Ariel Services, Inc. Highlights Open Violations That Stall Sales

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NEW YORK, NY - November 23, 2026 -
Ariel Services, Inc. is urging Manhattan building owners and co-op and condo boards to review their buildings' Department of Buildings records before a sale or refinancing begins, as open violations that come to light mid-transaction can hold up the deal. The company handles DOB violation removal and recommends that the review take place well ahead of any planned closing date.

Ariel Services, Inc. provides DOB violation removal for multifamily and mixed-use buildings across Manhattan, working from its office on the Lower East Side. The service covers Work Without a Permit violations, OATH and ECB violations, boiler violations, plumbing violations, and Stop Work Orders, and is carried out under Licensed Master Plumber Ariel Mizrahi. Clearing a violation means correcting the condition behind it, completing the required filings, and, where the violation calls for one, submitting a Certificate of Correction.

An open violation can stay out of view for a long time. It may trace back to work done under a previous owner or management company, or to an inspection filing that was never completed. The problem tends to resurface when the property's record is reviewed as part of a sale or refinancing, at a point when the owner or board is already working toward a closing date.

For co-op and condo boards and property management companies, that timing creates pressure. Removing a violation is rarely a single step, and each part of the process, from the repair to the agency's acceptance of the documentation, takes time. When that sequence begins only after a transaction is in motion, each step lands against a deadline the building did not choose.

"We see it most often when a building is about to change hands or refinance, and an old violation suddenly becomes the thing holding everything up," said Ariel Mizrahi, owner of Ariel Services, Inc. and a Licensed Master Plumber. "Sometimes the owner had no idea it was there. After 26 years working with the Department

of Buildings, what I tell owners and boards is to look at the record before they need it to be clean, not after."

The types of violations the company handles in Manhattan are outlined on the violation removal page on its website. The company corrects the condition behind a violation and completes the filings with the Department of Buildings as part of the same job, so the owner is not coordinating separate contractors for the repair and the paperwork.

Boiler and plumbing violations illustrate why the order of work matters. A violation tied to a boiler or to plumbing work performed without a permit cannot be closed on paperwork alone; the condition has to be brought into compliance first, and only then can the filing that shows the violation has been cured be submitted. Handling both parts under a Licensed Master Plumber keeps the technical work and the documentation aligned.

"A violation doesn't get easier to deal with by waiting," Ariel Mizrahi said. "When we find it early, we can plan the work around the building. When we find it late, we are planning around a closing date that somebody else set."

Building superintendents and maintenance directors are among the company's referral sources. Ariel Services, Inc. was founded in 1999, became a licensed master plumbing company in 2006, and is a member of the Master Plumbers Council of the City of New York. Its team of more than 20 trained plumbing mechanics serves properties across Manhattan, Brooklyn, Queens, the Bronx, and Staten Island.

For Manhattan owners and boards, an open Department of Buildings violation is far easier to resolve when it is found before a sale or refinancing than during one. Reviewing a building's record ahead of a planned transaction leaves time to correct the underlying condition and complete the filings on the building's own schedule. Further information about DOB violation removal is available at the company website.

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Ariel Services, Inc.

Ariel Services, Inc., a master-licensed plumbing company in business since 1999, provides gas leak repair, DOB violation removal, and Local Law 152 inspections across Manhattan, Brooklyn, Queens, the Bronx, and Staten Island.

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