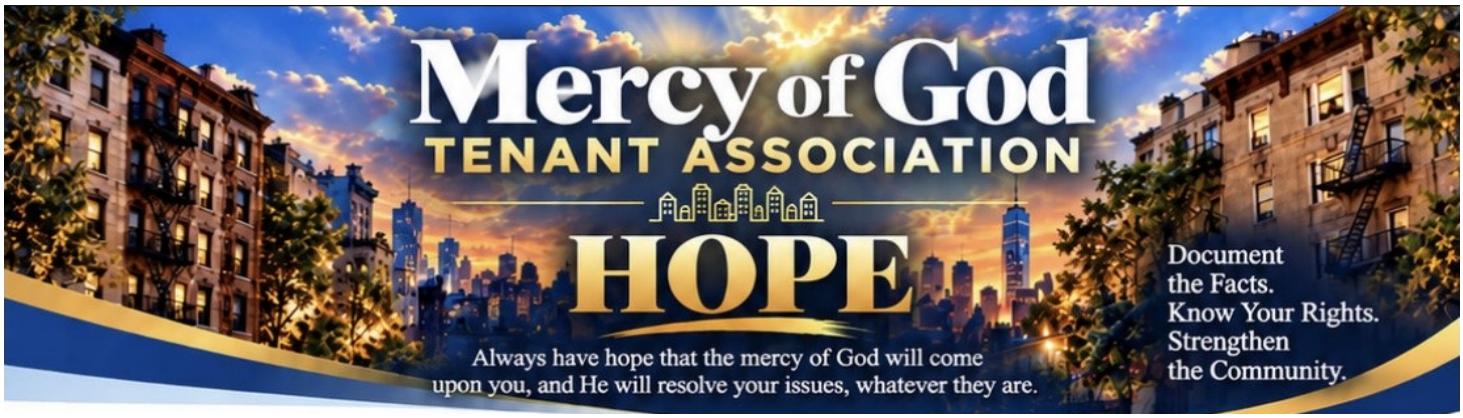


A COMMUNITY MESSAGE OF APPRECIATION

A PUBLIC SERVANT WHO LISTENS

Honoring NYC HPD Inspector Peter Collins | Badge No. 4265

"Public service at its best: knowledge shared freely, conditions examined carefully, and every tenant treated with dignity and respect.



Photograph of the HPD credential and badge presented during the visit

A THOROUGH, PATIENT VISIT

During a recent inspection, Peter Collins spent approximately one hour examining conditions and speaking with me. He listened, asked specific questions, and showed genuine concern for other residents as well as my apartment. He told me he is certified as a state home inspector and also works as a city inspector.

BATHROOM PLASTER & PAINT

He inspected plasterwork in the bathroom, judged the finish unsatisfactory, called for painting, and advised that he issued a violation. He focused on the condition rather than dismissing the concern.

BOILER VENTING EXPLAINED

When I raised a complaint about the boiler exhaust, he explained proper venting, and how overheating and wasted heat can be concerns. I valued his willingness to teach, not merely inspect; any separate finding remains to be verified.

HOT WATER: MEASURED, NOT GUESSED

He used a thermometer to test the hot water and expressed concern that it was excessively hot. He told me the water should remain at a safe, steady temperature, referring to approximately 130°F as an upper limit. That demonstration showed why measurements matter.

APARTMENT 42 FLOORING

I showed him a tenant-supplied photo of vinyl floor tiles in Apartment 42. He said he recognized the type from previous work and believed it contained asbestos. A photo cannot establish asbestos; qualified testing is needed for confirmation.

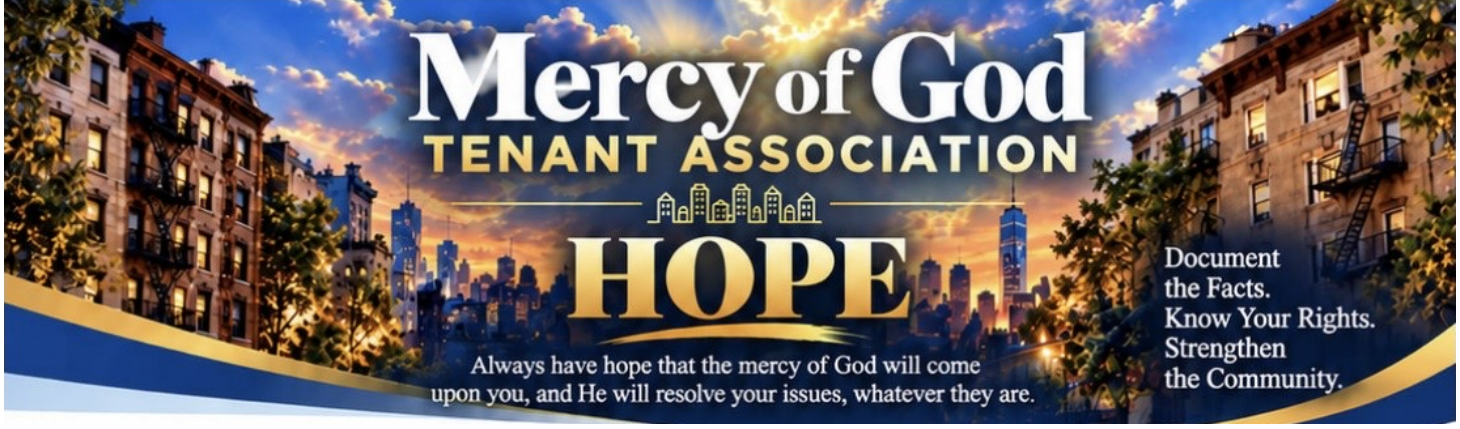
SERVICE WORTH RECOGNIZING

He also raised thoughtful questions about rent differences described by tenants in this rent-stabilized building, without making a legal determination. His exceptional integrity, expertise, patience, and compassion exemplified public service at its finest. On behalf of our association, thank you, Inspector Collins, for caring enough to listen, investigate, and educate.

Luis Martinez | Tenant Records & Accountability Coordinator

Mercy of God Tenant Association • info@mogtenantassoc.org

A resident's firsthand account and tribute; not an official HPD finding, statement, or endorsement.



SUPPLEMENTAL PHOTOGRAPHIC DOCUMENTATION

APARTMENT 42 | FLOORING CONDITIONS

Photographs shown to Inspector Peter Collins | Resident account - November 1, 2026

PHOTO A | VINYL FLOOR TILES



Resident report: Inspector Collins identified the pictured vinyl tiles as containing asbestos, based on the photo and his experience. This statement was not verified by laboratory analysis.

PHOTO B | DAMAGED FLOORING



Resident report: After seeing this photograph, Inspector Collins warned that the damaged and exposed flooring presented a dangerous condition, including the possibility of someone cutting a foot.

Additional context: Before leaving, Inspector Collins reportedly confirmed that I could communicate his statement about the tiles to the Apartment 42 resident.

Evidence distinction: These are photographs and a resident's account of oral remarks, not official HPD findings, a laboratory asbestos determination, or an agency endorsement. The original photographs should be retained without alteration.

Luis Martinez | Tenant Records & Accountability Coordinator
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