

Tenant Statement — Structural Deficiencies

Supplement to Baltimore City 311 Service Request (Housing Inspection – Structural Deficiencies)

Property	225 N. Calvert St., Baltimore, MD 21202 — Unit 932 (9th floor)
Property type	Occupied multi-family rental (approx. 347 units), owner Aqua Calvert Operating Company LLC, managed by Greystar
Tenant / contact	Samuel Irwin · (443) 691-1116 · m16irwin@icloud.com
Occupancy began	July 16, 2026
Related 311 SR	26-00709409 (Housing Inspection – Insects), filed July 29, 2026
Access	Permission to enter Unit 932 for inspection is granted. Tenant requests to be present; please call or email to arrange.

Condition reported

Unsealed openings in the ceiling of the bathroom and adjacent bedroom (left side of the unit as entered). The unit has an exposed "industrial" ceiling; where the structural beams meet the finished ceiling plane there are open penetrations that connect the interior of the dwelling unit to the concealed building cavity above. The openings are documented in the attached/previously submitted photographs, including one showing two open rectangular penetrations adjacent to a beam.

Insects have entered the unit through this pathway. In early July 2026, an insect was observed flying into the unit from the ceiling and was reported to the landlord the same day (exact date is in the portal record for SR 9707-1). On July 25, 2026 at approximately 3:00 a.m., a live cockroach was found in the bathroom of the same fixture group (subject of SR 26-00709409). Management has stated in writing that the same ceiling configuration is standard in units on floors 7 through 11, so any pathway it creates is not confined to this unit.

Notice to owner and owner's response

- Early July 2026: condition reported through the resident portal, service request 9707-1, with photographs. Text of the request: "Ceiling damaged in left bedroom. Permission to enter granted. Witnessed a gnat flying around and wanting to prevent an infestation." The ticket was closed without any entry into the unit and without repair.
- July 25, 2026: written notice of the openings and the pest activity sent to management, requesting inspection and sealing of the penetrations.
- July 26–29, 2026: management responded in writing that the ceiling is consistent with the standard industrial design and that it has "no evidence" the configuration is causing a pest issue; no inspection of the openings has been performed as of this filing.

Code provisions believed applicable

Baltimore City Building, Fire, and Related Codes, Part VII (Property Maintenance Code, IPMC 2024 as locally amended):

§ 304.1 — "The interior and exterior of a structure must be maintained in good repair and in a structurally sound and sanitary condition."

§ 304.28 (Ratproofing) — "All buildings must be ratproofed and maintained in a ratproof condition by the owner or his agent," including "preventing entrance by blocking passages with rat-resistant material."

§ 307.7 — “The interior of every building must be kept free of infestation by insects, rodents, and other pests.”

Inspection requested

Interior inspection of Unit 932 — specifically the ceiling line in the bathroom and left bedroom where the beams meet the ceiling plane, and the plumbing/utility chase serving that bathroom — to determine whether the penetrations violate the Property Maintenance Code and to direct the owner to seal them. The tenant will provide access on any business day and asks to be present.

Submitted July 29, 2026 — Samuel Irwin, Unit 932, 225 N. Calvert St., Baltimore, MD 21202