The April 8 Inspection, the Hazard in the Room, and What the City Did Next

Unit 806, 315-23 N 12th Street, Philadelphia | L&I case CF-2026-032502 | Complaint CM-2026-031537 / 311 SR 19639519
Prepared by Justin Horn | November 6, 2026

Two things happened in my unit on April 8, 2026, in the same hour, with the same L&I inspector, and his own photos document both. He closed a no-heat complaint that his own readings contradicted. And he stood in front of a portable AC exhaust hose, taped together with foil tape and running over 100°F, and recorded nothing about it. That hose is what put me in an ambulance on May 6.

This document lays out the inspection, the hazard, the "fire hazard" story Greystar built the same week, and how L&I Supervisor Anthony Williams and Councilmember Mark Squilla handled it from April through October. Everything is sourced: the City's own eCLIPSE record and the inspector's timestamped photos (produced to me under the Right-to-Know Law on November 6, 2026), my FLIR thermal images, my room sensor log, emails from Williams and Squilla, and City campaign-finance and property records.

HOW TO READ THIS: Black text is documented in a record, email, photo or City database. Brown text is my own firsthand account of something said to me or done in front of me that is not in a written record.

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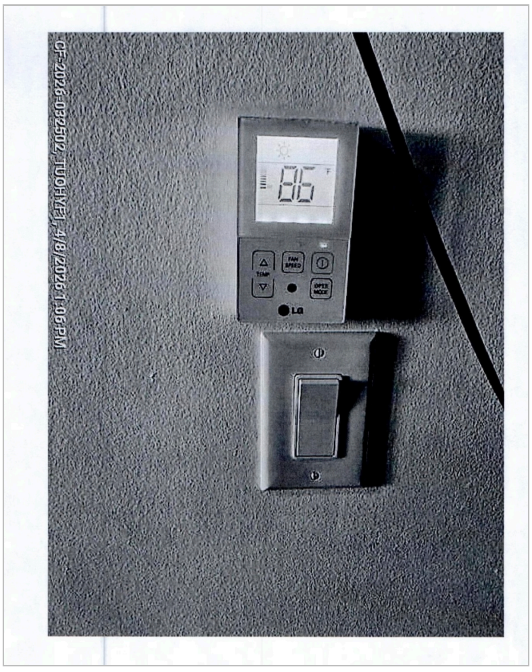
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1. The inspection: 65 minutes from case file to "closed"

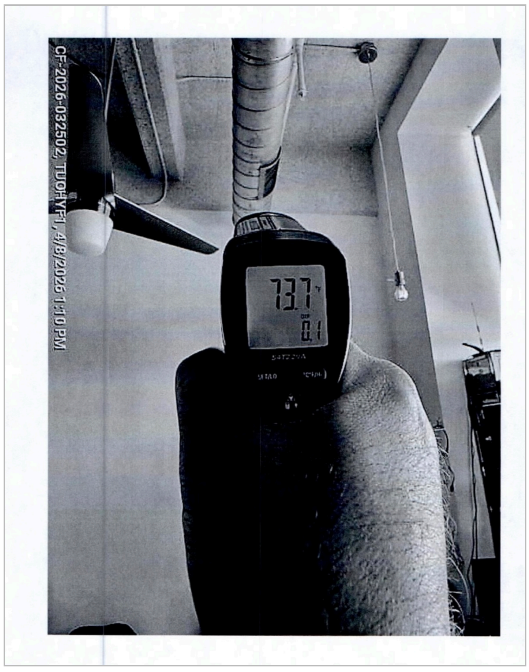
I filed a 311 complaint for no heat on April 6, 2026 at 1:30 PM. The City logged it as CM-2026-031537, complaint type "Residence without Heat (October 1 – April 15)." Inspector Francis Tuohy reviewed it on April 8 at 12:58:24 PM and created case file CF-2026-032502. He closed the complaint at 2:03:19 PM the same day, "Closed by Case File," no violation.

When he arrived he told me he wasn't the inspector who was supposed to be there, but that he's at this building a lot. He told me he's been doing this for 25 years.

Time (Apr 8)	What his photos show	Source
12:58 PM	Case file CF-2026-032502 created by Francis Tuohy	eCLIPSE history
1:00 PM	Building entrance	Inspector photo
1:04 PM	Door of Unit 806	Inspector photo
1:06 PM	Wall thermostat: heat mode, set to 86 F	Inspector photo
1:08 PM	Temp gun on kitchen backsplash: 72.8 F	Inspector photo
1:08 PM	Temp gun on a dark surface: 70.7 F	Inspector photo
1:08 PM	The room, with the portable AC unit and taped exhaust hose in frame	Inspector photo
1:10 PM	Temp gun on the exposed ceiling supply duct: 73.7 F	Inspector photo
1:18 PM	Trash chute on the floor	Inspector photo
1:38 PM	Fire alarm control panel in the lobby, fire-watch log attached	Inspector photo
2:03 PM	Complaint closed. No violation.	eCLIPSE history



1:06 PM. His photo of my thermostat. Sun icon = heat mode. Set to 86.



1:10 PM. His temp gun on the ceiling supply duct. 73.7 F. Four minutes after the thermostat.

Thermostat set to	Supply duct surface	Room, my sensor	Expected if heat were flowing
86 F	**73.7 F**	**72.7 F**	**90 F+**
heat mode, 1:06 PM	1:10 PM	1:00 PM, hourly log	high 70s minimum even on bare metal

A supply duct at room temperature while the thermostat is calling for 86 means no heated air is moving through the system. There is no other way to read it. A separate temperature/humidity sensor in the unit logged hourly readings through this period: 67.8 F at 7 AM on April 6, the morning I filed; 70.3 F at 7 AM on April 8; 72.7 F at 1 PM, during the inspection. The sensor and the inspector agree. The unit was in the low 70s with the heat set to 86.

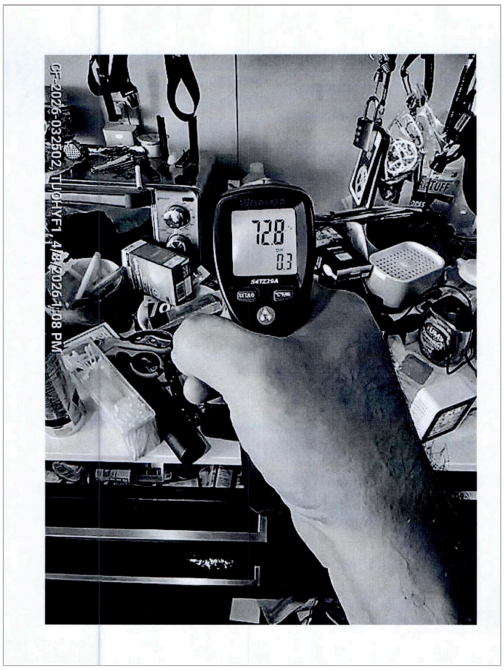
He documented a non-working heating system himself, then closed the no-heat complaint as resolved 53 minutes after the duct photo.

2. The gun: why the readings were accurate

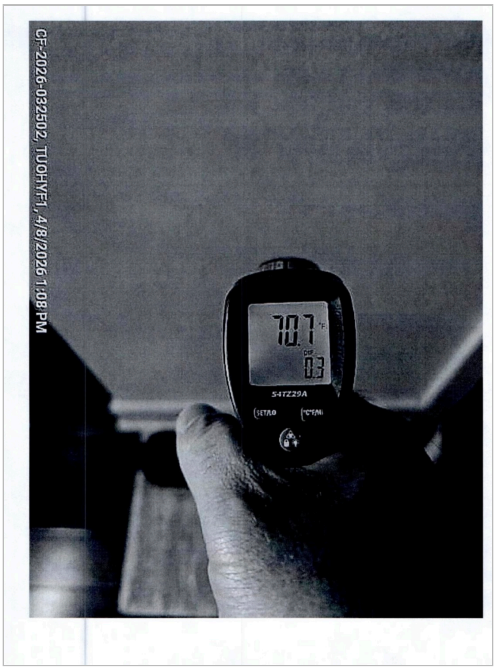
I had assumed for months that the inspector's reading was manipulated. Now that I have his photos, I can say exactly what the gun was doing, and the honest answer is that his numbers were right.

The small number under each temperature is labeled DIF. On this class of infrared thermometer, DIF is the spread between the highest and lowest value captured while the trigger is held. It is not emissivity. 0.3 means the reading moved 0.3 F during the scan; 0.1 means it barely moved. Emissivity is shown separately on these guns and defaults to 0.95. Nothing in the photos shows it was changed.

Surface	Reading	DIF	Does 0.95 fit?	Effect
Plexiglass backsplash (acrylic)	72.8 F	0.3	Yes. Acrylic is opaque to thermal IR, emissivity roughly 0.85 to 0.92, about 10% reflective.	Accurate to within a degree or two. Matches my sensor's 72.7 F.
Dark matte surface	70.7 F	0.3	Yes.	Accurate.
Ceiling supply duct (metal)	73.7 F	0.1	Yes if painted. If bare galvanized, 0.95 makes the gun read mostly reflected room temperature.	Accurate if painted. If bare metal, a warm duct would read LOW, not high. A duct carrying heated air would still have shown high 70s or above.



1:08 PM. Backsplash reading, 72.8 F, DIF 0.3.



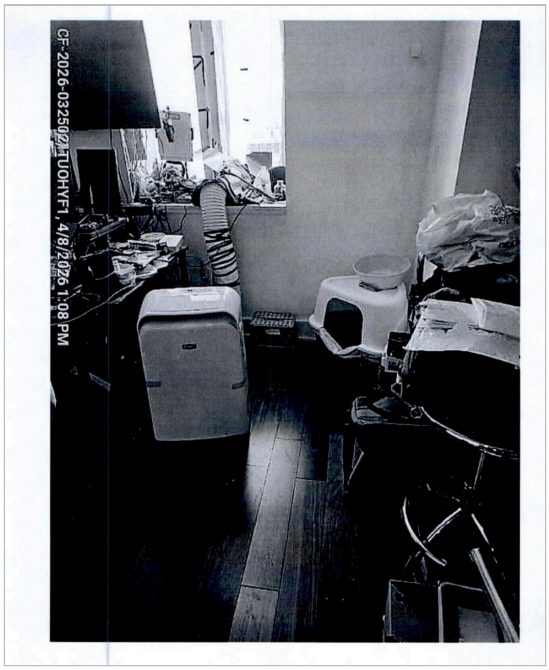
1:08 PM. Dark surface, 70.7 F, DIF 0.3.

His settings could only understate heat, never invent it. The numbers are not the problem. The conclusion he drew from them is.

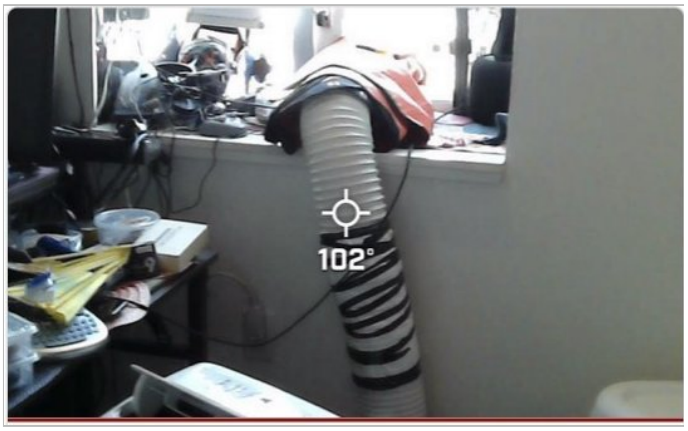
3. What was standing next to him

At 1:08 PM he photographed the room. In that photo is the portable AC unit Greystar hooked up when the building's heat failed, with its exhaust hose: two tubes joined with FSK foil tape and run out the window. It was already installed when he walked in.

Two days earlier, on April 6 at 2:50 PM, my FLIR thermal camera had that taped joint at 112 to 114 F with the unit running. I showed the inspector those FLIR photos while he was in the unit.



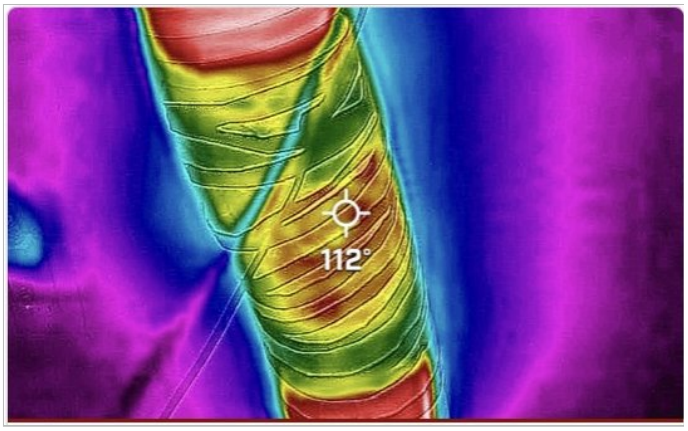
Inspector's photo, April 8, 1:08 PM. The portable AC and taped exhaust hose, in frame, while he was taking temperature readings.



My photo, April 6. Same unit, same hose, visible light, two days earlier.



April 6, visible light. The taped joint. 114 F.



April 6, FLIR thermal, 2:50 PM. Same joint. 112 F.



April 6, FLIR thermal. The whole hose glowing from the unit to the window. 102 F on the hose body.

FSK (foil-scrim-kraft) tape is an HVAC product. It is not rated for continuous heat at those temperatures. The adhesive cooks and releases toluene, xylene, styrene and formaldehyde, and the emission rate roughly doubles for every 10 C above the 23 C baseline at which tape emissions are tested. A single-hose portable AC creates negative pressure, so it pulls that air straight back through its own intake into the room you're breathing in. The unit's one window opens a few inches. That is the exposure. On May 6 it sent me out in an ambulance. A physician's April 10 letter documents the reported contaminants and concern; a May 21 letter advised me in writing not to re-enter the unit while the conditions were unresolved.

The hottest thing in that room was a taped exhaust joint, and he was holding a temp gun he had just used on a duct. He never pointed it at the hose. He never wrote it down. It is in his photo and nowhere in his file.

In the elevator on his way out, he told me there could be a fire hazard in my unit and that he'd have to tell management. He didn't say what it was.

The same inspector who looked at a 73-degree duct and called my heat working also looked at a 113-degree taped exhaust, with the thermal images in front of him, and recorded nothing.

And it did more than miss the hazard. It delayed me finding it. A city inspector stood in front of that unit, looked at my FLIR photos of it, and let it stand. That reads as a pass. For weeks afterward I was getting sick and looking everywhere but the one thing L&I had just looked at and said nothing about. If he had said one word about that hose on April 8, I would have pulled it the same day instead of ending up in an ambulance a month later.

4. The "fire hazard"

The same day as the inspection, April 8, a Goldtex staff member started texting me. He told me the manager had said there was a fire hazard in my unit and had instructed him not to tell me. He told me anyway, because he thought that was wrong. He said he didn't know what the hazard was. He came up to my unit that night to look for it with me. The texts exist and are dated.

Here is what the written record then shows, in order.

Date	Event	Source
Apr 8	Inspection. Staff texts about a "fire hazard" begin the same day.	Texts
Apr 13	Greystar's non-renewal letter is dated this day (footer later reads "Revised 4/14/2026").	Letter
Apr 14	I record a leasing-office exchange with manager Nicole Cordial. Cordial calls the police on me; I am cleared (DC #2609047257). The same day, Greystar demands the portable AC back while a recording captures the office offering an identical unit to a prospective tenant.	Video; PPD report
Apr 15, 8:00 AM	Cordial emails my father, the lease guarantor, not me: "the city has deemed the unit a potential fire hazard," given as a reason not to renew my lease.	Cordial email
Apr 24	L&I Supervisor Anthony Williams, in writing, with the Office of the Inspector General copied: "There is no documentation or report of a fire violation for that unit."	Williams email
Apr 24	Councilmember Squilla, Reply-All on the same thread: "We did ask L&I to address and would love to know what the fire hazard is that is being reported."	Squilla email

Williams also explained where the claim came from. During the inspection, management asked the inspector whether the storage in my unit could potentially be a fire hazard. The inspector said it could, and declined to cite it:

> *"...the inspector was asked if the storage in the unit could potentially be a fire hazard, to which he responded yes. The inspector did not deem the potential high enough to issue a violation on the occupant for the storage at the time of inspection."* **— Anthony X. Williams, L&I, April 24, 2026**

That is the whole origin of the "fire hazard." A leading question from management and a no from the inspector. The City disproved it in writing within nine days. What Greystar told my father on April 15 was a lie, and it was the stated basis for ending my tenancy.

Through all of it, no one has ever said what the hazard was. Not the manager who told staff to keep it from me. Not the staff member who was told. Not the inspector who mentioned it in the elevator. Not Williams. Not Squilla, who asked. Not Greystar, who used it.

5. Anthony Williams, L&I Code Enforcement Supervisor

Anthony X. Williams is the Quality of Life Code Enforcement Supervisor for L&I's North District. He is Tuohy's supervisor. Every email below had the Office of the Inspector General copied, and from April 24 on, Councilmember Squilla.

Date	What happened
Apr 13, 2:45 PM	I email Williams with a report on the inspection, the 16 open violations at the building, and building staff's statement to me that the building would never be condemned because of its relationship with the City.
Apr 13, 4:04 PM	Williams replies that he researched the property; the inspector "did address the complaint for no-heat in the unit with no violations being found"; ventilation goes to Inspection Safety & Compliance; "The parcel has no open complaints." I reply at 4:19 PM about how the reading was taken.
Apr 14, 10:25 AM	Williams: all complaints have been addressed, "please feel free to put in another complaint." He does not address the reading. He never does.
Apr 24	Williams confirms in writing there is no fire violation on record and explains the storage question (above).
Jun 8	Rep. Waxman's office forwards my chemical-exposure complaint to the City side with the note: "This seems like a city issue."
Jun 10, ~10:34 AM	Williams and a second inspector arrive at Unit 806, brought in through Squilla's office. I am down the street. On my Ring camera I tell them I can't be in there because of the chemicals. Williams agrees to wait 20 minutes.
Jun 10, ~10:55 AM	Williams will not enter unless I enter with him. In his later words: "I only stated that I and the other inspector would not go inside unless you were able to show us where the alleged violations were." My doctor had advised me in writing on May 21 not to re-enter. I put on a respirator and went in. I was re-exposed. My physician's June 11 letter is about that day.
Jun 10	On site, Williams acknowledges no City agency is equipped to inspect chemical contamination of this kind and says he will find out who can.
Jun 16	I email Williams with remediation and testing questions. No response.
Jul 7, 9:59 AM	Williams emails, with Squilla in the To line and two L&I managers copied: Code Enforcement cannot address the VOC issue, no other agency has been identified, he has "no direction" as to who could, the HVAC case is "in court status," I should take it up with management, and I should stop emailing him. The management he sends me back to is the respondent in my open Fair Housing Commission complaint.

One more thing Williams never mentioned, after writing that he had researched the property: Post Goldtex LP's rental license (No. 602204) had expired on February 28, 2026. Through April, May and June, while the City corresponded with me about this building, the landlord was collecting my rent and issuing me a non-renewal and a Notice to Quit without a license. The license and the violation history live in the same City file. Neither the inspector nor Williams disclosed it in any contact with me.

During this same period L&I cited the building twice as an Unfit Structure (CF-2026-012614, CF-2026-012633) and put its HVAC case into court.

6. Councilmember Mark Squilla, Vice Chair, Council Committee on L&I

Mark Squilla has represented the 1st Council District, which includes this building, since January 2, 2012. He is Vice Chair of Council's Committee on Licenses and Inspections. Before Council he spent 25 years as a systems analyst at the Pennsylvania Auditor General's Office and holds a computer science degree. He has been quoted: "There's nothing like being able to call a commissioner at L&I… it makes life a lot easier."

Who owns the building, and what Squilla knew

The owner of record is Post Goldtex LP, controlled by Michael Pestronk of Post Brothers. My rent posts to Post Goldtex. Goldtex was the biggest development fight in Philadelphia in 2012, Squilla's first year in office, between Post Brothers and the building trades unions. During that fight L&I shut down the Goldtex site over licensing, and Pestronk publicly called it spot enforcement driven by political pressure.

City campaign-finance records show Michael Pestronk gave Squilla for Council $2,000 on October 20, 2021. Post Brothers executive Joshua Guelbart gave $3,100 on November 1, 2023 and $1,000 on March 14, 2025. Total: $6,100.

April 24: on the record that nobody could name the hazard

> *"Justin, Happy to work with You and Goldtex staff to address this concern. We did ask L&I to address and would love to know what the fire hazard is that is being reported. Sincerely, Mark"* **— Reply-All, April 24, 2026, with Greystar on the thread**

August 19: the meeting

Squilla's office set up a meeting with me on August 19. Colleen McAllister, Chief of Staff to State Rep. Mary Isaacson, was in the room. It was not recorded. What follows is my account.

The meeting was about me, not about remediation or the data problem I had raised. Squilla already knew about jlegal.pro and about my fair housing complaint before I brought up either. When I raised the building's code enforcement history, he said losing the certificate of occupancy would force all the residents to move out and "we don't want to do that to people." On the chemical exposure, he said it's a private building so the City can't act, and suggested I have a friend go into the unit to get my belongings. He urged me to use my lawyer to settle with Goldtex that week and said he believed Goldtex wanted to settle. He framed settling repeatedly as better for my mental health, so I wouldn't have to worry about lawsuits over what's on jlegal.pro. He said he knows the Post Brothers personally and offered to call "Mike," the owner, for me. He said he didn't know Greystar wasn't the owner, then corrected himself: "oh wait, that's right, they did a business deal."

Earlier, on the rental-license data gap I had reported, his written reply had been: "I will share with L&I to look into this possibility."

October 7 and 8: the written record

On October 7 I emailed Squilla a recap of the meeting: the relationship with "Mike," the certificate-of-occupancy comment, "phone a friend," the private-building claim, and the Greystar remark. Within a day he wrote four replies:

Oct 8	Squilla, in his own words
9:14 AM	"not sure who Mike Goldtex is and do not have a personal relationship with him"
9:47 AM	"I said I could reach out to the owner for you but that doesn't mean I have a personal relationship"
1:08 PM	"I thought Mike Pastrock was the owner of property but may have sold it. I am not sure who the owner is"
6:23 PM	"What was untrue was the the Mike was a personal friend" [sic]

He named the owner (misspelled) in the third reply, after saying in the first that he didn't know who "Mike" was. The owner and a Post Brothers executive are his campaign donors. He is the vice chair of the committee that oversees L&I. L&I has cited this building as an Unfit Structure and I cannot live in my unit. The concern he voiced to me was the owner keeping its certificate of occupancy.

7. What ties it together

There was a hazard in that room on April 8. It was a portable AC exhaust taped together with foil tape, running over 100 F, in a sealed apartment, venting its own fumes back into my air. It is in the inspector's photo. I showed him the thermal images of it. Greystar installed it.

If the hazard being discussed that day was the taped exhaust hose, every piece of this falls into place:

- Why "fire hazard" came up the same day an inspector was in front of a 113-degree joint.
- Why he told me in the elevator there could be one, but not what it was.
- Why staff were told not to tell me.
- Why "storage" is the version that reached L&I: the only version where the hazard is my fault instead of theirs.
- Why Greystar was demanding the portable unit back on April 14, the same day it was offering an identical one to a prospective tenant.
- Why, when the City's own supervisor finally came to look at what that unit did to the air, he made me walk back into it first and then wrote that nobody could help.
- Why the councilmember who oversees L&I, a donor's building in his district, told the tenant who can't live in his unit that the concern was the owner's certificate of occupancy.

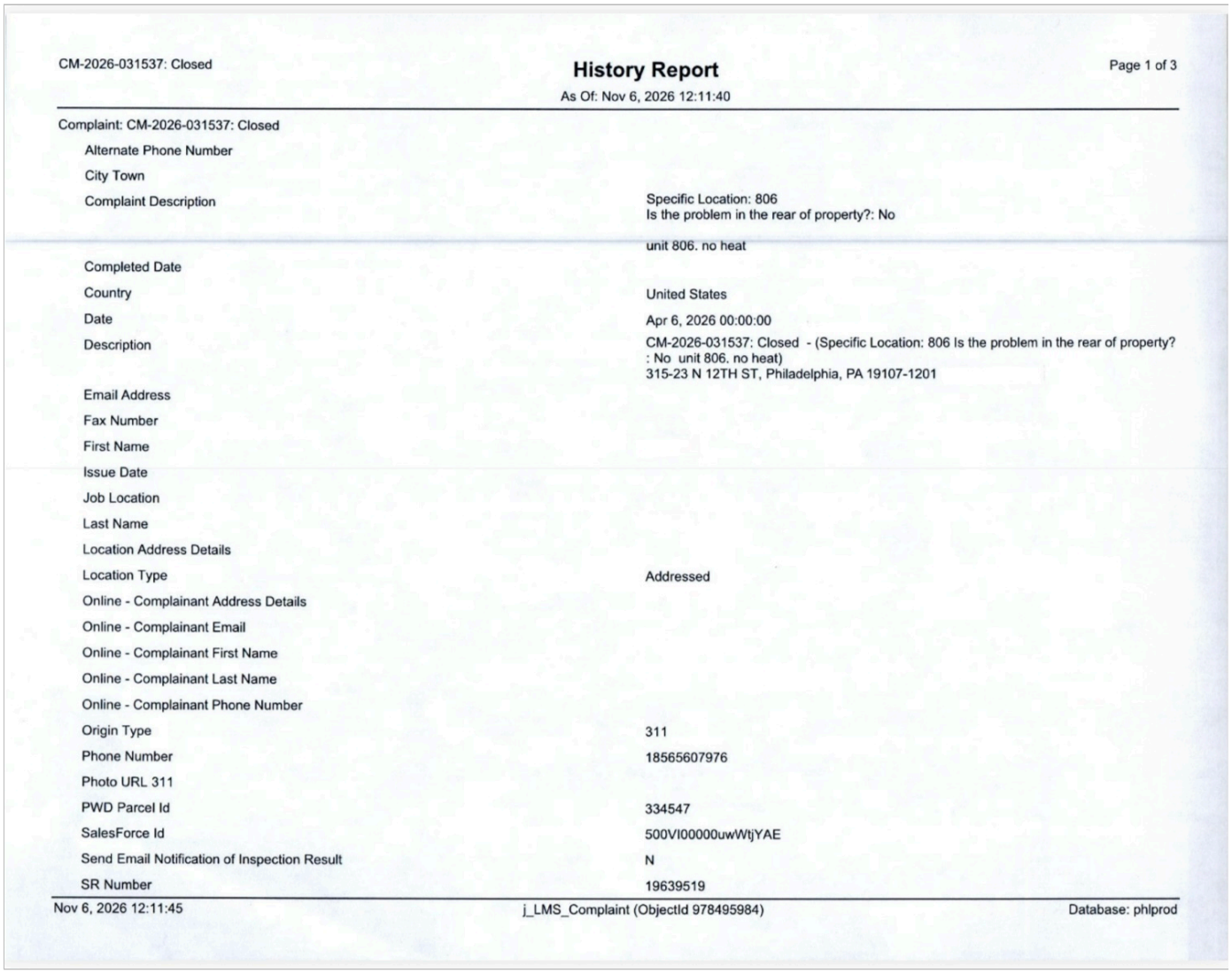
Pointed at a hazard that didn't exist. Walked past the one in front of him. Told the staff to keep quiet. Closed the file. The supervisor sent me back to the landlord. The councilmember sent me to settle.

I have his photos. I have my photos. I have the sensor log. I have the texts. I have Williams' emails. I have Squilla's emails. I have the City's own words.

Sources: eCLIPSE LMS Complaint ObjectId 978495984 (CM-2026-031537) and case file CF-2026-032502 with inspector photos, produced under the Pennsylvania Right-to-Know Law, Nov 6, 2026. FLIR images, April 6, 2026, 2:50 PM. Sonoff temperature/humidity sensor log, Feb 20 – Aug 21, 2026. Emails: A. Williams (Apr 13, 14, 24; Jul 7, 2026), M. Squilla (Apr 24; Oct 8, 2026), N. Cordial (Apr 15, 2026). Philadelphia campaign-finance data (phl.carto.com). Philadelphia Inquirer, May 3, 2012; Philadelphia Magazine. Physician letters dated Apr 10, May 21 and Jun 11, 2026. Philadelphia Police reports DC #2609047257, #26-09-47920, #26-09-055021.

Exhibit A: eCLIPSE complaint history, CM-2026-031537

City of Philadelphia, database phlprod, History Report as of Nov 6, 2026 12:11:40. Three pages.



CM-2026-031537: Closed

History Report

As Of: Nov 6, 2026 12:11:40

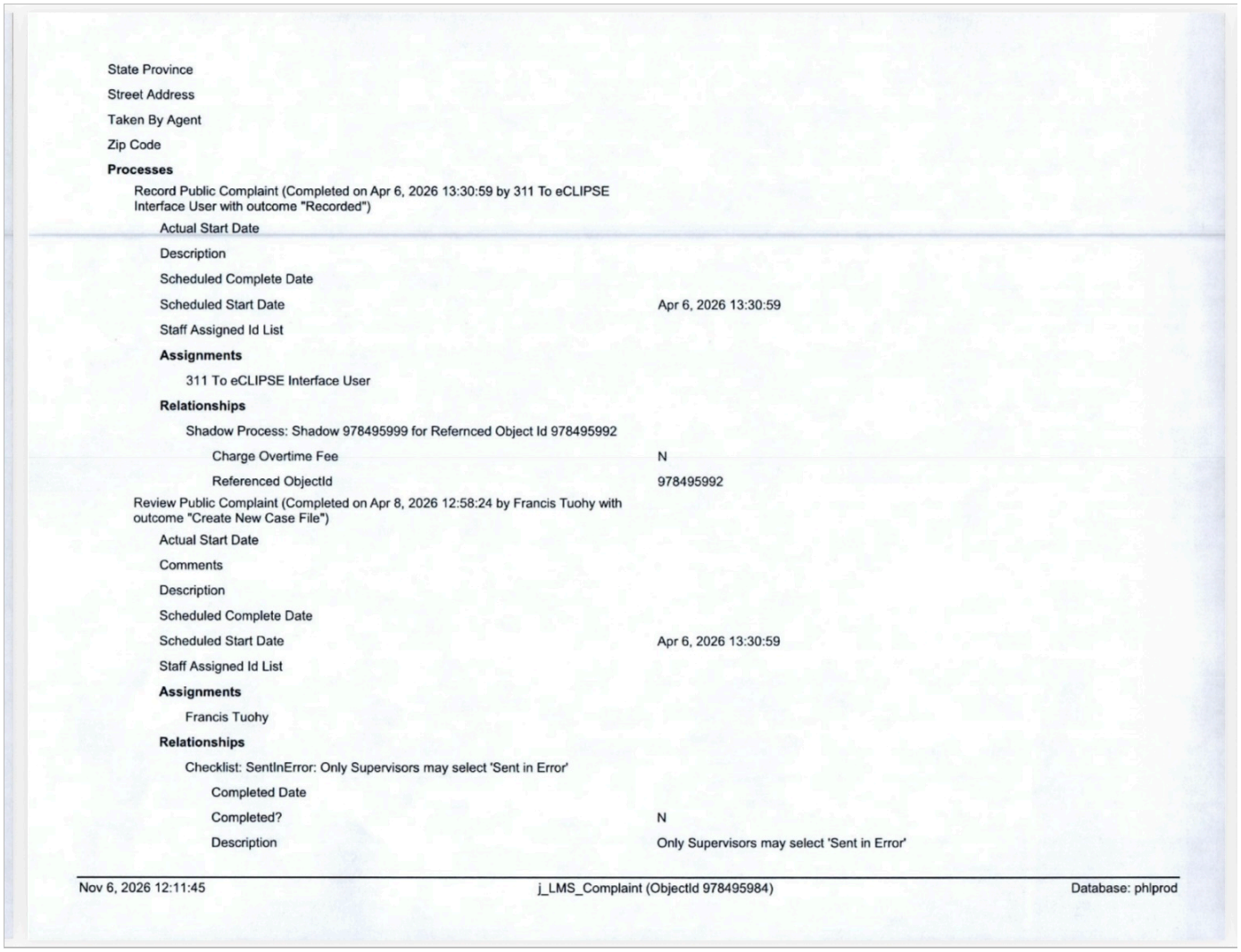
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Complaint: CM-2026-031537: Closed

Alternate Phone Number	
City Town	
Complaint Description	Specific Location: 806 Is the problem in the rear of property?: No unit 806. no heat
Completed Date	
Country	United States
Date	Apr 6, 2026 00:00:00
Description	CM-2026-031537: Closed - (Specific Location: 806 Is the problem in the rear of property? : No unit 806. no heat) 315-23 N 12TH ST, Philadelphia, PA 19107-1201
Email Address	
Fax Number	
First Name	
Issue Date	
Job Location	
Last Name	
Location Address Details	
Location Type	Addressed
Online - Complainant Address Details	
Online - Complainant Email	
Online - Complainant First Name	
Online - Complainant Last Name	
Online - Complainant Phone Number	
Origin Type	311
Phone Number	18565607976
Photo URL 311	
PWD Parcel Id	334547
SalesForce Id	500VI00000uwWtjYAE
Send Email Notification of Inspection Result	N
SR Number	19639519

Nov 6, 2026 12:11:45 j_LMS_Complaint (ObjectId 978495984) Database: phlprod

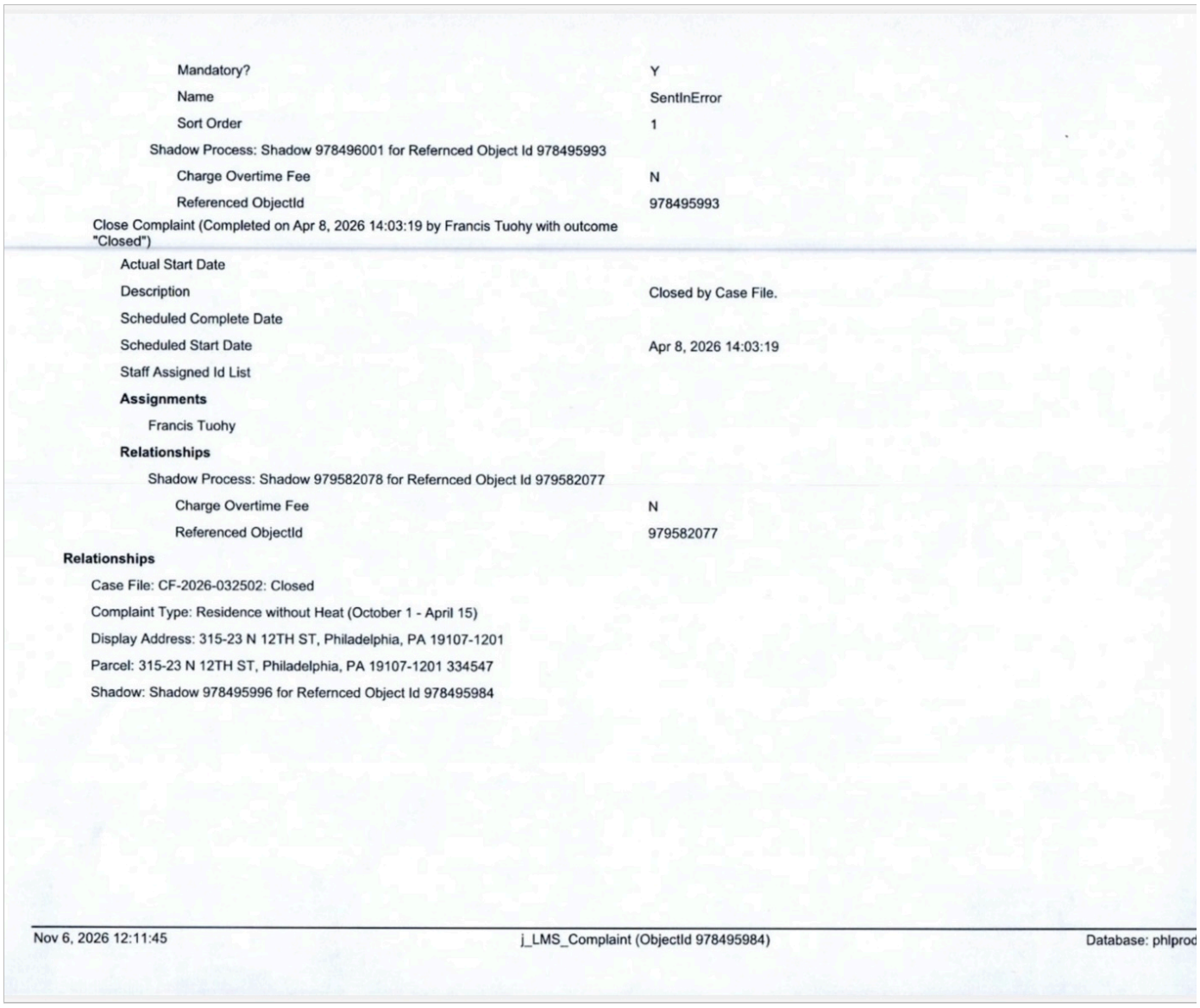
Page 1. Complaint CM-2026-031537, "unit 806. no heat," origin 311, SR 19639519.



State Province
Street Address
Taken By Agent
Zip Code
Processes
Record Public Complaint (Completed on Apr 6, 2026 13:30:59 by 311 To eCLIPSE Interface User with outcome "Recorded")
Actual Start Date
Description
Scheduled Complete Date
Scheduled Start Date — Apr 6, 2026 13:30:59
Staff Assigned Id List
Assignments
311 To eCLIPSE Interface User
Relationships
Shadow Process: Shadow 978495999 for Refernced Object Id 978495992
Charge Overtime Fee — N
Referenced ObjectId — 978495992
Review Public Complaint (Completed on Apr 8, 2026 12:58:24 by Francis Tuohy with outcome "Create New Case File")
Actual Start Date
Comments
Description
Scheduled Complete Date
Scheduled Start Date — Apr 6, 2026 13:30:59
Staff Assigned Id List
Assignments
Francis Tuohy
Relationships
Checklist: SentInError: Only Supervisors may select 'Sent in Error'
Completed Date
Completed? — N
Description — Only Supervisors may select 'Sent in Error'

Nov 6, 2026 12:11:45 j_LMS_Complaint (ObjectId 978495984) Database: phlprod

Page 2. Recorded Apr 6, 2026 13:30:59. Reviewed Apr 8, 2026 12:58:24 by Francis Tuohy, outcome "Create New Case File."



Mandatory?	Y
Name	SentInError
Sort Order	1
Shadow Process: Shadow 978496001 for Refernced Object Id 978495993	
Charge Overtime Fee	N
Referenced ObjectId	978495993

Close Complaint (Completed on Apr 8, 2026 14:03:19 by Francis Tuohy with outcome "Closed")

Actual Start Date	
Description	Closed by Case File.
Scheduled Complete Date	
Scheduled Start Date	Apr 8, 2026 14:03:19
Staff Assigned Id List	

Assignments

Francis Tuohy

Relationships

Shadow Process: Shadow 979582078 for Refernced Object Id 979582077	
Charge Overtime Fee	N
Referenced ObjectId	979582077

Relationships

Case File: CF-2026-032502: Closed

Complaint Type: Residence without Heat (October 1 - April 15)

Display Address: 315-23 N 12TH ST, Philadelphia, PA 19107-1201

Parcel: 315-23 N 12TH ST, Philadelphia, PA 19107-1201 334547

Shadow: Shadow 978495996 for Refernced Object Id 978495984

Page 3. Close Complaint, Apr 8, 2026 14:03:19 by Francis Tuohy, "Closed by Case File." Case file CF-2026-032502: Closed.