

List of Co-op's 10 official inspections (2020 to 2026)

1. Tues., Jan. 20, 2020

Inspected by CTA (building engineers Craig Tooman (principal) & Amanda Mullen, with Paul Brensilber (management company president) and Walter Lopez (super).

We were told that the building architect was reviewing plans and nothing ever happened after that. We have never seen a report from that inspection.

** pause in efforts to fix problem because we didn't want strangers in apartment due to pandemic and resigned ourselves to living with windows open**

2. Feb 20, 2025

Inspection by co-op engineer, Brian Bercarich, P.E. and presumably by Paul and /or Walter. **(This inspection was done while we were out of town.** We were told we could communicate with the engineer and he was non-responsive to outreach.)

3. Aug 6, 2025

Inspected by our mechanical engineer, Omar Hashimi.

The co-op wanted to bring in the following people:

Richard Wainer, AIA (Reviewing architect for both renovations 6A/N & 6B)

Brian Bercarich, Mechanical Engineer

Jared Kalt, director of transfer dept at Jordan Cooper (management company)

Dan Daskal, property management at Jordan Cooper (management company)

Walter Lopez, super

We said no to Jared and Dan since they have no engineering experience and this was just intimidation. The architect (Richard) decided to not show up the night before. The building engineer (Brian) bailed on the day of saying that he had a graduation to attend. The report was sent to the management company and their lawyer.

4. Nov. 25, 2025

Inspected by Paul Brensilber (management company president) for mold, the air imbalance, and wall cracking. We tape recorded this entire interaction and showed him that the only way to prevent the air from coming through the wall (as shown by the streamers hung above the outlet) was to open a bedroom window.

5. Dec 10, 2025

Heat inspection by Walter Lopez (super)

6. Dec. 29, 2025

Inspection by Walter Lopez regarding missing fire safety sticker. Added to door.

7. Feb. 25, 2026

Co-op demanded access to install vent dampers. We pointed out that they needed permits. They insisted no permits were needed. We gave them access, they received a DOB violation for work without a permit, and as we soon pointed out, the air quality deteriorated even more significantly.

8. April 23, 2026

On Tues, April 14, 2026, the Co-op lawyer emailed and demanded access April 23 or 24th. We had a call with our lawyer on Fri, April 17 and agreed to access on April 23. The Board scurried to send a letter to the Building telling them we hadn't granted access.

The Building states that they need to inspect “(i) how to effectively remove any blockages discovered on February 25, 2026 that are impacting the toilet exhaust connection in Unit 6A/N; (ii) the source of any air migration into apartment 6A/N from the shared partition wall unit Unit 6B; and (iii) how the air balance is effected by the corridor exhaust operation (the corridors are serviced by a separate exhaust fan).”

We pointed out that there are no air blockages in 6NA except for the blockages installed by the co-op through the air dampers that were installed without permits. The vents for N line bathrooms on Floors 5 down to 2 are blocked. It's not clear that the co-op intends to address those other apartments at all.

The following 7 people were given unrestricted access to the apartment:

Luke Micelle -HLZAE

Frank Kremsner - HLZAE

Michael Cassidy – HLZAE

Jon Colatrello HLZAE (engineer)

Guy Depal - HVAC specialist (installed the dampers),

Richard Wainer - Building Architect,

Jared Kalt - Asst. Property Manager for Jordan Cooper

9. May 1, 2026 – Co-op given access – with 15 minutes notice – to access 6A door that would not close due to air pressure.

Eugene arrived at 9:30 and left at 10:11. So much for advance notice.

He commented repeatedly about how much air was coming through the doors (on both of them) and asked me to close the windows, motioning toward the bedroom. I told him we had to live

with windows open, but then I closed the bedroom windows for a few minutes. He took a hammer to the door frame and also shaved it down with a metal grinder then used WD40 on both doors.

10. May 5, 2026 – Walter was given access – with 2.5 hours notice – to remove the vent dampers installed illegally by the co-op in Feb. 2026. He was in the apt from roughly 11:20 until after 2:30 hammering and chiseling.

These formal inspections are on top of Board members personally witnessing the smells in our apartment:

1. Date: 2/26/25

Time: 7:45 PM → 9 PM

Condition Observed:

- Food smells present.

Actions Taken:

- Texted Walter (resident manager/super).
 - Walter arrived around 9 PM and witnessed the smell.
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2. Date: 2/25/25

Time: 8 PM

Condition Observed:

- Food smells in 6A.

Actions Taken:

- Contacted Walter (resident manager/super); he came to witness.
 - Re-covered bathroom vent to reduce air intake (previous year's attempts were ineffective but repeated).
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3. Date: 2/14/25

Time: ~7:30 PM

Condition Observed:

- Rob (co-op Board member & Treasurer) visited and observed food smells.

4. Date: 2/13/25

Time: 5 PM and ~9:15–9:55 PM

Condition Observed:

- Food smells began around 5 PM; detectable in 6B master bath during blow-drying.
- Returned around 9:15 PM and closed windows; food smells returned by 9:55 PM.

Witnesses:

- Cissy (co-op board member and former president) and Theo (co-op board member) described odor as “foul.”
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5. Date: 2/6/25

Condition Observed:

- Food smells again.

Actions Taken:

- Texted Amy (co-op board member); she came to experience it.
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6. Date: 2/5/25

Time: 9:45 PM

Condition Observed:

- No smell.
 - Initially believed due to 6B receiving air purifier; later learned 6B ordered Chipotle.
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7. Date: 2/4/25

Condition Observed:

- Food smell returned, even with windows open.

Actions Taken:

- Texted Walter (resident manager/super) and Joe (co-op board member); both came to smell.

Witness Notes:

- Joe (co-op board member) described it as “like living above a fast food restaurant.” He emailed Paul (president of management company) and agreed that the smell was coming from 6B.
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8. Date: 2/3/25

Condition Observed:

- Bedroom smelled like food again.

Actions Taken:

- Texted Walter (resident manager/super) to come smell it.
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9. Date: 1/28/25

Condition Observed:

- Strong fried chicken smell in bedroom.
- Amy (co-op board member) confirmed and noted difficulty sleeping when strong food smells are present.

Actions Taken:

- Texted Walter (resident manager/super).
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