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To whom it may concern:

I visited the Southwood Apartments on Clarkson Rd. at the request of community organizers on November 4, 2021. I was asked to provide professional guidance and recommend repairs to several tenants' apartments to improve health and safety conditions.

I observed troubling conditions inside the three apartments I viewed. All apartments had significant threats to health and safety in the form of mold growth. Upon closer inspection of the units' HVAC systems, the observable components showed signs of extensive wear and disrepair, suggesting improper function leading to excessive moisture inside tenants' apartments. I also observed signs of failed condenser units outside of apartments I did not enter.

Multiple apartments also had signs of significant water damage caused by failure of internal plumbing components, further contributing to moisture issues causing excessive mold growth.

I observed other threats to health and safety during my walkthroughs. Two of the three visited units had evidence of severe pest infestations, including mouse droppings, rat holes, and live roaches. Exposed wiring was visible underneath a sink and in many external electrical lines. Floors with multiple tears and holes presented trip hazards. Tenants demonstrated electrical appliances that functioned intermittently, suggesting potential electrical hazards.

Many of these issues can be prevented with regular maintenance by a licensed professional, but have been neglected to the point where more extensive repairs are necessary.

A more thorough inspection of Southwood Apartments is necessary to fully understand the extent of threats to health and safety and recommend appropriate repairs. I am confident that I was unable to observe all potential threats during my short visit.

I am personally concerned for the livelihood of tenants residing at Southwood Apartments due to the conditions of units caused by lack of maintenance or improper repairs. I would recommend extensive repairs to ensure the health and safety of tenants.



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