) Whisper transcription has ~5–10% word-level error on unclear speech; several garbled lines have been cleaned up against Justin's direct recollection (e.g., 'Tasermore' → 'Taesha Moore', 'You were welcome to' → 'Then you're welcome to'). All remaining quoted lines should be verified by ear before legal use. (2) The +6 dB proximity correction is an estimate, not a measurement — inverse-square law alone predicts more (~22 dB at 7 ft), but small-office reflections reduce the effective gap; 6 dB is chosen as the defensible low end. (3) Eight of 169 transcript segments remain too ambiguous to attribute and are excluded from the Justin-vs-Nicole comparison.

## Speakers Identified

Label	Person	Content markers	Speaking time
<b>J</b>	Justin (tenant)	'my unit', 'my cats', '88 degrees', '16 violations', 'I'm calm', 'you're not a lawyer'	218 s (62%)
<b>N</b>	Nicole (property mgr)	'my office', 'we just took over management', 'then you're welcome to break your lease', 'I didn't ask to be recorded'	121 s (35%)
<b>JS</b>	JS (prospective tenant)	Arrived that day with his 8-months-pregnant wife Taesha Moore to move in; on the phone with her during the exchange verifying whether Goldtex had disclosed the AC failure; asked about lease / refund options; they left without moving in.	~14 s (4%)
—	Tim (maintenance)	Referenced by Nicole ('Tim went to your apartment...') and physically present toward the end of the exchange, but never audibly speaks.	0 s

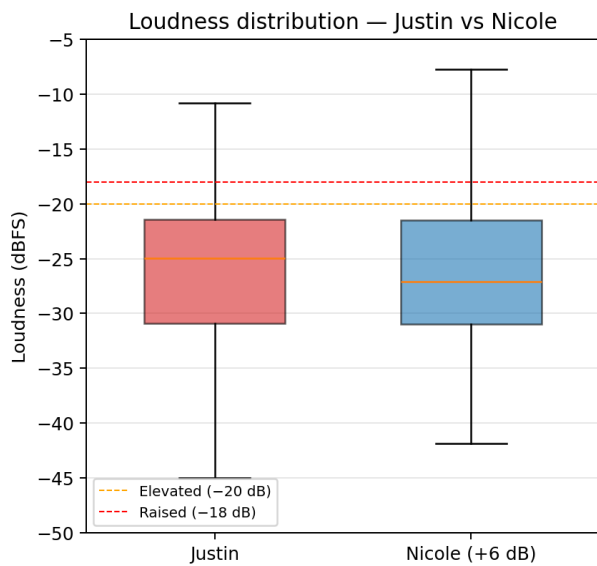
# Loudness Timeline

dB-over-time trace with 300 ms smoothing, colored by speaker. Justin's signal is shown as captured; Nicole's and JS's are shifted up by 6 dB to estimate their room-level volume. The dashed orange line at -20 dB marks elevated-voice territory; the dashed red line at -18 dB marks raised voice. Key content moments are annotated vertically.



# Loudness Distribution & Summary Statistics

Box plot shows the 25th–75th percentile range (box), median (orange line), and full min–max range (whiskers) for each speaker. The adjacent table provides the numerical breakdown. Justin speaks roughly 1.8x as long as Nicole (218 s vs 121 s) but Nicole spends proportionally more of her speaking time at raised volume.



Summary statistics

	Justin	Nicole	$\Delta$ (N-J)
Median	-25.0 dB	-27.1 dB	-2.2
p75	-21.4 dB	-21.5 dB	-0.1
p90	-18.9 dB	-15.8 dB	+3.0
Peak	-10.8 dB	-6.5 dB	+4.3
Time > -20 dB	34.5 s	25.3 s	
Time > -18 dB	14.2 s	18.9 s	
Speaking time	218 s	121 s	
% of speech at raised vol.	6.5%	15.5%	

# Content & Tone Analysis

## Justin (tenant)

**Pattern: firmly assertive; sharp when evaded; not aggressive.**

Justin anchors repeatedly to specific verifiable facts — 88 degrees in his unit, doctor's notes, \$1,000 spent, 16 open housing-code violations, three years in residence, AC not working since last August. He issues an explicit stop-request ('Stop asking me and bothering me about things without giving me an actual solution'), self-reports calm ('I'm calm'), and names the behavior he objects to ('that is harassment'). He interrupts frequently after Nicole begins evading direct questions, and gets pointed ('you're not a lawyer and this isn't a judge', 'you don't care', 'that's why I record these things'), but the vocabulary stays procedural rather than personal. His 'this isn't a courtroom, you're not a lawyer' line at 325 s is a push-back against Nicole's rapid-fire 'Is that correct? / Is that correct? / Really?' interrogation — Justin's point is that yes/no framing is inadequate when the details matter. The overall escalation arc is demand-for-answer, then interrupt when evaded, rather than personal attack. He closes by disengaging: 'I'm glad to leave, I don't ever want to come back in here.'

## Nicole (property manager)

**Pattern: louder at peaks, evasive on direct questions, escalates first, makes the consequential admissions.**

Nicole is the first to reframe the exchange in personal-tone terms at 51 s ('the way you're talking to me is extremely disrespectful'), pivoting from Justin's complaint about the AC to his manner. She issues a leave-the-office command at 78 s and again at 85 s — the moment of explicit escalation. Her police threat at 157–160 s is specifically triggered by Justin informing JS, in her presence, about the sixteen open housing-code violations on the building — i.e., the police threat arrives immediately after Justin shares material information with a prospective tenant, not in response to any behavior by Justin toward her. At 388 s she tells Justin, 'Then you're welcome to break your lease and move out because if you feel that we're not doing an adequate job here...' — a landlord inviting a tenant who has just filed a harassment complaint to vacate. She does not answer 'Is it fixed?' with a yes or no despite being asked repeatedly, pivoting to 'we can't repair a system that's been down for...' — an implicit acknowledgement that the unit is not fixed. Her line at 343 s ('you said we are harassing you...') is her echoing Justin's earlier harassment accusation back at him, sarcastically. The 'I didn't ask to be recorded' line at 330 s is not a legal objection — Pennsylvania is a one-party consent state — but it is evidence of contemporaneous awareness that her conduct was being captured on video.

## JS (prospective tenant who walked out)

JS had arrived at Goldtex that day, with a moving truck, to move in with his wife Taesha Moore, who was eight months pregnant. He was in the management office during much of this exchange and was on the phone with his wife, actively cross-checking whether Goldtex had disclosed the AC failure to her during her tour. His audible lines include asking Nicole, at ~116 s, 'Did you [give] a tour of Taesha Moore?' (Whisper had rendered her name as 'Tasermore'), and at ~141 s relaying his wife's answer: 'She said they didn't tell them anything.' His main speaking block is around 196–208 s, when he asks Nicole about signing a lease that day, about a refund of money already paid, and states he would 'preferably find better out of the lease if that's what she wants to do' — the 'she' referring to his wife. Shortly after, he and his wife left the building and drove off with the same truck they had arrived in. This is corroborating evidence on multiple points: (1) a third party, acting independently on the same information, immediately determined the unit was uninhabitable for a pregnant partner and walked away; (2) per JS's wife, the AC failure was not disclosed during the prospective-tenant tour; (3) Nicole's police threat landed specifically in response to Justin sharing the sixteen-violations fact with JS in her office.

## Tim (maintenance, silent)

Tim is a maintenance worker at Goldtex. He is referenced repeatedly by Nicole ('Tim went to your apartment today and saw the portable unit...') and was physically present in the office toward the end of the exchange, but he never audibly speaks on the recording. The rapid-fire 'Is that correct? / Is that correct? / Really?' sequence at 320–324 s — previously mis-attributed to Tim — is Nicole's voice, pressing Justin on whether the portable unit was disassembled. Justin's 'So Tim's a lawyer' comment at 324 s and his subsequent 'you're not a lawyer and this isn't a judge' line are sarcastic responses to that interrogation style, with Tim standing silently in the room as an implied witness.

## Key Moments — Substantive Statements

Time	Speaker	Statement / paraphrase
51 s	Nicole	'The way you're talking to me is extremely disrespectful' (first personal reframe)
78 s	Nicole	'You can please leave my office right now until you calm down' (first leave-the-room order)
116 s	JS	Asks Nicole whether she gave a tour to his pregnant wife, Taesha Moore (Whisper rendered the name as 'Tasermore')
141 s	JS	Relays from phone call with his wife: 'She said they didn't tell them anything' — i.e., Goldtex did not disclose the AC failure during the tour
158 s	Justin	'There are over 16 violations' — said to JS, in Nicole's presence; immediately followed by Nicole's police threat
160 s	Justin	'You're going to call the police on me for what?' — direct response to Nicole's police threat triggered by the violations disclosure
~200 s	JS	Asks Nicole about signing the lease that day, about getting a refund, and about backing out 'if that's what she wants to do' (referring to his wife); JS and wife leave with the same truck they arrived in shortly after
258 s	Justin	'I have doctor's notes and you guys know that'
325 s	Justin	'You're not a lawyer and this isn't a judge' — response to Nicole's rapid 'Is that correct?' interrogation; Tim stands silently in the room at this point
330 s	Nicole	'I also didn't ask for myself to be recorded right now'
343 s	Nicole	'You said we are harassing you...' — sarcastic echo of Justin's earlier harassment accusation
388 s	Nicole	'Then you're welcome to break your lease and move out' (landlord inviting tenant to vacate after harassment complaint)
417 s	Justin	'Is it fixed?' — direct yes/no question repeated; Nicole does not answer

## Conclusion — Aggression vs Assertion

**On volume (conservative correction):** Justin and Nicole are comparable at normal speech; Nicole's peaks are 4.3 dB louder than Justin's, and she spends ~2.4x more of her speaking time at raised volume. The 'man holding the phone sounds louder' impression from the raw audio is a microphone-proximity artifact.

**On tone:** Justin is firmly assertive — his language is factual, procedural, and focused on requesting a solution or a yes/no answer. Nicole is the party who shifts the register personally, issues commands to leave, threatens the police immediately after Justin shares violations information with a prospective tenant, tells Justin to break his lease, and evades the direct repair-status question. The substantively aggressive moves in the recording —

ordering someone to leave, threatening police over a disclosure to a third party, framing a complaint as harassment of the manager, inviting a tenant to vacate — all originate from Nicole's side.

**Third-party corroboration:** JS, a prospective tenant who happened to be in the office during this exchange, independently confirmed (via his wife on the phone) that the AC failure had not been disclosed during her tour, and then walked away from a lease he had come to sign. That is an unusually clean third-party data point on both the habitability question and the disclosure question.

**Short answer to the original question:** Justin is more insistent. Nicole is more volatile and more escalatory, and once microphone proximity is accounted for, she is the louder speaker at peak moments.

# Full Transcript

Timestamped transcript generated by Whisper small model (two-pass). Lines are in the form **[start - end] text**. A few lines are mis-transcriptions — see page 3 for corrections ('Tasermore' → 'Taesha Moore', etc.). Speaker labels are not shown in the transcript itself; refer to the Speakers Identified table and the Key Moments table on prior pages.

[ 2.96 - 8.84] Hello, hi, could you please not ask any more about like if I need an AC unit or not?

[ 8.94 - 14.62] I need like actual air conditioning, you know, I'm saying like if you guys want to install a permanent one like in the window

[ 14.62 - 17.66] that would be great, but like to constantly

[ 18.48 - 22.16] Wonder and suggest to take away the portable AC unit

[ 22.16 - 27.78] I don't understand because it's 88 degrees in my unit right now. I'm trying to keep my cats alive

[ 27.78 - 32.32] I've had to like spend a hundred dollars on stuff for them at minimum

[ 32.96 - 37.96] And now I'm over \$1,000, over \$1,000 to stay okay.

[ 38.32 - 40.82] So I don't need any questions, I don't need anything else.

[ 41.00 - 45.70] I'm telling you, stop asking me and bothering me about things

[ 45.70 - 48.16] without giving me an actual solution.

[ 48.56 - 50.32] I'm not listening, I'm calm.

[ 50.98 - 51.90] Because the way you're talking to me

[ 51.90 - 53.00] is extremely disrespectful.

[ 53.52 - 55.44] It's not disrespectful, I'm telling you

[ 55.44 - 58.06] that my unit is 88 degrees.

[ 58.50 - 61.66] Asking me to remove a portable, excuse me,

[ 61.66 - 69.86] You're asking me to move a portable AC unit out of my unit, while there is no actual asking

[ 70.50 - 75.06] me of, hey, can we install a permanent one, or there's a solution for you, then you're

[ 75.06 - 76.24] only harassing me.

[ 77.04 - 78.22] That is harassment.

[ 78.48 - 80.76] Okay, you can please leave my office right now until you calm down.

[ 81.04 - 81.70] I'm calm.

[ 82.12 - 83.60] I didn't ask for your response.

[ 83.86 - 85.02] I'm telling you something.

[ 85.22 - 86.24] You can please leave my office.

[ 86.24 - 90.74] If you can't accept what I'm telling you, then we're going to have even more problems.

[ 90.74 - 91.36] That's fine.

[ 93.16 - 99.36] You can say yes, I understand what you said or anything like that, then fine, but otherwise

[ 99.36 - 100.64] I'm not going to be okay with that.

[ 102.76 - 109.04] No, I've been here three years, no, he's like for a while, like since last summer when

[ 109.04 - 113.30] they sent me an email saying that I'm lingering in the hallways because there was a seat

[ 113.30 - 113.62] on there.

[ 113.62 - 115.42] It's 80 degrees up there.

[ 116.32 - 118.58] Did you get a tour of Tasermore?

[ 119.30 - 119.78] Tasermore?

[ 120.04 - 121.84] I didn't get a tour of Tasermore, no.

[ 122.92 - 125.48] Why didn't they tell nobody there was no air?

[ 125.66 - 126.48] It wasn't a 6th floor.

[ 126.62 - 129.90] We did tell people that we're working on the HVC.

[ 130.62 - 134.36] We are not the management company that has been managing this property since day one.

[ 134.54 - 135.32] We just took over.

[ 135.88 - 136.36] Taser.

[ 137.52 - 139.24] It's 88 degrees in my unit.

[ 139.80 - 140.68] I understand that.

[ 140.78 - 141.32] No, you don't.

[ 141.32 - 142.64] She said they didn't tell them anything.

[ 142.94 - 145.02] Because if you understood it, you need to do something.

[ 145.64 - 146.80] They're working on the issue.

[ 146.96 - 147.94] You need to see if they're working on it.

[ 148.32 - 148.76] Right.

[ 148.92 - 150.30] How long have they been working on it for?

[ 150.46 - 150.74] Tell them.

[ 151.30 - 152.18] Yeah, I don't remember.

[ 152.42 - 153.56] There's 16 violations.  
[ 153.90 - 154.86] I actually believe my office-  
[ 154.86 - 156.96] There are over 16 violations.  
[ 157.34 - 159.34] You're going to call the police on me for what?  
[ 159.70 - 161.04] Because right now-  
[ 161.04 - 162.32] He asked me a question.  
[ 162.58 - 165.00] I'm asking and I'm hoping to clarify for him.  
[ 165.50 - 168.08] But at this point, you are not letting me speak.  
[ 168.44 - 169.30] I said go ahead.  
[ 169.30 - 172.18] They are causing a problem right now and I will not have it.  
[ 172.28 - 173.12] Where's the problem?  
[ 173.88 - 174.98] I will not have it.  
[ 175.00 - 175.68] What's the problem?  
[ 175.88 - 176.46] Please, please.  
[ 176.70 - 177.92] I don't understand what the problem is.  
[ 178.72 - 180.40] You said you want to answer.  
[ 180.90 - 181.16] So, Dad?  
[ 181.88 - 182.42] Are you done?  
[ 182.66 - 182.80] Yeah.  
[ 183.14 - 183.40] Okay.  
[ 183.64 - 184.18] Then you can sleep.  
[ 184.52 - 186.16] No, you said you wanted a response.  
[ 186.94 - 187.96] And I wasn't letting you.  
[ 188.08 - 189.12] So, I'm like, okay, go ahead.  
[ 189.24 - 190.88] Is your portable hooked up to your window?  
[ 192.32 - 193.34] At this moment?  
[ 193.56 - 194.96] Is your portable hooked up to your window?  
[ 196.02 - 199.28] The question was, if you're a lawyer, should you sign a lease today?  
[ 199.50 - 203.24] If you're ready to refund the money, we have a little more than three to a  
    little  
[ 203.24 - 203.76] long thing.  
[ 204.00 - 207.26] I preferably find better out of the lease if that's what she wants to do.  
[ 208.12 - 212.90] The AC is being worked on, we just took over management, they are working on it  
[ 212.90 - 213.72] as of this week.  
[ 214.08 - 216.68] I do not have an estimate yet on whether it will be for cash.  
[ 216.70 - 223.62] but is actively being worked on. I can put the portable in her unit for the  
    time being while it's being worked on.  
[ 223.62 - 226.34] Alright, if she wanted me to get her money back, you want her to send me an  
    email?  
[ 226.84 - 228.46] Yep. She can do that.  
[ 228.96 - 230.38] Alright, we just have to come get this stuff.  
[ 231.36 - 231.76] Okay.  
[ 235.84 - 238.94] So you still want me just to leave and don't want me to talk about it?  
[ 238.94 - 241.70] I want you to calm down because I'm asking for a clean play.  
[ 242.24 - 243.00] I just got hit up.  
[ 243.02 - 244.64] Is your portable unit hooked up to your window?  
[ 244.64 - 249.10] Yeah, really? Because the last time we went into your apartment, when two went  
    in there and said it wasn't hooked up.  
[ 249.40 - 256.08] That's correct. And we have people who need it and are willing to let us hook  
    it up. So if you're not willing to let us hook it up and utilize it.  
[ 256.10 - 261.64] I need it. I can't breathe with the air that's come in there. I got sick. I  
    have doctor's notes and you guys know that.  
[ 262.02 - 266.24] Why is it not hooked up? You know that already. I'm asking you a direct  
    question. Why is it not hooked up?  
[ 266.24 - 270.56] It was why was it not hooked up yesterday? Why was it not hooked up?  
[ 270.56 - 271.30] Yesterday  
[ 272.78 - 274.76] Are you asking me?  
[ 279.74 - 283.46] Yeah, but you've also bs me  
[ 285.32 - 291.50] I'm sorry what you're telling me you're asking me these like very specific is  
    the unit like in the window right now  
[ 291.50 - 292.66] Well, if it's in the window  
[ 294.41 - 295.95] If it's in the window  
[ 297.33 - 300.29] And explained it was too hot in there  
[ 300.69 - 302.25] So I don't know what you're trying to do.  
[ 302.25 - 303.09] I have to speak.  
[ 304.41 - 306.13] Tim went to your apartment last day.  
[ 306.35 - 306.43] Yeah.  
[ 306.77 - 308.05] I asked him to come.  
[ 308.21 - 309.17] Are you going to let him speak now?  
[ 311.36 - 312.88] Tim went to your apartment today  
[ 312.88 - 315.24] and sold at the portable unit that we had installed  
[ 315.24 - 317.58] into your unit was disassembled.

[ 317.68 - 318.32] Is that correct?  
[ 319.73 - 320.63] I had to get it.  
[ 320.83 - 321.03] Is that correct?  
[ 321.49 - 322.13] I had to take.  
[ 322.13 - 322.75] Is that correct?  
[ 322.95 - 323.07] No.  
[ 323.55 - 323.89] Really?  
[ 324.87 - 325.19] So Tim's a lawyer.  
[ 325.19 - 327.13] See, I'm not going to ask yes or no questions.  
[ 327.29 - 329.17] I'm not in a courtroom and you're not a lawyer  
[ 329.17 - 330.45] and this isn't a judge right back.  
[ 330.45 - 332.65] Well, I also didn't ask for myself to be recorded right now.  
[ 332.65 - 334.55] Well, I need to have it on record.  
[ 335.27 - 335.91] Speaking of record.  
[ 335.91 - 337.23] Oh, you're acting...  
[ 337.23 - 338.83] I'm asking you a direct question.  
[ 338.97 - 340.65] How to solve my AC problem?  
[ 340.65 - 341.25] I'm asking you a direct question.  
[ 341.27 - 342.61] How do I get it down from 8...  
[ 342.61 - 343.39] I'm asking you now.  
[ 343.43 - 344.53] We are harassing you.  
[ 344.69 - 345.95] I'm asking you a direct question.  
[ 345.95 - 345.97] Yeah.  
[ 345.97 - 349.25] Well, I'm asking because it's 88 degrees in my apartment and you're asking me  
very  
[ 349.25 - 350.19] weird questions.  
[ 350.21 - 350.97] I'm asking you a direct question.  
[ 350.97 - 353.19] That aren't helping me cool down my unit.  
[ 353.77 - 356.03] I want to know how my unit's going to cool down.  
[ 356.71 - 359.31] The portable unit that we installed in your apartment.  
[ 359.59 - 359.89] Uh-huh.  
[ 360.07 - 361.53] Did you take it off of the window?  
[ 361.53 - 365.05] I don't understand how it cools down my apartment. I don't understand why you  
can't answer the question.  
[ 365.25 - 373.09] I had and I put it back, but why that would matter is just another way of you  
circling around the fact that my unit's 88 degrees and you don't care.  
[ 373.63 - 378.31] Yeah, okay. So if you cared you would do something. So you think I'm not doing  
something?  
[ 378.53 - 385.35] Yeah, 100% nothing has happened because I'm literally had to bring up like so  
much ice from my cats that they don't die in there.  
[ 386.07 - 387.09] And I don't have a choice.  
[ 387.09 - 393.93] You were welcome to break your lease and move out because if you feel that  
we're not doing an adequate job here  
[ 393.93 - 395.49] How long is the AC not been working?  
[ 396.41 - 398.39] It's not been working long before Gray start to go over.  
[ 398.39 - 401.71] I'm saying last August right when I got the letter from Sarah Cain.  
[ 401.81 - 404.09] Long before Gray start to go over.  
[ 404.13 - 405.15] So it's been that long?  
[ 405.37 - 405.67] Correct.  
[ 405.89 - 410.81] Okay and as of last year you guys took over and started doing all these repairs  
right?  
[ 411.07 - 411.35] Correct.  
[ 411.79 - 412.71] And is it fixed?  
[ 413.65 - 415.89] Well we can't repair a system that's been down for you.  
[ 415.89 - 416.57] Is it fixed?  
[ 417.21 - 422.15] you say yes or no you can't see how you do that to me and then you will answer  
[ 422.15 - 427.23] yourself that's good that's why I record these things because you can try to  
make  
[ 427.23 - 431.57] me look like I'm doing something wrong I'm suffering up there I'm glad to  
[ 431.57 - 433.37] leave I don't ever want to come back in here