

## Jacob Palasek

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**From:** Jacob Palasek  
**Sent:** Thursday, February 12, 2026 4:09 AM  
**To:** manager@mt-pleasant.org; Desentz, Aaron; Lobsinger, Doug; Wingard, Boomer  
**Cc:** Jacob Palasek; canterbury@livemillennia.com  
**Subject:** Formal Complaint – Unsafe Refrigerator, Overheating Hazard, Misrepresentation by Management

I know you will do nothing, but I am sending this, for my own records, for any lawsuit that may arise from the refusal of the city to enforce the law.

Subject: Formal Complaint – Unsafe Refrigerator, Overheating Hazard, Misrepresentation by Management (Request for Immediate Code Enforcement)

To: Housing Code Enforcement – City of Mount Pleasant, MI

From: Jacob Palasek  
1628 Canterbury Trail Apt 10-O  
Mount Pleasant, MI 48858

Date: February 12, 2026

Dear Housing Code Enforcement,

I am submitting this formal written complaint to request immediate enforcement action regarding an unsafe refrigerator condition in my apartment. This issue has been ongoing since August 1, 2025, and despite multiple reports, it remains uncorrected.

This email serves as new documented notice, and I request that it be placed on record.

### Summary of the Original Issue

On 08/01/2025, maintenance inspected the refrigerator and confirmed that the condenser cooling fan motor was seized and would not turn. The maintenance technician removed the fan assembly to clean it off-site. When he returned, the fan still did not work. I was told a replacement would be ordered within a few days, but no repair has occurred, and the fan has never been replaced. I did not remove the motor; the only time it was removed was by your maintenance technician on 08/01/2025.

### Documented Unsafe Temperature Conditions

Because the condenser fan is not functioning:

- Refrigerator temperatures repeatedly reach 45–50°F, exceeding the 40°F maximum safe limit for refrigerated food storage.
- These temperatures fall in the recognized ‘danger zone’ (40°F–140°F) where bacteria multiply rapidly.
- The compressor overheats and shuts off.

- Freezer ice melts and drips into the refrigerator compartment.
- When the compressor restarts, the refrigerator overcools and freezes food.

#### New Worsening Symptoms (as of 02/12/2026)

- The refrigerator began producing a loud buzzing noise that I have never heard before.
- While this noise occurred, the interior temperature reached 50°F, and the condenser area became extremely hot.
- I have video of the noise, the temperature reading, and the overheating.
- I previously recorded the condenser motor area reaching 150°F, which presents a significant overheating and fire risk.

#### Contradictory Statements Made by Property Management

Property management has provided conflicting and false information:

- 1) They claimed I removed the motor — this is false.
- 2) They also claimed the refrigerator ‘works fine,’ which contradicts their accusation and is disproven by my documentation.

#### Intermittent Failure May Appear Normal During Inspection

This refrigerator’s failure is intermittent and cyclical, and may appear functional during a brief inspection. The cycle is as follows:

- 1) Condenser fan does not run.
- 2) Compressor overheats.
- 3) Refrigerator temperature rises to 45–50°F (documented).
- 4) Compressor shuts off to cool down.
- 5) Freezer ice melts and drips into the refrigerator.
- 6) Compressor restarts and freezes food due to overcooling.
- 7) Cycle repeats multiple times daily.

Because of this, the refrigerator may look like it is cooling properly at the moment someone walks in, but this does not reflect the ongoing unsafe condition. My timestamped photos and videos show 50°F readings, the loud buzzing, silent periods (compressor off), overheating up to 150°F at the motor casing, food freezing after restarts, and melted freezer ice dripping into the refrigerator.

#### Code Requirements

Under the International Property Maintenance Code (IPMC) adopted by the City of Mt. Pleasant, appliances provided by a landlord must be maintained in good working order and operated according to manufacturer instructions. A refrigerator that overheats, reaches unsafe temperatures, and cycles into failure is not in good working order.

#### Request for Immediate Enforcement Action

I formally request that Housing Code Enforcement:

- 1) Conduct an on-site inspection of the refrigerator and condenser system; account for the intermittent nature of the failure.
- 2) Require the property manager to repair or replace the refrigerator immediately.
- 3) Add this notice to the record as official notice, resetting the retaliation-protection timeline.
- 4) Document contradictory statements from management regarding the motor and claims that the unit 'works fine.'

Evidence Availability

I have photos, videos, and thermometer logs with timestamps. I will provide copies upon request.

Thank you for your attention.

**Thank You,**

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**Jacob Nathaniel Palasek**

Mt Pleasant, MI 48858

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