

COMMONWEALTH OF PENNSYLVANIA  
(Public Utility Commission)

-----\*  
VANEE FLOWERS, :  
Complainant, : Case No.:  
vs. : F-2023-3037961  
PETCO ENERGY COMPANY, :  
Respondent. :  
-----\*

Pages 1 through 86 TELEPHONIC HEARING  
Judge's Chambers  
State Office Bldg.  
801 Market Street  
Philadelphia, PA 19107

Wednesday, April 12, 2023  
Met, pursuant to notice, at 10:11 a.m.

BEFORE: THE HONORABLE ARLENE ASHTON BUCKLEY  
Administrative Law Judge

INDEX TO EXHIBITS  
CASE NO.: F-2023-3037961  
Wednesday, April 12, 2023

EXHIBITS INDEX

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3 (Account Status 1/31/20 - 11/30/22)	80	90
4 (Decision from BCS #003866604 closed 12/21/22)	80	90



Direct Dial: 215.841.6841  
khadijah.scott@exeloncorp.com

March 31, 2023

**VIA E-MAIL**

Honorable Arlene Ashton  
PA Public Utility Commission  
801 Market St. Ste. 4063  
Philadelphia, PA 19107

**RE: Vane Flowers v. PECO Energy Company**  
**Docket No. F-2023-3037961.**  
**Date of Hearing: April 12<sup>th</sup> 2023 @ 10:00 a.m.**

Dear Judge Ashton:

Enclosed please find a copy of PECO Energy Company's updated Exhibits 1 through 4, which it intends to use in the above referenced hearing. By copy of this letter, I am sending a copy of same to the Complainant.

Please call my direct dial number if you have any questions regarding this case.

Respectfully submitted,

A handwritten signature in blue ink that reads "Khadijah Scott". The signature is written in a cursive style with a loop at the end of the last name.

Khadijah Scott

KS/ab  
Enclosure

Cc: Vane Flowers (via email)

# **EXHIBIT 1**

\*\*\* Account Information \*\*\*

Account Number: 58873-69043  
 Account Status: Active  
 Requested By: VANEE FLOWERS  
 (484)540-8395 Extension:  
 Mail To: VANEE FLOWERS  
 UNIT 305  
 1101 HOOK RD  
 SHARON HILL DE 19079

\*\*\* Current Account Status \*\*\*

Current Bill: \$118.14  
 Billed Prior: \$701.69  
 Balance Due: \$819.83  
 Service Address: UNIT 305  
 1101 HOOK RD  
 SHARON HILL PA 19079  
 Credit Amount: \$0.00  
 Deposit Requested: \$0.00  
 Deposit On-Hand: \$0.00  
 Meter Bill Grp: 09  
 Rate: Gas Residential Heating Service  
 Electric Residential Service

DATE	CHARGE TYPE	BILLING PERIOD	READ	METER #	CHARGE AMOUNT	CREDIT AMOUNT	TOTAL BILL	BALANCE FORWARD	DUE DATE	KWH
12/08/22	GAS SERVICE	11/18/22 12/08/22	5551	016549289	\$20.63					
12/08/22	ELECTRIC SERVICE	11/18/22 12/08/22	47958	114465249	\$37.19					
12/08/22	CONNECTION CHARGE - STANDARD				\$6.00					
12/08/22	Regular Bill						\$63.82		12/30	174
01/04/23	Late Payment Charge				\$0.87					
01/11/23	GAS SERVICE	12/08/22 01/11/23	5569	016549289	\$36.65					
01/11/23	ELECTRIC SERVICE	12/08/22 01/11/23	48388	114465249	\$85.19					
01/11/23	Regular Bill						\$186.53	\$64.69	02/02	430
01/19/23	Transfer Debit 30704-23169				\$542.91					
02/09/23	GAS SERVICE	01/11/23 02/09/23	5586	016549289	\$36.97					
02/09/23	ELECTRIC SERVICE	01/11/23 02/09/23	48814	114465249	\$85.28					
02/09/23	Regular Bill						\$851.69	\$729.44	03/03	426
03/08/23	Late Payment Charge				\$4.54					
03/10/23	GAS SERVICE	02/09/23 03/10/23	5594	016549289	\$24.51					
03/10/23	ELECTRIC SERVICE	02/09/23 03/10/23	49265	114465249	\$89.09					
03/10/23	Regular Bill						\$969.83	\$856.23	04/03	451
03/14/23	LIHEAP Payment					\$150.00				

## **EXHIBIT 2**

\*\*\* Account Information \*\*\*

Account Number: 30704-23169  
 Account Status: Final  
 Requested By: VANEE FLOWERS  
 (215)764-2519 Extension:  
 Mail To: VANEE FLOWERS  
 1101 hook rd  
 unit 305  
 sharon hill PA 19079

\*\*\* Current Account Status \*\*\*

Current Bill: \$0.00  
 Billed Prior: \$0.00  
 Balance Due: \$0.00  
 Service Address: FL 2nd  
 927 COATES ST  
 SHARON HILL PA 19079  
 Credit Amount: \$0.00  
 Deposit Requested: \$0.00  
 Deposit On-Hand: \$0.00  
 Meter Bill Grp: 09  
 Rate: Gas Residential Heating Service  
 Electric Residential Service

DATE	CHARGE TYPE	BILLING PERIOD	READ	METER #	CHARGE AMOUNT	CREDIT AMOUNT	TOTAL BILL	BALANCE FORWARD	DUE DATE	KWH	CCF
02/11/21	BUDGET BILLING	01/12/21 02/10/21			\$135.00						
	** Budget Bill Detail **	Actual Bill Amount: 216.11			BB Deferred Amount: 218.65						
02/11/21	Regular Bill						\$1562.02	\$1427.02	03/05	162	231
03/12/21	BUDGET BILLING	02/10/21 03/11/21			\$135.00						
	** Budget Bill Detail **	Actual Bill Amount: 208.88			BB Deferred Amount: 292.53						
03/12/21	Regular Bill						\$1697.02	\$1562.02	04/05	168	218
03/18/21	LIHEAP Payment					\$427.02					
03/23/21	Payment Agreement					\$1270.00					
04/12/21	BUDGET BILLING	03/11/21 04/11/21			\$135.00						
	** Budget Bill Detail **	Actual Bill Amount: 110.57			BB Deferred Amount: 268.10						
04/12/21	DEFERRED PAYMENT AGREEMENT				\$52.92		\$187.92		05/04	158	88
04/12/21	Regular Bill										
05/10/21	Bill Out DPA due to Default				\$1217.08						
05/11/21	BUDGET BILLING	04/11/21 05/10/21			\$149.00						
	** Budget Bill Detail **	Actual Bill Amount: 115.59			BB Deferred Amount: 234.69						
05/11/21	Regular Bill						\$1554.00	\$1405.00	06/02	155	95
06/10/21	BUDGET BILLING	05/10/21 06/09/21			\$149.00						
	** Budget Bill Detail **	Actual Bill Amount: 71.54			BB Deferred Amount: 157.23						
06/10/21	Regular Bill						\$1703.00	\$1554.00	07/02	192	32
06/14/21	Payment Agreement					\$1703.00					
07/09/21	Payment					\$1965.00					
07/12/21	BUDGET BILLING	06/09/21 07/11/21			\$149.00						
	** Budget Bill Detail **	Actual Bill Amount: 46.11			BB Deferred Amount: 54.34						
07/12/21	Regular Bill							-\$113.00	08/03	126	11
08/10/21	BUDGET BILLING	07/11/21 08/09/21			\$149.00						
	** Budget Bill Detail **	Actual Bill Amount: 49.96			BB Deferred Amount: -44.70						
08/10/21	Regular Bill						\$36.00		09/01	142	10
09/09/21	BUDGET BILLING	08/09/21 09/08/21			\$120.00						
	** Budget Bill Detail **	Actual Bill Amount: 53.92			BB Deferred Amount: -110.78						
09/09/21	Regular Bill						\$156.00	\$36.00	10/01	144	14
09/15/21	LIHEAP Payment					\$250.00					
10/08/21	BUDGET BILLING	09/08/21 10/07/21			\$120.00						
	** Budget Bill Detail **	Actual Bill Amount: 62.06			BB Deferred Amount: -168.72						
10/08/21	Regular Bill						\$26.00		11/02	215	12
10/21/21	LIHEAP Payment					\$500.00					

DATE	CHARGE TYPE	BILLING PERIOD	READ	METER #	CHARGE AMOUNT	CREDIT AMOUNT	TOTAL BILL	BALANCE FORWARD	DUE DATE	KWH	CCF
11/08/21	BUDGET BILLING	10/07/21 11/07/21			\$120.00						
	** Budget Bill Detail **	Actual Bill Amount: 125.90			BB Deferred Amount: -162.82						
11/08/21	Regular Bill							-\$354.00	11/30	389	61
12/09/21	BUDGET BILLING	11/07/21 12/08/21			\$120.00						
	** Budget Bill Detail **	Actual Bill Amount: 238.71			BB Deferred Amount: -44.11						
12/09/21	Regular Bill							-\$234.00	01/03	315	193
01/12/22	BUDGET BILLING	12/08/21 01/11/22			\$120.00						
	** Budget Bill Detail **	Actual Bill Amount: 260.65			BB Deferred Amount: 96.54						
01/12/22	Regular Bill							-\$114.00	02/03	595	147
02/11/22	BUDGET BILLING	01/11/22 02/10/22			\$120.00						
	** Budget Bill Detail **	Actual Bill Amount: 365.54			BB Deferred Amount: 342.08						
02/11/22	Regular Bill						\$6.00		03/07	214	294
03/11/22	BUDGET BILLING	02/10/22 03/11/22			\$120.00						
	** Budget Bill Detail **	Actual Bill Amount: 281.78			BB Deferred Amount: 503.86						
03/11/22	Regular Bill						\$126.00	\$6.00	04/04	249	212
04/11/22	BUDGET BILLING	03/11/22 04/11/22			\$120.00						
	** Budget Bill Detail **	Actual Bill Amount: 247.56			BB Deferred Amount: 631.42						
04/11/22	Regular Bill						\$246.00	\$126.00	05/03	407	159
05/10/22	BUDGET BILLING	04/11/22 05/10/22			\$213.00						
	** Budget Bill Detail **	Actual Bill Amount: 156.55			BB Deferred Amount: 574.97						
05/10/22	Regular Bill						\$459.00	\$246.00	06/01	263	91
06/09/22	BUDGET BILLING	05/10/22 06/09/22			\$213.00						
	** Budget Bill Detail **	Actual Bill Amount: 80.85			BB Deferred Amount: 442.82						
06/09/22	Regular Bill						\$672.00	\$459.00	07/01	255	16
07/11/22	BUDGET BILLING	06/09/22 07/11/22			\$213.00						
	** Budget Bill Detail **	Actual Bill Amount: 71.80			BB Deferred Amount: 301.62						
07/11/22	Regular Bill						\$885.00	\$672.00	08/02	200	13
08/09/22	BUDGET BILLING	07/11/22 08/09/22			\$213.00						
	** Budget Bill Detail **	Actual Bill Amount: 68.97			BB Deferred Amount: 157.59						
08/09/22	Late Payment Charge				\$13.29						
08/09/22	Regular Bill						\$1111.29	\$898.29	08/31	164	15
08/22/22	LIHEAP Payment					\$250.00					
09/07/22	Payment					\$672.00					
09/07/22	Late Payment Charge				\$2.64						
09/08/22	BUDGET BILLING	08/09/22 09/08/22			\$181.00						
	** Budget Bill Detail **	Actual Bill Amount: 72.02			BB Deferred Amount: 48.61						
09/08/22	Regular Bill						\$372.93	\$191.93	09/30	191	13
09/23/22	Payment Agreement					\$372.93					
10/07/22	BUDGET BILLING	09/08/22 10/07/22			\$181.00						
	** Budget Bill Detail **	Actual Bill Amount: 144.00			BB Deferred Amount: 11.61						
10/07/22	DEFERRED PAYMENT AGREEMENT				\$31.08						
10/07/22	Regular Bill						\$212.08		11/01	276	58
10/27/22	LIHEAP Payment					\$300.00					
11/07/22	BUDGET BILLING	10/07/22 11/07/22			\$181.00						
	** Budget Bill Detail **	Actual Bill Amount: 126.09			BB Deferred Amount: -43.30						
11/07/22	DEFERRED PAYMENT AGREEMENT				\$31.08						
11/07/22	Regular Bill						\$124.16		11/29	213	52

DATE	CHARGE TYPE	BILLING PERIOD	READ	METER #	CHARGE AMOUNT	CREDIT AMOUNT	TOTAL BILL	BALANCE FORWARD	DUE DATE	KWH	CCF
11/30/22	BUDGET BILLING	11/07/22 11/30/22			\$107.98						
	** Budget Bill Detail **		Actual Bill Amount: 151.28		BB Deferred Amount: 0.00						
11/30/22	DEFERRED PAYMENT AGREEMENT				\$310.77						
11/30/22	Regular Bill						\$542.91	\$124.16	12/22	82	91
01/19/23	Transfer to 58873-69043					\$542.91					

## **EXHIBIT 3**

VANEE FLOWERS

F-2022-3037961

ACCOUNT NO.: 30704-23169

ACCOUNT STATUS - FINALED

ACCOUNT OPENED:

Account 30704-23169 for VANEE FLOWERS PECO

View Bill Account for 30704-23169

Account Edit Help

**Priority Account**

Level:

Reason:

Eligible for Late Payment Charge

Cash Only

Revenue Class:  R.O.I.:

Doing Business As:  Extended Net:

Company Facility:  Account Opened:

Reading Notes:  Account Identifier:

Inter-Company:  Handling Type:

ACCOUNT FINALED:

Account 30704-23169 for VANEE FLOWERS PECO

Display Outstanding Money for Account 30704-23169

Select Bill for Account 30704-23169

Bill Edit Actions Help

Billed	Total Bill	Reading Source	Days	Real Sta
11/30/22	542.91	Final Reading	23	Billed ^

# **EXHIBIT 4**



March 31, 2023

**BCS Decision Report**

<b>BCS Case #:</b>	003866604	<b>Open Date:</b>	2022-09-22
<b>Customer Name:</b>	VANEE FLOWERS		
<b>Service Address:</b>	927 COATES ST APT 2 SHARON HILL, PA 19079		
<b>BCS Bill Account #:</b>	3070423169	<b>Previous Case #:</b>	
<b>Violation Type:</b>	NO	<b>Chapter Type:</b>	
<b>Decision Type:</b>	W	<b>Section / Rule:</b>	
<b>Investigator Name:</b>	HEATHER TROUTMAN		
<b>Decision Issued Date:</b>	2022-11-29		
<b>Case Closed Date:</b>	2022-12-21		

**Letter Description:**

<b>Total Balance:</b>	\$421.54	<b>Balance Date:</b>	2022-10-04
<b>Amount to Restore Service:</b>	\$0.00	<b>Amount to Continue Service:</b>	\$0.00
<b>Date Payment Due:</b>		<b>Regular Budget Amount:</b>	\$169.00
<b>Special Budget Payment:</b>	\$0.00	<b>Final Bill Monthly Payment:</b>	\$0.00
<b>Plus Arrears Payment:</b>	\$0.00	<b>End of Month Payment:</b>	\$0.00
<b>Current Monthly Payment:</b>	\$0.00		
<b>Payment Terms:</b>			

**PAR Description:**

**Resolution Description:**

DECISION LETTER ISSUED: DISMISSAL ISSUED COMPANY HAS BEEN UNABLE TO SCHEDULE AN APPOINTMENT WITH THE CUSTOMER TO TEST FOR HIGH VOLTAGE, METER SHARING, BLACKOUTS, EXTREME HEAT, AND ILLEGAL HOOKUP ISSUES AS REPORTED IN THE PUC COMPLAINT. CUSTOMER HAD ONLY REPORTED FLICKERING LIGHTS TO THE COMPANY. CUSTOMER NO LONGER LIVES AT THE PROPERTY SO THEY DON'T HAVE ACCESS TO INVESTIGATE THESE ISSUES. CUSTOMER'S BILLS ARE ALL ACTUAL READS AND ARE ACCURATE AS RENDERED. CUSTOMER'S ACCOUNT BALANCE DID NOT REACH \$0 AFTER ALL PAYMENTS HAD BEEN APPLIED. A FINAL BILL WAS ISSUED ON THE ACCOUNT ON 11/30/2022 AND IS DUE 12/22/2022. CUSTOMER ESTABLISHED SERVICE AT A NEW ADDRESS ON 11/18/22 AND BALANCE COULD BE TRANSFERRED IN ACCORDANCE WITH PA REGULATION ?? 56.16(B).

Fw: IMPORTANT - Appeal PUC And Peco Decision of PA Public Utility Commission Case # 3866604

From: Vanee Flowers (vaneedflowers@yahoo.com)

To: hetroutman@pa.gov

Date: Thursday, December 22, 2022 at 02:03 PM EST

----- Forwarded Message -----

**From:** Vanee Flowers <vaneedflowers@yahoo.com>

**To:** RA-PCAppeals@pa.gov <ra-pcappeals@pa.gov>

**Sent:** Thursday, December 22, 2022 at 01:56:51 PM EST

**Subject:** Fw: IMPORTANT - Appeal PUC And Peco Decision of PA Public Utility Commission Case # 3866604

----- Forwarded Message -----

**From:** Vanee Flowers <vaneedflowers@yahoo.com>

**To:** Troutman, Heather <hetroutman@pa.gov>; PA-PCAppeals@pa.gov <pa-pcappeals@pa.gov>

**Cc:** Vanee D. Flowers <vaneedflowers@yahoo.com>

**Sent:** Thursday, December 22, 2022 at 01:38:08 PM EST

**Subject:** Re: IMPORTANT - Appeal PUC And Peco Decision of PA Public Utility Commission Case # 3866604

December 22, 2022

Timely Complaint of PUC Decesion of Complaint submitted in writing via Elictronicly via Email to the above

Vanee Flowers requested a Federal Government Inspection for no access to her breaker box an overload of, electricity, and no access to the gas heater to her unit, overload to her internet, cable, and phone for her unit the Del Val Realt & Property Management Inc agents for the owner Ryan Wagner who was receiving Federal Government funds paid by the Federal Government on the behalf of the tenant Ms Flowers for the proerty unit service address 927 Ciates Street Unit #2 Sharon Hill, P 19079 that was failed by the Federal Government's Inspection Department ,on October 14, 2022, and reinspection on November 14, 2022 for no access to electrical breaker box not for her apartment unit while paying electricity for that unit in her name when electrical breaker box for her partment unit is located in a common area or seperate apartment electrical and gas account holder Ms. Flowers has no access.





Below is a copy of that Federal Government's Hud decision failing the unit for those reasons not ounce but twice.

This is my written request for an appeal of your decision dated December 22, 2022 and I request also the findings of the original investigator Ann Cavanaugh, who originally had this case for BCS: 3866604. Please kindly accept my timely written appeal and continue on with the complaint involving illegal hook up of the peco rental tenant Vanee Flowers account holders account number 30704-23169. fir address 927 Ciates Street Unit #2 2nd floor Apt Sharon, Hill Pa 19079.

Thank you kindly ,  
Vanee D Flowers



**Results.McCright** // HQS Inspection Results System

Picture	Inspection Results For Event ID: CGQU29	
<b>Tenant Information</b>		
Tenant Name: VANEE FLOWERS		
	Address to be Inspected: 927 Coates St Unit: Apt 2 Sharon Hill PA 19079-1507	
<b>Landlord Information</b>		
Landlord Name: DEL VAL PROPERTY MANAGEMENT LLC		
Delaware County Housing Authority's Inspection Department phone number is 610-798-3415 or 423-267-1300		
Inspector: Randy Stank		
<b>Active Inspection Information</b>		
Date Inspected: 12/22/2020	Type of Inspection: Emergency	Result: Failed
<b>Deficiencies:</b>		
<b>24-Hour Emergency Repairs (Must be Repaired in 24 Hours):</b>		
None.		
<b>Routine Repairs:</b>		
	* Kitchen   HVAC   Center Rear   Floor Level: 1 The heating system or system parts are damaged missing or loose COMMENTS: heater not working	
	* Bathroom   Plumbing   Left Center   Floor Level: 1 There is water leakage present in the tub or shower area. COMMENTS: tub faucet leak	
	* Bedroom   HVAC   Center Front   Floor Level: 1 The heating system or system parts are damaged missing or loose COMMENTS: only half of heater working possible air bubble	
<b>Items that the inspector noticed but did not cause your property to fail:</b>		
None.		
<b>Re-Inspection Information</b>		
Your next inspection date is: <b>01/19/2021</b> Between the Hours of <b>8:00 AM</b> and <b>5:00 PM</b>		
<u>Inspector Signature</u>		<u>Tenant/Landlord Signature</u>
<b>Documents for Inspection(s):</b>		
2020-12-22	- Emergency - Failed	
2020-12-22	- Emergency - Failed	

Contact information saved: please allow 24hrs for the information to be updated.

*Failed HUD INSPECTION 12/22/2020*





Results.McCright HQS Inspection Results System

*4 FAILED HUD Inspection 11/14/2022 Rats infestation*

Picture		Inspection Results For Event ID: CSPRX5	
		<b>Tenant Information</b>	
		Tenant Name: VANEE FLOWERS	
		Address to be Inspected: 927 Coates St Unit: Apt 2 Sharon Hill PA 19079-1507	
		Unit Shot	
		<b>Landlord Information</b>	
		Landlord Name: DEL VAL PROPERTY MANAGEMENT LLC	
		Delaware County Housing Authority's Inspection Department phone number is 610-798-3415 or 423-267-1300	
		Inspector: Andrew Guyton	
<b>Active Inspection Information</b>			
Date Inspected: 11/14/2022	Type of Inspection: Comp-Reinsp	Result: Fail-Reinspect <i>VJ 11/14/2022</i>	
<b>Deficiencies:</b>			
<b>24-Hour Emergency Repairs (Must be Repaired in 24 Hours):</b>			
None.			
<b>Routine Repairs:</b>			
		* Bldg Systems   Electrical   Main Elect Srv   Center Rear   Floor Level: 1 The breaker/fuse box has open breaker/fuse ports or damaged breakers/fuses COMMENTS: possible Breakers overloaded	
		* Living Room   Health & Safety   Left Rear   Floor Level: 1 There is evidence of rat or mice infestation present. (sightings - rat or mouse holes - droppings) COMMENTS: evidence of mice throughout unit	
	<i>VJ 11/14/2022</i> <b>REINSPECTION PHOTO</b> <b>NO ACCESS TO Electric Panel Box for Unit # 2-2nd floor</b>		
<b>Items that the inspector noticed but did not cause your property to fail:</b>			
None.			

*VJ 11/15/2022*

<b>Re-Inspection Information</b>	
No inspections are currently scheduled for this Event	
<u>Inspector Signature</u>	<u>Tenant/Landlord Signature</u>
<b>Documents for Inspection(s):</b>	
<u>2022-11-14 [for the Landlord] Notification Letter - Comp-Reinsp -</u>	
<u>2022-11-14 [for the Tenant] Notification Letter - Comp-Reinsp -</u>	
<u>2022-10-14 [for the Tenant] Result Letter - Complaint - Failed</u>	
<u>2022-10-14 [for the Landlord] Result Letter - Complaint - Failed</u>	

Contact information saved; please allow 24hrs for the information to be updated.

[Return to Previous Page](#)

*V. Flowers  
11/15/2022*

November 14, 2022

Event ID: CSPRX5

**Summary of Inspection Findings 927 Coates St Apt 2, 19079-1507 inspected on November 14, 2022**

**Special Notes:**

Tenant present never received documentation

NO BREAKER BOX!

**24-Hour Emergency Repairs (Must be Repaired in 24 Hours):**

None.

**Routine Repairs:**

\* Bldg Systems | Electrical | Main Elect Srv | Missing Breakers/Fuses | Center Rear | Level: 1

The breaker/fuse box has open breaker/fuse ports or damaged breakers/fuses COMMENTS: possible Breakers overloaded

\* Living Room | Health & Safety | Infestation | Left Rear | Level: 1

There is evidence of rat or mice infestation present. (sightings - rat or mouse holes - droppings) COMMENTS: evidence of mice throughout unit

**Items that the inspector noticed but did not cause your property to fail:**

None.

Delaware County Housing Authority

Delaware County Housing Authority  
928 McCallie Ave  
Chattanooga, TN 37403-2724  
results.mccright.com

October 15, 2022

Event ID - CSPRX5



PGVCD300200309 - 293240



VANEE FLOWERS  
927 Coates St Apt 2  
Sharon Hill, PA 19079-1507

Este es un documento importante. Por favor, pidele a alguien que se la interprete.

On October 14, 2022, a(n) Complaint inspection was conducted at 927 Coates St Apt 2 in accordance with the HUD Housing Quality Standards (HQS) by Anton Gray. Your unit inspection resulted in a Fail rating per HQS.

To comply with HUD regulations, the deficiencies noted on the following page(s) must be corrected within 28 days from the date of this inspection. A McCright inspector will return for re-inspection on the date provided below. If the deficiencies listed on the following page(s) are not corrected or the unit cannot be accessed on that date, housing assistance payments for the property will be subject to abatement. Please be reminded that the family is responsible for ensuring an adult is present for scheduled inspections.

Your reinspection is currently scheduled for November <sup>15</sup>~~11~~, 2022. You will receive a computer generated phone call at the number listed in your file prior to this date notifying you of the time frame in which the inspection will occur. You may also visit [www.results.mccright.com](http://www.results.mccright.com) using Event ID CSPRX5 up to 10 days prior to the scheduled date to view your scheduled time frame.

If any of the items listed on the attached page are identified as emergency repairs, then the repair must be completed within 24 hours of the date of inspection. Please note that the McCright inspector called the owner/agent on the day of the inspection when the emergency was identified. If the immediate health and safety issue was not addressed within 24 hours, housing assistance payments will cease and actions may also be taken to terminate the Housing Assistance Payments Contract.




If you have questions regarding this letter or the inspection results please call 610-798-3415 or 423-267-1300.

Sincerely,  
McCright & Associates

*Rec.  
V.F. 11/15/2022*



**Results.McCright** // HQS Inspection Results System

Picture	Inspection Results For Event ID: CSPRX5	
	<b>Tenant Information</b>	
	Tenant Name: VANEE FLOWERS	
	Address to be Inspected: 927 Coates St Unit: Apt 2 Sharon Hill PA 19079-1507	
	Unit Shot	
	<b>Landlord Information</b>	
	Landlord Name: DEL VAL PROPERTY MANAGEMENT LLC	
	Delaware County Housing Authority's Inspection Department phone number is 610-798-3415 or 423-267-1300	
	Inspector: Andrew Guyton	
<b>Active Inspection Information</b>		
Date Inspected: 11/14/2022	Type of Inspection: <b>Comp-Reinsp</b>	Result: <b>Fail-Reinspect</b> <i>V.G. 11/14/2022</i>
	<b>Deficiencies:</b>	
	<b>24-Hour Emergency Repairs (Must be Repaired in 24 Hours):</b>	
	None.	
	<b>Routine Repairs:</b>	
	* Bldg Systems   Electrical   Main Elect Srv   Center Rear   Floor Level: 1 The breaker/fuse box has open breaker/fuse ports or damaged breakers/fuses COMMENTS: possible Breakers overloaded	
	* Living Room   Health & Safety   Left Rear   Floor Level: 1 There is evidence of rat or mice infestation present. (sightings - rat or mouse holes - droppings) COMMENTS: evidence of mice throughout unit	
	<i>V.G. 11/14/2022</i> <b>REINSPECTION PHOTO</b> <b>NO ACCESS TO Electric Breaker Box for Unit # 2-2nd Floor</b>	
	<b>Items that the inspector noticed but did not cause your property to fail:</b>	
	None.	

*V.G. 11/15/2022*

Delaware County Housing Authority

October 14, 2022

Event ID: CSPRX5

**Summary of Inspection Findings 927 Coates St Apt 2, 19079-1507 inspected on October 14, 2022**

**Special Notes:**

Fail Tenant present no access to basement or breaker box

**24-Hour Emergency Repairs (Must be Repaired in 24 Hours):**

None.

**Routine Repairs:**

\* Bldg Systems | Electrical | Main Elect Srv | Missing Breakers/Fuses | Center Rear | Level: 1

The breaker/fuse box has open breaker/fuse ports or damaged breakers/fuses COMMENTS: possible Breakers overloaded

\* Living Room | Health & Safety | Infestation | Left Rear | Level: 1

There is evidence of rat or mice infestation present. (sightings - rat or mouse holes - droppings) COMMENTS: evidence of mice throughout unit

**Items that the inspector noticed but did not cause your property to fail:**

None.

*V.J. Rec- 11/15/2022*

<b>Re-Inspection Information</b>	
No inspections are currently scheduled for this Event	
<u>Inspector Signature</u>	<u>Tenant/Landlord Signature</u>
<b>Documents for Inspection(s):</b>	
2022-11-14 [for the Landlord] Notification Letter - Comp-Reinsp -	
2022-11-14 [for the Tenant] Notification Letter - Comp-Reinsp -	
2022-10-14 [for the Tenant] Result Letter - Complaint - Failed	
2022-10-14 [for the Landlord] Result Letter - Complaint - Failed	

Contact information saved; please allow 24hrs for the information to be updated.

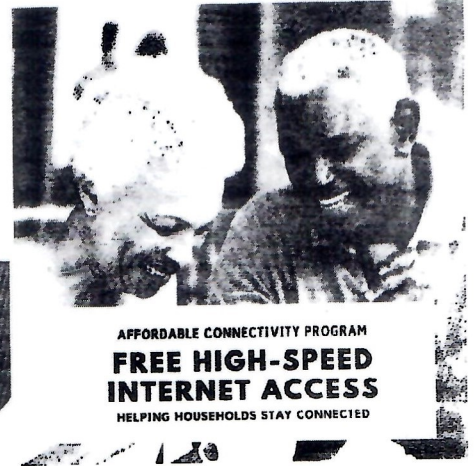
[Return to Previous Page](#)

*V. Flowers  
11/16/2022*

terminal



**McCrigh**  
& Associates



Results.McCrigh HQS Inspection Results System

Picture	Inspection Results For Event ID: CG4NZP	
	<b>Tenant Information</b>	
	Tenant Name: VANEE FLOWERS	
	Address to be Inspected: 927 Coates St Unit: Apt 2 Sharon Hill PA 19079-1507	
	<b>Landlord Information</b>	
	Landlord Name: DEL VAL PROPERTY MANAGEMENT LLC	
	Delaware County Housing Authority's Inspection Department phone number is 610-798-3415 or 423-267-1300	
	<b>Inspector: Auto Resulted</b>	
<b>Active Inspection Information</b>		
Date Inspected: 05/27/2022	Type of Inspection: Ann-Reinsp	Result: Inconclusive: Other Reasons
<b>Deficiencies:</b>		
<b>24-Hour Emergency Repairs (Must be Repaired in 24 Hours):</b>		
None.		
<b>Routine Repairs:</b>		
Click to open image in new tab	* Bedroom   Floors   Left Center   Floor Level: 1 There are areas of rotted or spongy flooring. COMMENTS: Floor rotted under carpet	
<b>Items that the inspector noticed but did not cause your property to fail:</b>		
None.		
<b>Re-Inspection Information</b>		
Your next inspection date is: 06/03/2022 Between the Hours of 8:00 AM and 5:00 PM		
<b>Documents for Inspection(s):</b>		
2022-04-29 [for the Tenant]	Result Letter - Annual - Failed	
2022-04-29 [for the Landlord]	Result Letter - Annual - Failed	
2022-04-29	Covid Form - Annual - Failed	

FAILED

FAILED

Return to Previous Page

Failed HUD Inspection 05/27/2022  
05/29/2022  
Tapping Hazard Bed Room Thru

Delaware County Housing Authority  
928 McCallie Ave  
Chattanooga, TN 37403-2724  
results.mccright.com

May 04, 2022

Event ID - CG4NZZ

PFZGLE00700381 - 045874



VANEE FLOWERS  
927 Coates St Apt 2  
Sharon Hill, PA 19079-1507



Este es un documento importante. Por favor, pidele a alguien que se la interprete.

On April 29, 2022, a(n) Annual inspection was conducted at 927 Coates St Apt 2 in accordance with the HUD Housing Quality Standards (HQS) by Anthony Gallo. Your unit inspection resulted in a Fail rating per HQS.

To comply with HUD regulations, the deficiencies noted on the following page(s) must be corrected within 28 days from the date of this inspection. A McCright inspector will return for re-inspection on the date provided below. If the deficiencies listed on the following page(s) are not corrected or the unit cannot be accessed on that date, housing assistance payments for the property will be subject to abatement. Please be reminded that the family is responsible for ensuring an adult is present for scheduled inspections.

Your reinspection is currently scheduled for June 03, 2022. You will receive a computer generated phone call at the number listed in your file prior to this date notifying you of the time frame in which the inspection will occur. You may also visit [www.results.mccright.com](http://www.results.mccright.com) using Event ID CG4NZZ up to 10 days prior to the scheduled date to view your scheduled time frame.

If any of the items listed on the attached page are identified as emergency repairs, then the repair must be completed within 24 hours of the date of inspection. Please note that the McCright inspector called the owner/agent on the day of the inspection when the emergency was identified. If the immediate health and safety issue was not addressed within 24 hours, housing assistance payments will cease and actions may also be taken to terminate the Housing Assistance Payments Contract.

If you have questions regarding this letter or the inspection results please call 610-798-3415 or 423-267-1300.

Sincerely,  
McCright & Associates



# McCright & Associates

## HOUSING INSPECTION REPORT

Date: 4/29  
 Address: 457 Coates St #2  
 Event ID: CG44 ZP

Type:  Initial  **Annual**  
 Re-Inspection:  Routine  Emergency  
 Abate Cure  Other

Inspection Results:  
 PASS  **EMERGENCY FAIL**  
 **FAIL**  NOT COMPLETED  
 Reason Not Completed:  No Show  Refused Entry  
 No Adult Present  Other

Next Inspection: 5/27 Fail  
 Next Inspection Notification to be by Mail  
 Please Call for Follow-Up Inspection  
 Unit Eligible for Self Certification

**EMERGENCY REINSPECTION REQUIRED**  
 Day: \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_  
 Owner Contacted:  Yes  No  
 Emergency Deficiencies:  
 Smoke or Carbon Monoxide Detector  
 Location: \_\_\_\_\_  
 Electrical  
 Plumbing  
 Other

ADDITIONAL COMMENTS:  
Fail

Inspector:

Questions? Please call:

[www.results.mccright.com](http://www.results.mccright.com)

April 29, 2022

Event ID: CG4NZP

**Summary of Inspection Findings 927 Coates St Apt 2, 19079-1507 inspected on April 29, 2022**

**Special Notes:**

Tenant present Tenant confirmed Utilities Fail

**24-Hour Emergency Repairs (Must be Repaired in 24 Hours):**

None.

**Routine Repairs:**

\* Bedroom | Floors | Rot/Deteriorated Subfloor | Left Center | Level: 1

There are areas of rotted or spongy flooring. COMMENTS: Floor rotted under carpet

**Items that the inspector noticed but did not cause your property to fail:**

None.

**Hud Mccright Failed Reinspection today at 12:00 noon by McCreait inspector Andrew 927 Coates Street Unit #2 Sharon Hill Pa 19079...**

**From: Vanee Flowers (vaneedflowers@yahoo.com)**

**To: reginas@dcha1.org**

**Cc: segerev@lasp.org**

**Date: Monday, November 14, 2022 at 03:25 PM EST**

**November 14, 2022**

**Nothing has been done to correct the electrical illegal hook up at the above unit address 927 Coates Street unit #2 Sharon Hill, Pa 19079 as listed per the lease and 927 Coates Street 2nd Floor Sharon Hill, Pa 19079 fraudfully listed by the owner on USPS mailbox but lease signed by owner Ryan Wagner and Del Val Realt & Property Management Inc... leased address 927 Coates Street unit # 2 where the tenant resides at this moment. No electrical work has been done to correct the issues failed in the complaint inspection, or reinspection kept, tenant still do not have access to the electrical breaker box to her HUD leased unit where she pays electric, and gas separate from the rent in her name with Peco Account number electric account number for electric and gas bill 30704-23169. There is still evidence of rodent infestation coming in from basement and outside and from openings, gapes and holes from between woodwork and flooring under neigh the carpet and floorboards. there is still an overload of electricity causing a high Peco bill. As of today's date, November 14, 2022, at 3:00 p.m. nothing has been fixed, corrected or repaired per the initial complaints and inspection that failed on October 14, 2022, by the Owner Ryan Wagner or his agents/property management group Del Val Realty & Property Management Inc...Electricaty should have never been put in tenants name without access to the electric breaker box, And this unit should have never passed the U& O Inspection for utilities such as electricity in the tenant's name with no electrical breaker box in the unit or access to it if she pay separate electric and gas with no access. Should have never passed inspection. Again, tenant is not safe in this unit.**

**FYI OWNER AND DEL VAL WAS NEVER GIVEN PERMISSION FROM THE TENANT VANEE D. FLOWERS TO RECORD HER.**

**Disgusting.**

**Vanee D. Flowers**

Lease Job 2

With Amendment signed by the Landlord.  
Amended Lease by Section 8.

# PENNSYLVANIA PLAIN LANGUAGE LEASE

If you do not meet your Lease obligations, you may lose your security deposit(s). You may also be evicted and sued for monetary damages. Please read the lease slowly and carefully and ask about anything you do not understand.

The Landlord and Tenant agree to lease the house/apartment on the following terms:

**LANDLORD:** Del Val Realty & Property Management, as agent for Owner of Record

**TENANT(S):** Vaneer Flowers Phone: 215-764-2519 Email: vaneerflowers@yahoo.com

If more than one tenant signs this lease, each tenant is responsible individually and together for the full rent payment and all other utilities and fees. For example, if one tenant moves out, Landlord can make the remaining Tenants responsible to pay the full rent and utilities. It also means Landlord can sue either Tenant for breaking the Lease.

**ADDRESS FOR NOTICES AND RENT PAYMENTS:** Del Val Realty & Property Management  
49 E. Lancaster Avenue, Suite 300  
Malvern, PA 19355

1) **ADDRESS OF LEASED UNIT:** 927 Coates St., Unit #2, Sharon Hill, PA 19079

2) **TERM:** The initial term ("Initial Term") of this Lease is 12 months starting February 1, 2020 through January 31, 2021. If neither party elects to terminate this Lease at the end of the Initial Term this lease will automatically renew on a month-to-month basis ("Renewal Term").

3) **MONTHLY RENT:** The Tenant agrees to pay ~~\$850.00~~ <sup>825.00</sup> per month for each month of the Initial Term. All rent is to be paid in advance of the first (1st) day of each month for the Initial Term of this Lease. If the Monthly Rent has not been received by the fifth (5th) day of each month, then a 5-day Notice-to-Quit (NTQ) may be posted to pay all outstanding rent or vacate the Leased Unit. Unless otherwise notified in writing, the Monthly Rent shall increase by ten percent (10%) upon completion of the Initial Term.

Initial VDJ Initial \_\_\_\_\_

4) **MOVE IN COSTS:**

<u>AMOUNT</u>	<u>CHARGE</u>	<u>DESCRIPTION</u>
First Month Rent	<del>\$850.00</del>	Monthly
Last Month Rent	N/A	Monthly
Pet Rent	N/A	Monthly
Security Deposit	<del>\$850.00</del> <sup>825.00</sup>	Refundable deposit per agreement
Key Deposit	\$ 25.00	Refundable deposit per agreement
Additional Deposit	\$ 00.00	See attached Pet addendum
<b>Total Due</b>	<del>\$1725.00</del> <sup>1675.00</sup>	

5) PET RENT: N/A

6) **ADDITIONAL RENT:** Additional Rent is charged for late payments, any payment returned for insufficient funds and other charges as outlined below.

- o **LATE FEE:** If any or all of the Monthly Rent or Pet Rent is not received by the fifth (5th) day of a month, the Monthly Rent shall increase by \$75.00 for that particular month.
- o **RETURNED CHECK FEE:** There is a \$25.00 returned check charge for any payment returned for insufficient funds. In the event that two of Tenant's checks are dishonored during any twelve (12) month period, the Tenant shall be required to make all future payments via money order or cashier's check.
- o **NOTICE TO QUIT:** If the landlord sends a 5 day Notice-to-Quit an additional \$25 will be charged.
- o **HOLDOVER FEE:** Tenant(s) shall have no right to holdover possession of the Leased Unit after the expiration or termination of this Lease without Landlords prior written consent, which consent may be withheld in Landlords sole and absolute discretion. If Tenant(s) retain possession of any part of the Leased Unit after the Initial Term or future Renewal Terms, Tenant(s) shall become a month-to-month tenant for the entire Lease Unit upon all of the terms of this Lease as might be applicable to such month-to-month tenancy, except that Tenant(s) shall pay Monthly Rent at 150% of the rate in effect immediately prior to such holdover plus pay a Holdover Fee of \$50 per day.

7) **ORDER IN WHICH RENT PAYMENTS ARE APPLIED:** Landlord applies all monies received in the following order:

- 1) Late Rent and any Late Rent Fees, Returned Check Fees and Notice to Quit Fees
- 2) Legal and/or court fees
- 3) Tenant owed utility bills
- 4) Any other fees owed but not paid
- 5) Past rent then Current rent

  
 \$25.00 

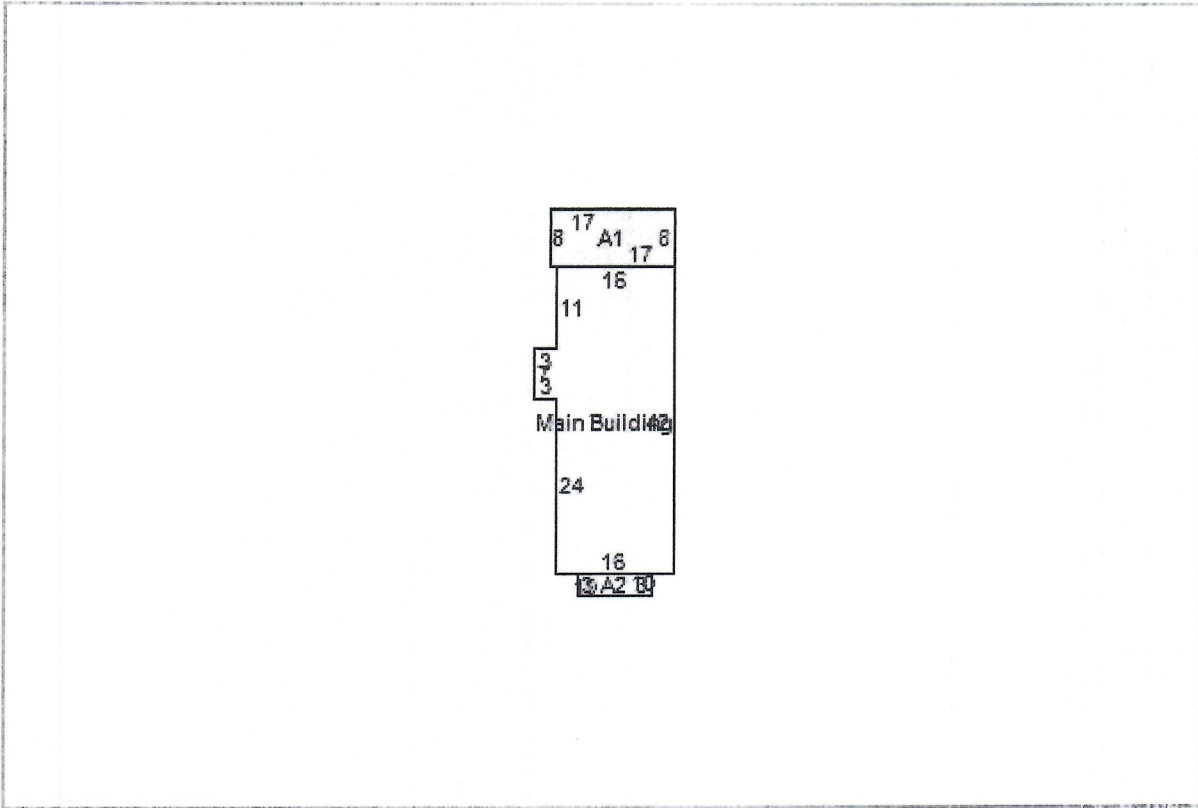
8) **SECURITY DEPOSIT:** Tenant has delivered to Landlord a security deposit of ~~\$850.00~~ as security that Tenant will perform their obligations under this Lease. Landlord may use any portion of the security deposit to pay for loss or damages due to Tenant's breach of this Lease or for any damages to the Leased Unit. Any loss or damage not covered by the security deposit shall be payable by Tenant as additional rent. Tenant may not apply the security deposit towards the rent for the Leased Unit. Landlord may retain the security deposit if Tenant fails to make full rental payments as required by this Lease, or if Tenant vacates prior to the end of the Lease Term. Landlord shall deposit the security deposit at First Trust. To be eligible for return of the security deposit after vacating the Leased Unit, Tenant must comply with all elements of the Security Deposit Refund Addendum.

9) **UTILITIES:** Water and sewer usage, and trash removal included in rent. All other utilities shall be at Tenant's expense. Tenant agrees that these utilities shall be placed in the name of Tenant on or before the move in date and all utilities shall be promptly paid when due.

Electric IN GAS  
 NO Breaker Box  
 NO Access  
 NOT IN A Common  
 AREA.

PARID: 41000059200  
GLORY TO GOD ENTERPRISES LLC

PROPERTY LOCATION:  
927 COATES ST



Printed on Wednesday, January 25, 2023, at 10:33:09 AM EST

NOVEMBER 15, 2022 @ 5:00 PM CAME HERE TO FRONT DOOR OPEN AND OWNER HAVING XEROXY

927  
GOATS STREET  
SHIMON HILL, PA 19074

TENANT

guy  
fabricant  
CABEZ  
CABEZ



Ring  
Camera

927  
ISFL

927  
ISFL



PARID: 41000059200  
GLORY TO GOD ENTERPRISES LLC

PROPERTY LOCATION:  
927 COATES ST

**Parcel**

Site Location: 927 COATES ST  
Legal Description: 2 STY HSE APT  
25X100  
Map Number: 41-03 -811:000  
Municipality: 41 SHARON HILL  
School District: S11 - Southeast Delco  
Property Type: 01 - Taxable Residential  
Homestead Status - Next School Bill Cycle: No  
Homestead Status - Current School Bill Cycle: No  
Homestead %  
Homestead Approved Year  
Additional Info: -  
Veteran's Exemption: No

**Owner**

Name(s) GLORY TO GOD ENTERPRISES LLC  
Name(s)  
Care Of  
Mailing Address 1868 WAKELING ST  
Mailing Address  
Mailing Address PHILADELPHIA PA 19124

*AKA - Ryan Wagner & DelVal Property Realty*

**Current Owner**

Name GLORY TO GOD ENTERPRISES LLC  
Name  
Address 1868 WAKELING ST  
City PHILADELPHIA  
State PA  
Zip Code 19124-

**Owner History**

Owner	Book	Page	Sale Date	Sale Price
GLORY TO GOD ENTERPRISES LLC	5789	1574	04-04-2016	54120
WELLS FARGO BANK NA	5753	1159	01-05-2016	1
ELLIOTT GAIL	4323	2146	03-20-2008	80000
US BANK NATIONAL ASSOCIATION	4286	1692	01-24-2008	1
FRAME JOHN	3661	1247	11-23-2005	123000
GETTY SAMUEL J JR	0000	0000	04-26-2004 09-01-1965	0

**Original Current Year Assessment**

Type of Assessment	Assessment Value	Assessment Date	Reason for Change	Comment
01-Taxable Residential	\$112,000		-	

**County Tax Receivable**

Tax Year	Billing Year	Billing Period	Billing Date	Face Amount Due	Discount Posted	Penalty Posted	Fees Posted	Payment Posted	Balance Pay Date	Type
----------	--------------	----------------	--------------	-----------------	-----------------	----------------	-------------	----------------	------------------	------

**INFORMAL COMPLAINT DECISION  
THE PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Vanee Flowers  
1101 Hook Rd  
Unit 305  
Sharon Hill PA 19079

**Date:** 12/21/2022

V.

**BCS:** 3866604

PECO Energy

**Acct. No:** 3070423169

---

**DECISION ON INFORMAL COMPLAINT BY THE PUBLIC UTILITY COMMISSION (PUC):**

**STATEMENT OF COMPLAINT:**

We received your informal complaint on 9/22/2022. In the complaint, you state that: you were receiving high amps from the pole near the home. You also reported meter sharing numerous times to PECO Energy and reported that they have not done anything about it. You also reported that the lights flicker and go out. You also reported that your apartments gets extremely hot. You reported that there is no breaker box in your apartment and were told by a third party that your electric and gas was hooked up illegally. You reported that your bill was completely paid off by LIHEAP and ERAP in August 2022 and should still have a credit on the account. You reported that your bill jumped to \$346.00 when you believed it should be \$0. You requested the Company check for meter sharing, illegal hook up, and check the meter. You also requested to an explanation on how the bill is so high for one customer. The Company had told you to contact your Landlord and an electrical contractor and they would send someone out to address the blackouts.

**INVESTIGATION BY STAFF OF THE PUBLIC UTILITY COMMISSION FOUND THAT:**

1. The Company only has a record of flickering lights being reported by you. There is no record of high voltage from the pole, possible meter sharing, power going out, unit being hot, and illegal hook up.
2. The Company is willing to investigate the flickering lights and all other powers concerns after Customer explains all concerns. Access would be required to the circuit breaker box, multiple meters in the building, other apartments, and other areas as needed to complete the investigation. The Company reported that they have not been able to contact you to schedule an appointment.
3. The Company reported that an appointment was scheduled to investigate the flickering lights but was delayed due to limited access to breaker box and recent storms in the area. To date, the Company has no reported evidence of foreign, shared wiring or meter mix up has been found.
4. The Company reports and the PUC confirmed all meter reads are actual readings and show no errors or irregularities. All bills appear correct as rendered. Historical usage shows the bills fluctuate with seasonal usage.

5. The Company reported that a LIHEAP payment of \$250.00 was received on 8/22/2022 and applied to your account. The Company also reported a \$672.00 payment received on 9/7/2022 and was applied to your account. These payments did not bring the account balance to \$0.00 as they were applied to the past due balance on the account.
6. The Company reported that an unbilled balance on your account as of 10/4/2022 was \$372.93 with the next meter reading on 10/11/2022.
7. The Company reported another LIHEAP payment of \$300.00 was received on 10/27/2022 and applied to your account. Your account balance at that time was \$253.93.
8. The Company reports that you are currently set up on budget billing.
9. The Company reports that you appear to be eligible for CAP. The Customer should reach out to Company either by phone or online to apply.
10. The PUC spoke with you on 12/5/2022 about your complaint. You reported that the Company was to come out to address your concerns but never did. You stated that you did not have access to your breaker box and was informed that this was not legal. You felt the service should be in the landlord's name due to this. You did report that you no longer lived at the property.
11. The Company reported that you established service at 1101 Hook Road, Unit 305, Sharon Hill PA 19079 on 11/18/2022.
12. As of 12/19/2022, the Company reported a final bill was issued on 11/30/2022 in the amount of \$542.91 at your prior address of 927 Coates St., Apt 2, Sharon Hill PA 19079. This balance is due on 12/22/2022. This does not include any payments made or bills issued after this date.
13. According to 52 Pa. Code §56.16(b). In the event of discontinuance or termination of service at a residence or dwelling in accordance with this chapter, a public utility may transfer an unpaid balance to a new residential service account of the same customer.

**BASED ON THESE FINDINGS, WE CONCLUDE THAT:**

1. The Company has no record of high voltage, meter sharing, black outs, extremely hot unit, or illegal hook issues being reported.
2. The Company has found no evidence of foreign, shared, or mixed meters. *No Access to Breaker Box. Not in Unit.*
3. All bills are actual meter reads and are accurate as rendered. *Denial NA*
4. You established service at a new address and no longer reside at the service address included in this billing dispute.
5. The Company confirms multiple payments were made to your account but the account balance did not reach \$0.00 after all payments were applied. *Denial*
6. The Company will transfer an outstanding balance from your old service address to your new service address account in accordance with Pa. Regulation §56.16(b). *Denial*

**THEREFORE, IT IS DECIDED THAT:**

This informal case is dismissed.

Based on the income information you reported to us, you appear to be eligible for the Company's customer assistance program (CAP). CAP is a special program that may reduce your monthly bill. You must contact the Company to apply for the CAP program.

If you have questions about the terms of this decision or how to appeal this decision, please call us at 1-800-692-7380.

Heather Troutman  
Investigator

**This page left blank intentionally.**

Notification of Intent to Appeal BCS Decision  
and  
**Request for Formal Complaint Forms**

**Send this ONLY if you want to appeal this informal decision.**

If you intend to appeal this decision, you must return ~~X~~ this form to the Secretary of the Commission by 1/10/2023. (You MUST meet this filing deadline).

This form is NOT your Formal Complaint form. The formal complaint form will be sent to you when the Secretary's Office receives this document. (This form is your intent to appeal).

- Your appeal begins when your signed and dated formal complaint form is received by the Secretary, who will then serve your formal complaint on the utility. (Please know the utility may also appeal the BCS decision).
- The utility must file an Answer to your complaint and they must send you a copy. The Complaint and Answer is then sent to the Office of Administrative Law Judge to schedule a hearing and assign a Judge to your case.
- The Judge will then send you directions to follow as your complaint proceeds through the process.
- *You do not need a lawyer to file an appeal or a formal complaint.*
- **You must attend the hearing and offer evidence to prove your complaint has merit.** *Hearings may be held in person or by telephone.*

Even if you appeal the informal decision, **you must continue to pay current bills and undisputed charges from your utility.** Failure to pay your current bill and undisputed charges could result in the termination of your utility service.

**Yes, I want to appeal this decision.**

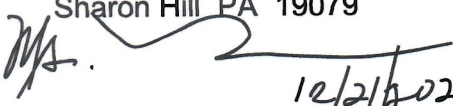
Customer name and address:  
(Please correct any mistakes)

Vanee Flowers  
927 Coates St  
Apt 2  
Sharon Hill PA 19079

267-259-9757

\_\_\_\_\_  
(Area Code) Telephone Number  
267-259-9757

\_\_\_\_\_  
(Cell Phone Number)

  
\_\_\_\_\_  
Signature

Permission to Text: Yes: X No:    

BCS: 3866604  
Company: PECO Energy

Date of Mailing: 12/21/2022  
Filing Due Date: 1/10/2023(You MUST meet this deadline).

Send this completed appeal form one of three ways:

1. **Mail by overnight delivery to (deposit date preserves your filing date):**  
Secretary - Pennsylvania Public Utility Commission  
Commonwealth Keystone Building, 2<sup>nd</sup> Floor  
400 North Street  
Harrisburg, PA 17120

(Note: if you send by regular mail, you risk not meeting the filing deadline).

2. **Email to: RA-PCAppeals@pa.gov**
3. **Fax to: 717-787-6641**

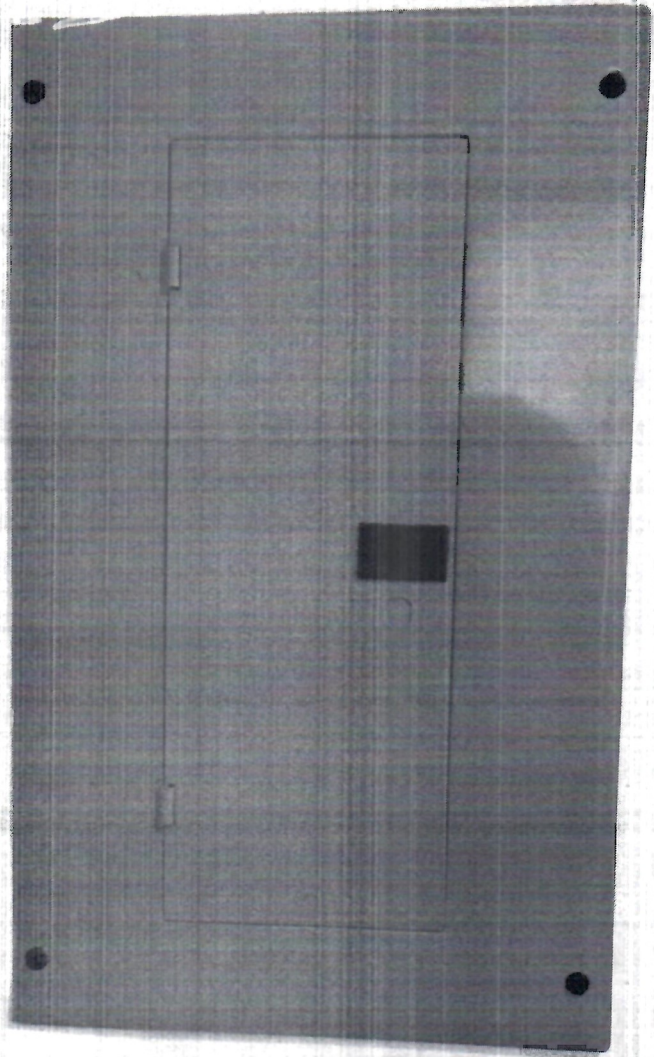
1101 HOOK ROAD.

## **What are the NEC Codes Regulating Electrical Panel Locations?**

Electrical panels need to be installed in areas that conform to the National Electrical Code and the electrical code in your state. For the NEC, this means that the service panel has to be in a location that is:

- Accessible
- Reachable
- Available to occupants
- Safe from physical damage
- Away from flammable materials
- Not in a bathroom
- Not above any stairs





**Vanee Flowers v. PECO Energy Company**

**Docket # F-2023-3037961**

**Complainant's Exhibit C**

Complainant's Exhibit C is the Formal Complaint filed with the Commission by Ms. Flowers on January 25, 2023, together with attachments, a total of 40 pages.

The file is too large to be reproduced in its entirety.

To view the Complainant's Formal Complaint Exhibit C at pages 33-36.

**Vanee Flowers v. PECO Energy Company**

**Docket # F-2023-3037961**

**Complainant's Exhibit D**

Complainant's Exhibit D is the December 21, 2022 BCS Decision in BCS # 3866604 Vanee Flowers v. PECO Energy. See Tr. 38.

The Complainant provide a copy of the above-referenced BCS Decision when filing her Formal Complaint, identified and entered int the record as Complainant's Exhibit C. The Complainant did nor provide a separate copy of the above-referenced BCS Decision for entry int the record.

To view Complainant's Exhibit D, refer to Complainant's Exhibit C at pages 33-36.