

PUBLIC HEARING

BOARD OF HOUSING QUALITY APPEALS

CITY HALL ALLISON CONFERENCE ROOM 225

In Person / Zoom Virtual Meeting

<https://bloomington.zoom.us/j/84090354059?pwd=mJxCil15kPgJ0iLnIZVKW3s6bUT5qk.1>

Meeting ID 840 9035 4059 Passcode 084395

APRIL 15, 2025 4:15 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

The City is committed to providing equal access to information. However, despite our efforts, at times, portions of our board and commission packets are not accessible to some individuals. If you encounter difficulties accessing material in this packet, please contact Anna Killion-Hanson, at anna.killionhanson@bloomington.in.gov and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

I. **ROLL CALL**

II. **ELECTION OF OFFICERS**

III. **MINUTES** – December 17, 2024

IV. **PETITIONS**

- 1) **24-TV-50, 114 S. Grant Street**, David Colman. Request for an extension of time to complete repairs. Item previously heard on September 17, 2024.
- 2) **24-TV-56, 401 S. Washington Street**, Ralph Dennie (Middle Way House). Request for an extension of time to complete repairs. Item postponed from the October 2024, November 2024 and December 2024 meetings.
- 3) **24-TV-60, 701 E. Summitview Place**, Angie Butler (Summit Pointe United, LLC). Request for an extension of time to complete repairs. Item postponed from December 2024 meeting.
- 4) **24-TV-61, 2945 S. Pinewood Drive**, Jabberwocky Real Estate – Richard Bettler (Manjula Reinhold). Request for an extension of time to complete repairs. Item postponed from December 2024 meeting.
- 5) **25-AA-02, 3241 N. Valleyview Drive**, Nathan & Amanda Hunter. Request for relief from an administrative decision,

- 6) **25-TV-03, 315 W. 17th Street, Apt 3**, MyBtown Properties (David B. Burns). Request for an extension of time to complete repairs.
- 7) **25-TV-04, 310 W. 12th Street**, Heather Fulton - Park On Morton (The Preiss Company). Request for an extension of time to complete repairs.
- 8) **25-TV-05, 250 E. 14th Street**, Daniel Brackett (Landmark Properties, Inc.). Request for an extension of time to complete repairs,
- 9) **25-TV-06, 1601 S. Walnut Street**, JMT Properties, LLC. Request for an extension of time to complete repairs.
- 10) **25-TV-12, 1004 S. Madison Street**, Parker Real Estate Management (Thomas Bastin). Request for an extension of time to complete repairs.
- 11) **25-TV-13, 2630 E. Dekist Street**, Parker Real Estate Management (Kevin Yick). Request for an extension of time to complete repairs.
- 12) **25-TV-14, 725 E. 2nd Street**, Kathryn Sample – Mackie Properties (CJ Satellite, LLC). Request for an extension of time to complete repairs.
- 13) **25-TV-15, 500 N. Walnut Street #206**, Andrea Tooley (Jeff & Andrea Tooley). Request for an extension of time to complete repairs.
- 14) **25-TV-16, 2395 S. Winding Brook Circle**, Julie Knost & David Zaret. Request for an extension of time to complete repairs,
- 15) **25-TV-17, 306 S. Wilmington Court**, Benjamin Chang. Request for an extension of time to complete repairs.
- 16) **25-AA-18, 917 W. Gourley Pike**, Patricia Anderson. Request for relief from an administrative decision.
- 17) **25-TV-19, 803 N. Park Ridge Road**, Peek & Associates – Mark Kleinbauer (Mahnaz Moshfegh). Request for an extension of time to complete repairs.
- 18) **25-AA-20, 2529 S Madison Street**, Steven J. Bloomfield. Request for an extension of time to complete repairs.
- 19) **25-TV-21, 2510 N. Dunn Street**, Elizabeth “Libby” Dawson (AlerisLife/ 5 Star Senior Living - Meadowood). Request for an extension of time to complete repairs,
- 20) **25-TV-23, 2601 E. 7th Street**, John Doran (Dympna Doran). Request for an extension of time to complete repairs.
- 21) **25-TV-24, 124 S. Greenwood Avenue West**, Peek & Associates (Iesciu Mullins). Request for an extension of time to complete repairs.
- 22) **25-TV-25, 3342 N Kingsley Drive**, Peek & Associates (Yirgalum Mahrie). Request for an extension of time to complete repairs.
- 23) **25-TV-26, 540 S Basswood Drive**, Erika Santa – Kittle Property Group, Inc. (Limestone Crossing Apartments, LP). Request for an extension of time to complete repairs.

- 24) **25-TV-27, 3015 E. Longview Avenue**, Lisa Kamen (Bryan Rental, LLC). Request for an extension of time to complete repairs.
- 25) **25-TV-28, 120 S. Kingston Drive**, Distinct Management, LLC (David Bilfeld). Request for an extension of time to complete repairs.
- 26) **25-TV-31, 404 W. 6th Street**, Lance Keller – Granite Management (CJ Satellite, LLC). Request for an extension of time to complete repairs,
- 27) **25-TV-33, 207 E. 12th Street**, Parker Real Estate Management (Phil Jones). Request for an extension of time to complete repairs.
- 28) **25-AA-34, 1275 N. Maple Street**, Willowbrook Apartments (Matthew Ferguson). Request for relief from an administrative decision.
- 29) **25-TV-35, 400 W. 2nd Street**, Parker Real Estate Management (Johnway Corporation). Request for an extension of time to complete repairs.
- 30) **25-TV-36, 3692 E. 10th Street**, Derek Jones. Request for an extension of time to complete repairs.
- 31) **25-TV-38, 701 N. Walnut Street**, Philip Baney. Request for an extension of time to complete repairs.
- 32) **25-TV-39, 609 S Walnut Street**, Liam P. Walsh. Request for an extension of time to complete repairs.

- V. **GENERAL DISCUSSION**
- VI. **PUBLIC COMMENT**
- VII. **ADJOURNMENT**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or e-mail human.rights@bloomington.in.gov.

BOARD of HOUSING QUALITY APPEALS
Meeting: TUESDAY, DECEMBER 17, 2024, 4:00 PM
ALLISON CONFERENCE RM. 225
SUMMARY

MEMBERS PRESENT: Present: Jacob Cole, Christina Geels, Dylan Schutte, George Snyder, Ryan Still

STAFF PRESENT: Present: Michael Arnold, Daniel Bixler, Rob Council, Rebecca Davis, Christina Finley, Chastina Hayes, Anna Killion-Hanson, Jo Stong (HAND), Read-AI, Enedina Kassamanian (Legal)

GUESTS: Zoom: Ian Holtson (557 E Graham Place), Deb Majors (Summit Pointe)

Meeting start time 4:02 PM.

I. MINUTES

Cole made motion to accept the September 17, 2024 minutes. Schutte seconded. Motion passed, 4-0.

II. CONSENT AGENDA

24-AA-55, 1124 W Kirkwood Avenue, Kathleen & Sean Connelly. Request for relief from an administrative decision. Item postponed from the October 2024 and November 2024 meetings. Staff recommendation to grant the exemption.

24-TV-59, 908 S. Mitchell Street, Andrea Kiser (Three Beans, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant with deadline of December 31, 2024 for life safety & January 31, 2025 all other violations.

24-TV-63, 1912 E. Hunter Avenue, College Rentals – Property Stars (Mort Rubin). Request for an extension of time to complete repairs. Staff recommendation to grant with deadline of April 1, 2025.

24-TV-64, 1326 S. Nancy Street, Ann Segraves (Joe-Chang R. Chen). Request for an extension of time to complete repairs, Staff recommendation to grant with deadline of May 1, 2025.

Approved.

I. PETITIONS

Due to lack of quorum because of recusals, three items were tabled until next meeting.

24-TV-56, 401 S. Washington Street, Ralph Dennie (Middle Way House). Request for an extension of time to complete repairs. Item postponed from the October 2024 and November 2024 meetings.

24-TV-60, 701 E. Summitview Place, Angie Butler (Summit Pointe United, LLC). Request for an extension of time to complete repairs.

24-TV-61, 2945 S. Pinewood Drive, Jabberwocky Real Estate – Richard Bettler (Manjula Reinhold). Request for an extension of time to complete repairs.

Two petitions were heard:

24-TV-57, 557 E. Graham Place, Ian Holtson. Petitioner present by Zoom. Request for an extension of time to complete repairs. Staff recommendation to grant with January 31, 2025 deadline. Cole made motion to grant petition with February 28, 2025 deadline. Schutte seconded. Passed 4-0-1

24-TV-58, 212 N. Morton Street, Mike Baldomero (Mercury Development Group, LLC).

Request for an extension of time to complete repairs. Staff recommendation to grant with December 31, 2024 deadline for life safety & January 31, 2025 deadline for all other violations. Cole made motion to grant petition. Schutte seconded. Passed 4-0-1

II. **GENERAL DISCUSSION**

- 1) Change of Time for BHQA meetings
Cole made motion to have BHQA meetings the third Wednesday of the month, beginning at 4:15 PM Still seconded. Motion passed, 5-0.

III. **PUBLIC COMMENT**

None.

IV. **ADJOURNMENT**

Schutte made motion for adjournment. Cole seconded. Motion passed unanimously. Meeting adjourned 4:34 PM.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-50 (Old Business)

Address: 114 S. Grant Street

Petitioner: David Colman

Inspector: Jo Stong

Staff Report: June 9, 2023: Conducted cycle inspection
June 14, 2023: Mailed cycle report
August 25, 2023: Mailed remaining violations report
November 17, 2023: Owner scheduled reinspection
November 30, 2023: Conducted reinspection. All but exterior painting complete
April 16, 2024: Conducted drive-by inspection: Painting not complete
April 26, 2024: Sent exterior extension reminder.
June 20, 2024: Conducted drive-by inspection: Painting not complete. Start legal.
August 7, 2024: Program manager spoke with owner, who indicated he did not think we could require paint on the whole structure. Appeal form sent to owner.
August 8, 2024: Received appeal.
September 17, 2024: BHQA granted an extension of time until November 30, 2024
October 18, 2024: Owner filed appeal with the Circuit Court of Monroe County.
November 20, 2024: Appearance entered.
December 2, 2024: Received appeal
January 21, 2024: Appeal TABLED
February and March BHQA meetings canceled: Lack of quorum

During a cycle inspection of the above property it was noted that the exterior of the structure had peeling and missing paint. The petitioner is seeking an extension of time to complete the exterior painting.

Staff recommendation: Grant an extension of time

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further actions including the possibility of fines.

Compliance Deadline: July 5, 2025

Attachments: Exterior Extension Reminder, BHQA Application, Photos, Notice of Board Action



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0008
Application Date: 12/2/2024

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 114 S Grant ST
Parcel Number: 53-05-33-310-083.000-005

Owner

David Colman
1116 E 1st Street
Bloomington IN 47401

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

I am presently under a repair order, which is under appeal, to complete the repainting of my building by November 30th, 2024. I have contracted the job and work is underway, however it has been delayed by rain and cold weather. The painting contractor will not proceed when it is wet or below 45 degrees as this will impair the quality and durability of the paint job. Looking at the weather forecast, I do not believe the job will be completed by November 30th.

Considering the time of year, I request that I be allowed until May 1st, 2025, to complete the repainting.



THE VENUE
YEAR & GIFTS





THE
VENUE
FINE ART & GIFTS





NOTICE OF BOARD ACTION

September 20, 2024

David Colman
1116 E. 6th Street
Bloomington, IN 47401

RE: Petition Number: 24-TV-50
Meeting Date: September 17, 2024
Property Address: 114 S. Grant Street

Dear David Colman,

This letter provides notice of the action taken by the City of Bloomington Board of Housing Quality Appeals on your request for an extension of time to complete repairs. Details of the Board's action are provided below.

Board Action: Approved Not Approved Continued Tabled

Conditions: All repairs must be completed and scheduled for re-inspection no later than the deadline stated below or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Deadline: November 30, 2024

If you disagree with the Board's decision, you may appeal the Board's decision in the Monroe County Circuit Court not later than thirty (30) days after the date of this Notice.

If you have further questions or concerns, City business hours are weekdays between 8:00 AM and 5:00 PM, and I can be reached at (812) 349-3420.

Sincerely,

Anna Killion-Hanson
Director, HAND

EXTERIOR EXTENSION REMINDER

534

Owner

Colman, David
114 S. Grant
Bloomington, IN 47401

Prop. Location: 114 S Grant ST
Number of Units/Structures: 4/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5 3SR/1/1

Date Inspected: 06/09/2023
Primary Heat Source: Gas
Property Zoning: MD-UV
Number of Stories: 3

Inspector: Stong, Davis
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on June 9, 2024.

If you have made all of the repairs on this report, contact our office immediately to schedule the required drive-by re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.030 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

EXTERIOR:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(the painting violation has a one-year deadline from the date of the cycle inspection)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(c)

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-56

Address: 401 S Washington St

Petitioner: Ralph Dennie

Inspector: Chastina Hayes

Staff Report: July 22, 2024 Completed cycle inspection ·
August 26, 2024 Mailed cycle report ·
October 08, 2024 Received BHQA application ·
November 19, 2024 BHQA meeting canceled due to lack of quorum ·
December 17, 2024 Meeting canceled due to lack of quorum ·
January 21, 2025 Meeting cancelled due to lack of quorum ·
February 18, 2025 Meeting cancelled due to lack of quorum ·
March 18, 2025 Meeting cancelled due to lack of quorum ·

During a cycle inspection of the above property it was noted that there were some windows that need repaired, tree work required, and the elevator handrail required some repairs. The petitioner is requesting an extension of time due to finding contractors to complete the work.

Staff recommendation: Approve the request for extension of time to complete the repairs.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 29, 2025

Attachments: Cycle Report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0011
Application Date: 10/8/2024

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 401 S Washington ST
Parcel Number: 53-08-04-200-096.000-009

Owner

Middle Way House Inc.
338 S Washington ST
Bloomington IN 47404

Applicant

Ralph Dennie
401 S Washington St
Bloomington IN 47401

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

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 - i. Specify the items that need the extension of time to complete.
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 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

I am reaching out to request an extension on the time to complete repairs. We have completed majority of the deficiencies listed in the HAND inspection; however, there are some repairs that we have yet to complete due to availability; we currently have one maintenance personnel who handles all our on site needs (general maintenance/ unit turnovers/). The immediate needs take precedence and unfortunately limit our ability to complete all repairs within the original specified time frame.

We are committed to ensuring that the property remains in compliance and are working to address all issues. However, due to staffing limitations , we would like to request an extension to allow us the necessary time to complete all required repairs while continuing to meet the daily needs of the property. We would like to request an additional 6 months to address all repairs (April 2025); the major repairs being windows, elevator, and the exterior areas.

Repairs needing an extension on:

Windows

There are a few units that are needing repairs for the windows. The issue that we are finding for several windows throughout the building is that the wood around the window has started to deteriorate and we do not currently have a means to make the necessary repairs. We do not have the equipment to safely make the repairs and parts are hard to find for the windows; parts for the windows are no longer carried by the manufacturer and companies that do window repair are not willing to service the window due to them needing to be replaced entirely.

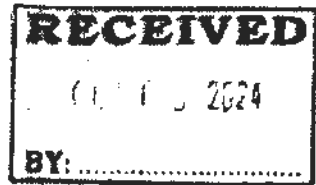
Trim all tree branches away from the siding and roof line to maintain a 3' clearance. (BMC 16.04.040 (e)). The trees mentioned are property of the city, they've been added to the pruning list. I was told that they couldn't give me a time frame on when it would be trimmed due to previous storms this year and that they were currently 2.5 months behind.

Elevator- Secure the loose handrail (BMC 16.04.060 (b))

We are awaiting pricing, this repair will require two elevator technicians.



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov



NOTE: A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: The Rise/ Middle Way House

Petitioner's Name: Ralph Dennie

Address: 401 S Washington St

City: Bloomington State:IN Zip Code: 47401

Phone Number: 812-337-4510 Email Address: ralph@middlewayhouse.org

Property Owner's Name: Middle Way House

Address: 320 S Washington St

City: Bloomington State:IN Zip Code: 47401

Phone Number: 812-336-0846 Email Address: carrie@middlewayhouse.net

Occupants: 69

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please check the petition type that you are requesting:

- An extension of time to complete repairs (Petition type TV)
- A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- Relief from an administrative decision (Petition type AA)
- Rescind a variance (Petition type RV)

OFFICE USE ONLY

Petition Number 24-TV-56

CH

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

I am reaching out to request an extension on the time to complete repairs. We have completed majority of the deficiencies listed in the HAND inspection; however, there are some repairs that we have yet to complete due to availability; we currently have one maintenance personnel who handles all our on site needs (general maintenance/ unit turnovers/). The immediate needs take precedence and unfortunately limit our ability to complete all repairs within the original specified time frame.

We are committed to ensuring that the property remains in compliance and are working to address all issues. However, due to staffing limitations, we would like to request an extension to allow us the necessary time to complete all required repairs while continuing to meet the daily needs of the property. We would like to request an additional 6 months to address all repairs (April 2025); the major repairs being windows, elevator, and the exterior areas.

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There are a few units that are needing repairs for the windows. The issue that we are finding for several windows throughout the building is that the wood around the window has started to deteriorate and we do not currently have a means to make the necessary repairs. We do not have the equipment to safely make the repairs and parts are hard to find for the windows; parts for the windows are no longer carried by the manufacturer and companies that do window repair are not willing to service the window due to them needing to be replaced entirely.

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. (BMC 16.04.040 (e)). The trees mentioned are property of the city, they've been added to the pruning list. I was told that they couldn't give me a time frame on when it would be trimmed due to previous storms this year and that they were currently 2.5 months behind.

Elevator- Secure the loose handrail (BMC 16.04.060 (b))
We are awaiting pricing, this repair will require two elevator technicians.

Signature (required): Ralph Dennie

Name (please print): **Ralph Dennie** Date: **10/08/2024**

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

CYCLE INSPECTION REPORT

5269

Owner(s)

The Rise 1 Middle Way House's Transitional Housing
PO Box 95
Bloomington, IN 47402

Agent

Jennifer Parker (Property Manager)
401 S. Washington St.
Bloomington, IN 47401

Prop. Location: 401 S Washington ST
Number of Units/Structures: 28/1
Units/Bedrooms/Max # of Occupants: Bld 1: 20/3/5 8/2/5

Date Inspected: 07/22/2024
Primary Heat Source: Electric
Property Zoning: MH
Number of Stories: 4

Inspector: Chastina Hayes
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1997. Minimum egress requirements for a multi-family dwelling built at the time of construction.

Openable area: 5.7 Sq. Ft.
Clear height: 24 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

GENERAL STATEMENTS

Window Measurements in 2-bedroom units:

Existing Window Measurements (casement):
Height: 51 inches
Width: 28.5 inches
Sill Height: 25 inches
Openable Area: 10.09 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Window measurements in 3-bedroom units:

Existing Window Measurements (casement):

Height: 51 inches

Width: 25 inches

Sill Height: 26.5 inches

Openable Area: 8.85 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

INTERIOR:

LEVEL ONE:

Main Hall: (adjacent to elevator)

Repair/replace the electrical outlet under the fire alarm so that it functions as intended. BMC 16.04.060 (b)

Unit 105:

Bathroom:

Repair/replace the towel bar so that it functions as intended. BMC 16.04.060 (a)

Right Bedroom:

Replace the missing light switch cover plate. BMC 16.04.060 (b)

Unit 106:

Utility Closet:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

2nd Bedroom:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Remove the bag covering the fire sprinkler. BMC 16.04.060 (b)

Bathroom:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Unit 107:

Whole Unit:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Utility closet:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Back Left Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (adjacent to the door)

Mechanical Room 111:

No violations noted.

Laundry Room, Sprinkler Room 110:

Replace the missing door knob. BMC 16.04.060 (a)

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c)

Repair the hole in the wall adjacent to the dryers. BMC 16.04.060 (a)

Unit 108:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.**
BMC 16.03.040

Unit 109:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

LEVEL TWO:

Unit 205:

Kitchen:

Repair/replace the overhead microwave so that it functions as intended. BMC 16.04.060 (c)

Right Bedroom:

Secure the loose smoke detector. BMC 16.04.060 (b)

Unit 204:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Living Room:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Unit 201:

Entry:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Utility Closet:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Middle Bedroom:

Replace the missing electrical cover plate on the right wall. BMC 16.04.060 (b)

Last Bedroom Right Closet:

Repair the hole in the wall. BMC 16.04.060 (a)

Hall Bath:

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

Left Bedroom:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Replace the missing outlet cover plate under the window. BMC 16.04.060 (b)

Left Master Bath:

Replace the oversized toilet seat so that it functions as intended. BMC 16.04.060 (a)

Unit 202:

Bathroom:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Left Bedroom:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Unit 203:

Whole Unit:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Bathroom:

Repair the bathtub drain to function as intended. BMC 16.04.060(c)

Back Right Bedroom:

Secure the loose electrical outlet on north wall adjacent to closet. BMC 16.04.060 (b)

Repair the window screen so that it functions as intended. BMC 16.04.060 (a)

Left Bedroom:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Master Bath:

Repair the hole in the ceiling. BMC 16.04.060 (a)

Repair/replace the toilet so that it functions as intended. BMC 16.04.060 (c)

Unit 206:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040 (Dog)

Unit 207:

Whole Unit:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Utility Closet:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Replace the furnace filter. BMC 16.04.060 (a)

Main Bathroom:

Replace the missing toilet seat. BMC 16.04.060 (a)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Back Left Bedroom:

Repair/replace the window screen so that it functions as intended. BMC 16.04.060 (a)

Middle Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Repair/replace the window screen so that it functions as intended. BMC 16.04.060 (a)

Living Room:

Repair the deteriorating window sills. BMC 16.04.060 (a)

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Repair/replace the window screen so that it functions as intended. BMC 16.04.060 (a)

Master Bath:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 208:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.**
BMC 16.03.040

Unit 209:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Utility Closet:

Secure the loose furnace plenum. BMC 16.04.060 (a)

Fire caulk line set penetrations. BMC 16.04.060(b)

Laundry Room 210:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

LEVEL THREE:

Unit 308:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Utility Closet:

Fire caulk line set penetrations. BMC 16.04.060(b)

Living Room:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Back Right Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Middle Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Main Bath:

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

Unit 309:

Whole Unit:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5 (Must be interconnected)

Living Room:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Repair the window screen so that it functions as intended. BMC 16.04.060 (a)

Back Right Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Middle Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Laundry Room 310:

Secure the loose wall cover behind washer. BMC 16.04.060 (a)

Check the washing machines/Dryers to confirm they are functioning as intended. (Smells like something is burning) BMC 16.04.060 (b)

Unit 307:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Utility Closet:

Replace the missing furnace filter. BMC 16.04.060 (a)

Bath:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Middle Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Master Bedroom:

Replace the missing electrical cover plate under the window. BMC 16.04.060 (b)

Master Bath:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 306:

Whole Unit:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5 (Must be interconnected)

Unit 305:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Bathroom:

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

Right Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Living Room:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Repair the deteriorating window sill. BMC 16.04.060 (a)

Unit 304:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit 301:

Bathroom:

Repair the bathtub faucet to eliminate the constant dripping. BMC 16.04.060(c)

Unit 303:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit 302:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Living Room:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Left Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bathroom:

Repair the sink drain to function as intended. BMC 16.04.060(c)

LEVEL FOUR:

Unit 405:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 406:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040 (Renovations of unit)

Unit 407:

Kitchen:

Repair the overhead light to function as intended. BMC 16.04.060 (c)

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Master Bath:

Replace the deteriorating sink. BMC 16.04.060 (a)

Laundry Room 410:

No violations noted.

Unit 409:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Utility Closet:

Replace the furnace filter so that it functions as intended. BMC 16.04.060 (a)

Unit 408:

Whole Unit:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Elevator:

Secure the loose handrail. BMC 16.04.060 (b)

EXTERIOR:

Remove the vines that are growing on the structure. BMC 16.04.050(a)

It is unlawful for the owner of any lot or tract of ground within the city to allow it to become overgrown with weeds, grass, or noxious plants beyond the height of 8 inches. Remove and properly dispose of overgrowth of weeds/grass on premises. (BMC 6.06.050)

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)

REQUIRED DOCUMENTATION

Provide documentation that the elevator has been tested and approved for use. BMC 16.01.060(f)

Provide documentation of the fire suppression/fire alarm systems annual inspection as required by the Indiana Fire Prevention Code. BMC 16.01.060(f)

Registration Form

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.020, BMC 16.10.030(b)**

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-48

Address: 701 E Summitview Pl

Petitioner: Angela Butler

Inspector: Arnold/Hayes/Council

Staff Report:

April 23, 2024	Cycle Inspection completed.
June 06, 2024	Cycle Inspection report sent.
July 19, 2024	BHQA Application received.
August 20, 2024	BHQA granted the Extension of Time
November 06, 2024	Life Safety Inspection (Partial).
November 15, 2024	BHQA Application received.
November 19, 2024	Reinspection Scheduled.
December 17, 2024	Petition Tabled.
January 21, 2025	Meeting cancelled due to lack of quorum.
February 18, 2025	Meeting cancelled due to lack of quorum.
March 18, 2025	Meeting cancelled due to lack of quorum.

Petitioner is requesting additional time to complete repairs on the balconies. Previous BHQA request granted extension of time until September 20, 2024 for Life Safety items and November 03, 2024 for all other items. To date a partial inspection of Life Safety items has been completed due to staffing issues at HAND. A partial reinspection was completed on February 26, 2025.

Staff recommendation: Grant the extension of time to complete the repairs

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 29, 2025 All items on the Remaining violations report
May 31, 2025 Remaining deck issues

Attachments:

RV Report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0012
Application Date: 11/15/2024

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 701 E Summit View PL
Parcel Number: 53-08-09-100-003.000-009

Owner

Summit Pointe United LLC
701 E Summitview
Bloomington IN 47401

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

We currently have 57 out of 67 balconies that we need to have repaired per our property inspection. The winter months are approaching which will make it difficult to complete the work. I would like to request to have until May 31, 2025 to get this work completed.



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

Property Address: 701 E. Summitview Place Bloomington, IN 47401

Petitioner's Name: Angela Butler

Address: 701 E. Summitview Place

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 822-3034

E-mail Address: abutler@hometpg.com

Owner's Name: Summit Pointe United LLC

Address: 169 Ramapo Valley Road Suite ML 7

City: Oakland

State: New Jersey

Zip Code: 07436

Phone Number: 812-736-2566

E-mail Address: dmajors@hometpg.com

Occupants:

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 24-TV-48

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

I am requesting a 90 day extension that extends to November 3, 2024 due to lack of a maintenance team and damages from the storm on June 25, 2024. Summit Pointe's maintenance team gave notice all at the same time. We currently do not have the manpower to complete the findings on our HAND property inspection by the due date of August 3, 2024. Summit Pointe experienced damages from the storm on June 25, 2024 which has affected the property as far as clean up and repairs. We have had to make the storm damage repairs priority to keep our community and residents safe. We had a lot of trees down, damages to roofs, sides of buildings have been damaged and several other minor damages.

Signature (Required): Angela Butler

Name (Print): Angela Butler

Date: 7/16/24

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-060

Address: 701 E Summitview Pl

Petitioner: Angela Butler

Inspector: Arnold/Hayes/Council

Staff Report:

April 23, 2024	Cycle Inspection completed
June 06, 2024	Cycle Inspection report sent
July 19, 2024	BHQA Application received
August 20, 2024	BHQA granted the Extension of Time
November 06, 2024	Life Safety Inspection (Partial)
November 15, 2024	BHQA Application received
November 19, 2024	Reinspection Scheduled
December 17, 2024	Petition Tabled
November 19, 2024	Reinspection Scheduled
January 13, 2025	Reinspection cancelled - Weather
January 21, 2025	Meeting Cancelled

Petitioner is requesting additional time to complete repairs on the balconies. Previous BHQA request granted extension of time until September 20, 2024 for Life Safety items and November 03, 2024 for all other items. To date a partial inspection of Life Safety items has been completed due to staffing issues at HAND. All items are scheduled for reinspection on January 13, 2025.

Staff recommendation: Grant the extension of time to complete the repairs

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: February 28, 2025 All items on the Cycle Inspection report
June 30, 2025 Remaining deck issues

Attachments: RV Report; BHQA Application



FEB 28 2025

REMAINING VIOLATIONS REPORT

736

Owner(s)

Summit Pointe United Llc
701 E Summitview
Bloomington, IN 47401

Agent

Hometown Property Group LLC
169 Ramapo Valley Rd
Oakland, NJ 07436

Prop. Location: 701 E Summit View PL

Number of Units/Structures: 288/22

Units/Bedrooms/Max # of Occupants: Bld 1: 16/1/5, Bld 2: 8/1/5 4/2/5, Bld 4: 16/2/5,
Bld 5: 16/1/5, Bld 6: 8/1/5 4/2/5, Bld 7: 8/1/5 4/2/5, Bld 9: 8/1/5 4/2/5, Bld 10: 16/2/5, Bld
11: 4/1/5 8/2/5, Bld 12: 8/1/5 4/2/5, Bld 13: 8/1/5 4/2/5, Bld 14: 4/1/5 8/2/5, Bld 15: 4/1/5
8/2/5, Bld 16: 16/1/5, Bld 17: 16/2/5, Bld 18: 16/2/5, Bld 8: 4/1/5 8/2/5, Bld 3: 8/1/5 4/2/5,
Bld 19: 16/2/5, Bld 20: 16/2/5, Bld 21: 8/1/5 4/2/5

Date Inspected: 04/22/2024

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: No

Inspector: R Council/C Hayes/M Arnold

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

Life Safety Items Hi-lighted in Yellow

Monroe County Assessor's records indicate that this structure was built in 1987. These are the minimum requirements for emergency egress at the time of construction.

Clear height: 24"

Clear width: 20"

Maximum sill height: 44" aff

Openable area: 5.7 sq. ft.

2/27/25 BR

Existing Egress Window Measurements:

Height: 25 inches

Width: 35 inches

Sill Height: 23 inches

Openable Area: 6.08 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Note: Only rooms with violations will be listed in this report. Room dimensions and inventories are in the file.

INTERIOR:
BUILDING 1

Unit 630:

Living Room:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a) **(Sliding door)**

Unit 640:

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Living Room:

Repair sliding door to function as intended. BMC 16.04.060(a)

Furnace Closet:

Eliminate the mold/mildew growth. BMC 16.04.060(a)

Hall Bathroom:

Secure loose cabinet face. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Eliminate the mold/mildew growth. BMC 16.04.060(a)

BUILDING 19:

Unit 672:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.**
BMC 16.03.040 (Renovations)

Unit 684:

Balcony:

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

Unit 686:

Balcony:

Repair the screen door to function as intended. BMC 16.04.060 (a)

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

Unit 682:

Balcony:

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

Unit 670:

Balcony:

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

Unit 664:

Dining Room:

Replace the missing vent cover. BMC 16.04.060(a)

Hallway:

The smoke detector in this room is not loud enough to provide proper notification. NFPA requires the alarm to be easily heard above maximum ambient sound. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

BUILDING 17:**Unit 718:****Living Room:**

Repair the sliding glass door to function as intended. BMC 16.04.060 (b)

Kitchen:

Properly repair or replace broken or missing cabinet doors. BMC 16.04.060(a)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Replace the missing refrigerator. BMC 16.04.060 (a)

Hallway:

Replace the missing closet door. BMC 16.04.060 (a)

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

2nd Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)(will not latch)

Replace the missing door. BMC 16.04.060 (a)

Bathroom:

Replace the missing cove base adjacent to the bathtub. BMC 16.04.060 (a)

Replace the deteriorating sink faucet. BMC 16.04.060 (a)

Repair the peeling ceiling. BMC 16.04.060 (a)

Laundry Room:

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Hallway:

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Unit 720:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.**
BMC 16.03.040 (Renovations)

Unit 728:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 730:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 724:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 726:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 702:**Kitchen:**

Repair the dishwasher to function as intended. (Per tenant) BMC 16.04.060 (c)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

1st Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (Left wall)

BUILDING 16:**Unit 750:****Bedroom:**

Every window shall be capable of being easily opened and held in position by its own hardware.
BMC 16.04.060(b) (open and be aligned)

Unit 760:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 756:**Balcony:**

Secure the loose deck boards. BMC 16.04.060 (b)

Unit 758:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 738:**Hallway:**

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Unit 744:**Balcony:**

Replace the broken sliding glass door handle. BMC 16.04.060 (a)

Unit 746:**Balcony:**

Secure all loose deck boards and nails. BMC 16.04.060 (b)

BUILDING 18:**Unit 792:****Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 790:**Kitchen:**

Repair/replace the light switches so that they function as intended. (Overhead light) BMC 16.04.060 (b) (switch at hallway entry)

Unit 766:**Kitchen:**

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

BUILDING 20**Unit 614:****Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 612:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 618:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

BUILDING 21

Unit 601:

Kitchen

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Bathroom:

Repair the sink stopper to function as intended. BMC 16.04.060(c)

Hallway:

Repair the furnace closet doors to open/close easily. BMC 16.04.060(a)

Unit 603:

Living Room:

Repair the sliding door to latch as intended. BMC 16.04.060(c)

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 605:

Living Room:

Replace the broken sliding door handle. BMC 16.04.060(a)

Kitchen:

Repair/replace the flooring. BMC 16.04.050(a) (bubbled/warped)

Complete the installation of the dishwasher. BMC 16.04.060(c)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Unit 611:

Deck:

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

Unit 609:

Deck:

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Repair/replace the deteriorated board. BMC 16.04.050(a) (under storage door threshold)

Unit 617:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.**
BMC 16.03.040

Unit 619:**Deck:**

Replace the missing trim. BMC 16.04.050(a) (around shed door)

Living Room:

Properly repair and surface coat the damaged wall. BMC 16.04.060(a) (adjacent to the door handle)

Unit 621:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Living Room:

Secure the sliding door handle. BMC 16.04.060(c)

Hallway:

Repair the furnace closet doors to open easily. BMC 16.04.060(a)

Unit 623:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

Living Room:

Repair the sliding door to open/close easily. BMC 16.04.060(a)

BUILDING 2:**Unit 635:****West Bathroom:**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

East Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

Unit 633:**Entry porch/stairs:**

Repair the deteriorating concrete at the entry porch. BMC 16.04.050 (a)

Furnace Closet:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

West Bedroom:

Properly and permanently eliminate the mold/mildew like substance on the window frame using EPA approved methods for mold remediation. BMC 16.04.060(a)

East Bedroom:

Properly and permanently eliminate the mold/mildew like substance on the window frame using EPA approved methods for mold remediation. BMC 16.04.060(a)

Unit 637:**Living Room:**

Repair the sliding glass door to lock. BMC 16.04.060 (b) (No access)

Repair/replace the deteriorating floor at the sliding glass door. BMC 16.04.060 (a)

Repair the deteriorating drywall around the sliding glass door. BMC 16.04.060 (a)

Dryer Closet:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Unit 641:**Bedroom:**

Repair the deteriorating carpet in front of closet. BMC 16.04.060 (a)

Unit 649:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended.
BMC 16.04.060(c)

Unit 651:**Bathroom:**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Balcony:

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

BUILDING 3**Unit 705:****Kitchen:**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 707:**Bathroom:**

Seal the top of the shower surround. BMC 16.04.060(a)

Unit 711:**Hallway:**

Secure loose light switch. BMC 16.04.060(b) (left of the bedroom door)

Unit 715:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

Unit 703:**Master Bedroom/Bathroom:**

Replace broken toilet seat. BMC 16.04.060(a)

Repair the tub drain to function as intended (drains very slowly). BMC 16.04.060(c)

BUILDING 4**Unit 759: (Bedbugs)****Hall Bathroom:**

Determine the source and eliminate the water leak. BMC 16.04.060(a) **(Toilet)**

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 771:**Deck:**

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings.
BMC 16.04.050(a)

Unit 769:**Deck:**

Hammer down all protruding nail heads. BMC 16.04.050(a)

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- **shall be rigid galvanized, rigid copper, or any CPVC pipe**
- shall not have a threaded discharge end
- drain by gravity
- **shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break**
- **shall extend to within 6" of floor. BMC 16.04.060(c)**

Unit 765:**Kitchen:**

Repair or replace garbage disposal to function as intended. BMC 16.04.060(c) **(Internal short causing smoke)**

Deck:

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 775:**Kitchen:**

Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Furnace Closet:

Determine the source and eliminate the water leak. BMC 16.04.060(a) (**Water heater**)

Unit 773:**Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

Bedroom:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements (**West wall**)

Master Bedroom:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (**Right of window.**)

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (**South wall**)

Unit 777:**Bath/laundry:**

Determine the source and eliminate the water leak. BMC 16.04.060(a) (**At shower controls**)

Unit 787:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 781:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

BUILDING 5:**Unit 731:****Bathroom:**

Repair the toilet to function as intended. BMC 16.04.060 (a)

Unit 739:**Balcony:**

Repair the loose deck boards. BMC 16.04.050 (b)

Unit 737:**Living Room:**

Secure all loose electrical receptacles. BMC 16.04.060(b)

Bathroom:

Determine source and eliminate leak at shower controls. BMC 16.04.060(a)

Unit 735:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Unit 733:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Unit 755:**Bedroom:**

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)(no key)

Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Repair the sink drain to function as intended. (Slow) BMC 16.04.060 (a)

Unit 753:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Unit 751:**Balcony:**

Repair the screen door to function as intended. BMC 16.04.060 (a)

Secure the loose soffit. BMC 16.04.050 (a)

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

BUILDING 6**Unit 817:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

Laundry:

Dryer shall exhaust to the exterior. BMC 16.04.060(c)

BUILDING 7**Unit 825:****Bathroom:**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Seal the top of the shower surround. BMC 16.04.060(a)

Hallway:

Secure the return air vent cover to the wall. BMC 16.04.060(a)

Kitchen:

Repair the carpet/transition strip at the entry to the kitchen. BMC 16.04.060(a)

Master Bedroom:

Repair the broken window. BMC 16.04.060(a) (no key)

Unit 843:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall and storage door trim/frame)

Unit 837:**Kitchen:**

Repair/replace the damaged/broken portion of the exterior of the microwave. BMC 16.04.060(a)

Unit 845:**Master Bathroom:**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

BUILDING 8**Unit 903:****Bedroom:**

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit 913:**Living Room:**

Secure loose electrical receptacle. BMC 16.04.060(b) (**Right of couch**)

Deck:

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Bathroom:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(By closet)**

Unit 919:**Patio:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Master Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (Move bed for access to window)

BUILDING 9:**Unit 971:****Balcony:**

Stabilize the sagging deck. BMC 16.04.050 (b)

Unit 969:**Utility Closet:**

Remove the dryer vent exhaust on the water heater and replace with code approved/manufacture approve vent line. BMC 16.04.060 (b)

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Unit 975:**Kitchen:**

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (in cabinet above microwave)

Bedroom 1:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

BUILDING 10

Unit 925:

Master Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware.
BMC 16.04.060(b) (right latch to function)

Unit 937:

Deck:

Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

Unit 939:

Deck:

Replace the broken intermediate board on the balcony guardrail. BMC 16.04.050(a)

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

Unit 933:

Deck:

Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

Unit 945:

Front Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware.
BMC 16.04.060(b) (latch)

Unit 953:

Deck:

Secure the trim board. BMC 16.04.050(a) (under the sliding door)

Replace the deteriorated boards. BMC 16.04.050(a) (east wall and storage door trim/frame)

Bedroom 2:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030 (check window)

Unit 955:

Bedroom 1:

Properly repair and surface coat the crack where the wall meets the ceiling. BMC 16.04.060(a)
(above the door)

Bedroom 2:

Properly repair and surface coat the crack where the wall meets the ceiling. BMC 16.04.060(a)

Unit 951:**Deck:**

Replace the top board of the deck railing. BMC 16.04.050(a)

BUILDING 11**Unit 1001:****Master Bedroom:**

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit 1005:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 1007:**Bathroom:**

Properly secure shower faucet controls to stud. BMC 16.04.060(c)

Unit 1013:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 1019:**Patio:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Laundry:

Repair closet doors to function as intended. BMC 16.04.060(a)

Master Bedroom/Bathroom:

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Unit 1021:**Furnace Closet:**

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- **shall be rigid galvanized, rigid copper, or any CPVC pipe**
- shall not have a threaded discharge end
- drain by gravity
- **shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break**
- **shall extend to within 6" of floor. BMC 16.04.060(c)**

Unit 1023:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

BUILDING 12:**Unit 1027:****Right Bedroom:**

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030

Unit 1039:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040 (Dog)

BUILDING 13**Unit 1055:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

Living Room:

Eliminate the crease in the carpeting. BMC 16.04.060(a) (trip hazard)

Unit 1057:**Bathroom:**

Seal the top of the shower surround. BMC 16.04.060(a)

Unit 1065:**Living Room:**

Repair the sliding door to lock. BMC 16.04.060(c)

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 1067:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

Unit 1051:**Master Bathroom:**

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Kitchen:

Determine source and eliminate leak. BMC 16.04.060(a) (**Under sink**)

BUILDING 14**Unit 1042:**

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040 (being turned)

Unit 1040:**Dining Room:**

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (left side to unlatch)

Unit 1046:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Master Bathroom:

Eliminate the drip at the sink faucet. BMC 16.04.060(c)

Unit 1044:**Living Room:**

Repair sliding door to latch securely. BMC 16.04.060(b)

Repair/replace the damaged door jamb. BMC 16.04.060(a)

Master Bedroom:

Replace the damaged door. BMC 16.04.060(a)

Unit 1036:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

Unit 1026:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Unit 1024:**Bathroom:**

Eliminate the drip at the tub faucet. BMC 16.04.060(c)

Unit 1030:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Unit 1028:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

BUILDING 15

Unit 1022:

Deck:

Replace the damaged boards. BMC 16.04.050(a) (south wall)

Hallway:

Repair the carpeting at the bedroom doors. BMC 116.04.060(a)

Unit 1020:

Deck:

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

Unit 1000:

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (latch to open)

Unit 1004:

Deck:

Replace the damaged boards. BMC 16.04.050(a) (north wall)

EXTERIOR:

Clubhouse/Office Building:

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e) (remove or trim the deteriorated portions of the tree – adjacent to flagpole).

Building 20:

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Secure the fence. BMC 16.04.050(a) (North side of structure – East entry-west side unit)

Building 17:

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Repair/replace the deteriorated corner of the structure. BMC 16.04.050(a) (W of entry 700-714)

Repair/replace the deteriorated siding. BMC 16.04.050(a) (above the 700-714 entry)

Building 21:

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Replace the missing siding on the north end of the structure. BMC 16.04.050(a)

Building 3:

Eliminate the trip hazard in the sidewalk leading to Unit 723 porch. BMC 16.04.040(c)

Re-install the support post for the balcony. BMC 16.04.050(a) (at patio west of center entry on north side of structure).

Building 5:

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e) (remove or trim the deteriorated portions of the tree – southwest corner of the structure).

Building 6:

Replace the deteriorated fence boards at Unit 805 patio. BMC 16.04.050(a)

Building 7:

Repair/replace the deteriorated portion of the sidewalk south side of the structure. BMC 16.04.040(c)

Building 9:

Eliminate the trip hazard in the sidewalk leading to Unit 723 porch. BMC 16.04.040(c)

Building 10:

Repair/replace the deteriorated portion of the sidewalk north side of structure at the parking area. BMC 16.04.040(c)

Repair/replace the deteriorated white siding. BMC 16.04.050(a) (Above the west entry on the south side of the structure)

Building 11:

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Building 15:

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e) (SW corner of the structure).

East Intersection of Summitview Pl and Alpine Trail:

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e) (South side of the intersection).

Building 13:

Repair/replace the deteriorated portion of the sidewalk northwest corner of structure at the parking area. BMC 16.04.040(c)

Building 14:

Repair the deteriorated steps leading to entry 1040-1046. BMC 16.04.040(c)

Secure the handrail closet to the structure at entry 1040-1046. BMC 16.04.050(a)

General Condition:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) **(This item has a deadline of 04/23/2025) (This includes, but is not limited to, the balcony floors, railings and siding)**

OTHER REQUIREMENTS

Furnace Inspection Documentation:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)

Inventory Damage List:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(c)

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-61

Address: 2945-2955 S. Pinewood Ln.

Petitioner: Richard Bettler (Jabberwocky Real Estate)

Inspector: Rob Council

Staff Report: **August 1, 2024** - Conducted Drive-by of property to check occupancy. Found both units occupied and spoke with one tenant who had complaints. Started legal.
October 31, 2024 – Received and scheduled complaint inspection.
November 1, 2024 – Agent schedule cycle for November 19.
November 4, 2024 – Completed complaint inspection. Found valid.
November 8, 2024 – Mailed inspection report.
November 18, 2024 – HAND received BHQA request. Agent rescheduled cycle inspection to December 5.
December 17, 2024 – Board tabled this request until January 2025 meeting.
January, February, March 2025 – Meetings cancelled due to lack of quorum.

At a complaint inspection of the above property, several violations of the Residential Rental Unit and Lodging Establishment Program were found. Including a roach infestation, and extensive mold/mildew growth in the kitchen, bathroom and throughout the unit.

Staff recommendation: Deny request for extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: Immediate. Compliance deadline of April 15, 2025.

Attachments: Complaint Report; BHQA Application

4/7/25 RIC



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0013
Application Date: 11/18/2024

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 2945 S Pinewood LN
Parcel Number: 53-08-16-200-002.000-009

Owner

Reinhold, Manjula
407 Mitchel Street, Apt B
Southport NC 28461

Applicant

Jabberwocky Real Estate
1316 S Palmer Avenue
Bloomington IN 47401

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

Currently, tenant is in process of eviction and is proving uncooperative in attempts to correct the problems. Owner/Management company will correct all issues at resolution of eviction (once tenant is eliminated). Typical timeline for eviction process is 60-90 days.

Signature



CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Complaint Inspection Information

11/8/2024

Agent

Jabberwocky Real Estate
1316 S Palmer Avenue
Bloomington IN 47401

Owner

Tanith Real Estate Rentals
407 Mitchell ST Apt. B
Southport NC 284614050

RE: NOTICE OF COMPLAINT INSPECTION

On **11/4/2024** a complaint inspection was performed at 2945 S Pinewood LN. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report and call this office no later than **11/22/2024**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need time to correct the violations beyond **11/22/2024** or if you want to appeal any violation, an appeal form can be found at bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

If you have any questions regarding the permit process, please call weekdays between 8:00a.m. and 5:00p.m., at (812) 349-3420.

Sincerely,

Housing & Neighborhood Development
Encl: Complaint Inspection Report



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

COMPLAINT INSPECTION REPORT

1641

Owners

Tanith Real Estate Rentals
407 Mitchell St. Apt. B.
Southport, NC 28461

Tenant

Timothy Moore
2945 S. Pinewood Drive
Bloomington, IN 47403

Prop. Location: 2945 S Pinewood LN

Number of Units/Structures: 2/1

Units/Bedrooms/Max # of Occupants: Bld 1: 2/2/5

Date Inspected: 11/04/2024

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 1

Inspector: Rob Council

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

COMPLAINT INSPECTION

The following items are the result of a complaint inspection conducted on **November 04, 2024**. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

Entire Unit:

This inspection revealed a roach infestation. Serious efforts by both the tenants and management will be required to significantly reduce this infestation to an acceptable level. This office strongly advises that the tenants properly prepare for treatment by:

1. Removing all items from the kitchen cabinets and drawers, including the shelf paper.
2. Removing all items from the pantry floor.
3. Removing all items from the bathroom floor and medicine cabinets.
4. Sanitize all areas where infestation is obviously present.
5. Sanitize all areas where roach droppings are present.
6. Properly store food items in sealed containers.

Every owner, agent or operator of a structure containing two (2) or more rental units shall be responsible for the extermination of insects, rodents or other pests in the structure or premises. The owner shall be responsible for extermination within each rental unit. BMC 16.04.090

Kitchen:

Determine source and eliminate leak. BMC 16.04.060(a) (**Under sink**)

Eliminate the mold/mildew growth. Then, properly clean, repair, or replace all items that have been adversely affected by the water/moisture. These items may include but are not limited to floor covering, wallboard, and damaged or deteriorated structural members. BMC 16.04.060(b)

Bathroom:

Eliminate the mold/mildew growth. Then, properly clean, repair, or replace all items that have been adversely affected by the water/moisture. These items may include but are not limited to floor covering, wallboard, and damaged or deteriorated structural members. BMC 16.04.060(b)

East Bedroom:

Eliminate the mold/mildew growth at the windows. BMC 16.04.060(a)

This is the end of this report.

Board of Housing Quality Appeals
Staff Report: Petition for Relief from an Administrative Decision

Meeting Date: April 15th, 2025

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register the property as a rental.

Petition Number: 25-AA-02

Address: 3241 N. Valleyview Road

Petitioner: Nathan & Amanda Hunter

Staff Report: November 23, 2022 New owner; no longer a rental.
July 20, 2023 Routine check shows house is occupied (Kenya Hunter). Owners live elsewhere.
July 25 2023 Mailed notice to register and schedule an inspection.
September 13, 2023 Demand letter sent.
January 26, 2024 Occupancy check reveals owner's son & daughter-in-law live at property. Owner will file an appeal.
December 10, 2024 Appeal submitted

This property is owned by the parents (Nathan and Amanda Hunter) of the tenants (Eli and Kenya Hunter) The occupants do not pay rent and have lived at this property since June 2022..

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owners and tenant are unchanged from the current status. The owner will be required to provide a yearly Occupancy Affidavit to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: none

Attachments: Application for Appeal



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0014
Application Date: 12/16/2024

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 3241 N Valleyview DR
Parcel Number: 53-05-20-404-056.000-005

Owner

Nathan & Amanda Hunter
4516 N Outback Road
Bloomington IN 47404

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: AA

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

We (Nathan and Amanda Hunter) own the property at 3241 N Valleyview Drive. Our son and his wife (Eli and Kenya Hunter) occupy the property and do not pay rent. The property has been occupied by Eli and Kenya since our purchase in June, 2022. We have never used the property as a rental, nor have we collected rent. nor do we intend to collect rent for this property in the future.

I am applying for a variance to declassify this property as a rental on these grounds. I will be happy to provide any additional information or documentation needed.

Thank you!



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

Property Address: 3241 N Valleyview Drive, Bloomington, IN 47404

Petitioner's Name: Nathan Hunter

Address: 4516 N Outback Road

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8128760677

E-mail Address: nathan@nathanhunterdesign.com

Owner's Name: Nathan and Amanda Hunter

Address: 4516 N Outback Road

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8128760677

E-mail Address: nathan@nathanhunterdesign.com

Occupants: Elijah and Kenya Hunter

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: Relief from an administrative decision. (Petition Type: AA)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

25-AA-02

Petition Number: _____

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

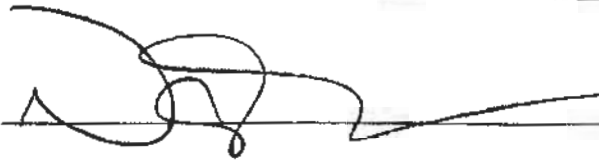
- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We (Nathan and Amanda Hunter) own the property at 3241 N Valleyview Drive. Our son and his wife (Eli and Kenya Hunter) occupy the property and do not pay rent. The property has been occupied by Eli and Kenya since our purchase in June, 2022. We have never used the property as a rental, nor have we collected rent, nor do we intend to collect rent for this property in the future.

I am applying for a variance to declassify this property as a rental on these grounds. I will be happy to provide any additional information or documentation needed.

Thank you!

Signature (Required):



Name (Print): Nathan Hunter

Date: 12/10/24

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

**Board of Housing Quality Appeals
Staff Report: Petition for Relief from an Administrative Decision**

Meeting Date: January 21, 2025

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register the property as a rental.

Petition Number: 25-AA-02

Address: 3241 N. Valleyview Road

Petitioner: Nathan & Amanda Hunter

Staff Report: November 23, 2022 New owner; no longer a rental.
July 20, 2023 Routine check shows house is occupied (Kenya Hunter). Owners live elsewhere.
July 25 2023 Mailed notice to register and schedule an inspection.
September 13, 2023 Demand letter sent.
January 26, 2024 Occupancy check reveals owner's son & daughter-in-law live at property. Owner will file an appeal.
December 10, 2024 Appeal submitted

This property is owned by the parents (Nathan and Amanda Hunter) of the tenants (Eli and Kenya Hunter) The occupants do not pay rent and have lived at this property since June 2022..

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owners and tenant are unchanged from the current status. The owner will be required to provide a yearly Occupancy Affidavit to verify no changes have been made. If this status changes, the requirements of Title 16 may be reinstated.

Compliance Deadline: none

Attachments: Application for Appeal



**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-03

Address: 315 W 17th St Apt. 3

Petitioner: David B. Burns

Inspector: Rebecca Davis

Staff Report: July 26, 2024 - Cycle Inspection conducted.
September 9, 2024 – Cycle Report Mailed / 60 day deadline begins
November 6, 2024 – Reinspection Scheduled
December 11, 2024 – Reinspection Completed / BHQA Appeal Suggested
December 16, 2024 – BHQA Appeal Received

Staff recommendation: Grant the extension of time for the completion of the deck repairs. All other items were complied on the reinspection. Deck repairs have been extensive.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 1, 2025

Attachments: Cycle Report; RV Report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0015
Application Date: 12/16/2024

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 315 W 17th ST APT 3
Parcel Number: 53-05-33-204-141.000-005

Owner

My Btown Properties LLC
4757 N Mosswood Dr
Bloomington IN 47404

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

The original inspection recommendation was to replace some worn boards and add a gutter to a section of the roof that hangs over the deck. After closer inspection I determined that it required a major renovation including replacing the stairs with metal stringers and replacing all of the decking with 2" cedar. We also are making the railing a privacy wall out of 1" cedar and metal posts. This required me to place materials orders that just started coming in. The construction, with cooperative weather will take several weeks given we are in the middle of the holidays,

Given all of that, I would like to request at least until the second week in January to finish the project.

25-TV-03
RD



CYCLE INSPECTION REPORT

6960

Owner/Agent:

David Burns
4757 N. Moss Wood Dr.
Bloomington, IN 47404

Prop. Location: 315 W 17th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5 1/3/5

Date Inspected: 7/26/2024
Primary Heat Source: Gas
Property Zoning: MM
Number of Stories: 2

Inspector: Rebecca Davis
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1994. Minimum egress requirements for a one and two family dwelling built at the time of construction.

Openable area: 4.75 Sq. Ft.
Clear height: 24 inches
Clear width: 18 inches
Sill height: Not more than 44 inches above finished floor.

INTERIOR:

UNIT C:

Main Level: Gas Furnace

Entryway, Living Room 19-2 x 10-2:

No violations noted.

Kitchen/Dining Room (11-9 x 11-3):

Eliminate the gap in the breaker box cover plate and the breakers. BMC 16.04.060(b)

Bathroom:

Repair the peeling drywall above the shower surround and paint. BMC 16.04.060(a)

2ND LEVEL:

Stairway/Hallway, Hall Bath, S Bedroom (15-1 x 14-8): Exit door for egress requirements.

No violations noted.

N Bedroom (17-6 x 10-5): Exit door for egress requirements.

Restore power to the electrical outlet to the right of the French doors.

Replace the switch plate (appears a switch or outlet was eliminated, currently taped over the gap) to one suited for one switch and a blank. BMC 16.04.060(b)

BASEMENT

Stairway, Main Room:

No violations noted.

UNIT B:

Living Room/Kitchen (17 x 12-2):

Secure the circuit label on the electrical panel. BMC 16.04.060(a)

Furnace Closet:

Determine source and eliminate leak (furnace). BMC 16.04.060(a)

Secure the blank junction box in the back right corner of the closet. BMC 16.04.060(b)

Bathroom:

No violations noted.

W Bedroom (10-8 x 10-1):

Provide operating power to the smoke detector. IC 22-11-18-3.5

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Existing Egress Window Measurements: Single hung: Const. Yr. - 1994

Height: 25.25 inches

Width: 43 inches

Sill Height: 22.5 inches

Openable Area: 7.54 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Center Bedroom (13-2 x 7-4):

Provide operating power to the smoke detector. IC 22-11-18-3.5

Secure loose electrical receptacle under the window. BMC 16.04.060(b)

Existing Egress Window Measurements: Casement: Const. Yr. - 1994

Height: 55 inches

Width: 20 inches

Sill Height: 24 inches

Openable Area: 7.64 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

East Bedroom (13-3 x 9-2): Same window as west bedroom.

Provide operating power to the smoke detector. IC 22-11-18-3.5

UNIT A:

Living Room (23-8 x 13-11):

No violations noted.

N Bedroom (13-0 x 12-6):

Replace the missing window crank hardware. BMC 16.04.060(b)

Existing Egress Window Measurements: Casement: Const. Yr. - 1994

Height: 55 inches

Width: 20 inches

Sill Height: 24 inches

Openable Area: 7.64 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

S Bedroom (12-9 x 13-1): Electric Furnace in closet.

TPR valve discharge tube needs to be installed in a way which meets all of the following requirements (reduced in size from the valve outlet by brass fittings). BMC 16.04.060(c)

Temperature/pressure relief (TPR) valve discharge tubes:

- **shall not be reduced in size from the valve outlet**
- **shall be rigid galvanized, rigid copper, or any CPVC pipe**
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Existing Egress Window Measurements: Casement: Const. Yr. - 1994

Height: 55 inches

Width: 20 inches

Sill Height: 24 inches

Openable Area: 7.64 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Kitchen/Dining Room (11-4 x 18-5), Bathroom:

No violations noted.

Laundry Room:

Replace the GFCI outlet under the panel (tester did not trip the outlet). BMC 16.04.060(b)

Upstairs:

Bedroom (23-11 x 12-8):

Repair the window on the right to open and close as intended. BMC 16.04.060(a)

Existing Egress Window Measurements: Single hung: Const. Yr. - 1994

Height: 25.25 inches

Width: 43 inches

Sill Height: 22.5 inches

Openable Area: 7.54 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

EXTERIOR:

Upstairs Deck:

The last 6 ft or so of the deck's ledger board on the northwest corner of the structure has become detached from the structure due to significant weathering of the structure in an area where a small roof terminates over the upper deck. The result of this is that the deck is under supported, and has significant movement.

Repair the deck in a manner that properly supports the north east corner adjacent to the structure. The structure should be meet the current Indiana Residential Building Code, or provide documentation in the form of a signed and stamped letter from a structural engineer that supports that the current state of the deck is structurally sound. BMC 16.04.060(a) BMC 16.04.020(a)(h)

Replace deteriorated/compromised deck boards. BMC 16.04.050(b)

Secure loose deck boards. BMC 16.04.050(b)

Restore power to the GFCI on the deck (west side of structure). BMC 16.04.050(a)

Repair both GFCI outlets to be secure and flush with the faceplates (west and south side of the structure on deck). BMC 16.04.050(b)

Install a gutter on the west end of the roof which terminates over the northwest corner of the deck to divert the water runoff from the structure and deck. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.



REMAINING VIOLATIONS INSPECTION REPORT

6960

Owner(s)

David Burns
4757 N. Moss Wood Dr.
Bloomington, IN 47404

Prop. Location: 315 W 17th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5 1/3/5

Date Inspected: 7/26/2024
Primary Heat Source: Gas
Property Zoning: MM
Number of Stories: 2

Inspector: Rebecca Davis
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

EXTERIOR:

Upstairs Deck:

The last 6 ft or so of the deck's ledger board on the northwest corner of the structure has become detached from the structure due to significant weathering of the structure in an area where a small roof terminates over the upper deck. The result of this is that the deck is under supported and has significant movement.

Repair the deck in a manner that properly supports the northeast corner adjacent to the structure. The structure should meet the current Indiana Residential Building Code, or provide documentation in the form of a signed and stamped letter from a structural engineer that supports that the current state of the deck is structurally sound. BMC 16.04.060(a) BMC 16.04.020(a)(b)

Replace deteriorated/compromised deck boards. BMC 16.04.050(b)

Secure loose deck boards. BMC 16.04.050(b)

OTHER REQUIREMENTS:

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-04

Address: 310 W 12th St

Petitioner: Heather Fulton / Park on Morton

Inspector: Rebecca Davis / Kenny Liford

Staff Report: August 26, 2024 – Cycle Inspection Conducted
October 10, 2024 – Cycle Inspection Sent / 60 Day Deadline Begins
December 09, 2024 BHQA Appeal Received.

Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: Life safety violations : May 1, 2025
All other remaining violations : May 15, 2025

Attachments: Cycle Report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0016
Application Date: 12/4/2024

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 310 W 12th ST
Parcel Number: 53-05-33-200-023.000-005

Owner

The Preiss Company
1700 Hillsborough Street
Raleigh NC 27605

Applicant

THP Park on Morton LLC Attn: Joe Green
1700 Hillsborough Street
Raleigh NC 27605

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

We would like an extension of time to complete the repairs for the last inspection results, please. It would be very much appreciated if we could have another month to get these completed.

25-TV-04
RD



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

Property Address: 310 W 12th St., Bloomington, IN 47404
~~710 N. Morton Street, Bloomington, IN 47404~~

Petitioner's Name: Heather Fulton for Park On Morton

Address: 710 N. Morton Street

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123397242

E-mail Address: heather.fulton@tpco.com

Owner's Name: The Preiss Company

Address: 1700 Hillsborough Street

City: Raleigh

State: North Carolina



Zip Code: 27605

Phone Number: 8123397242

E-mail Address: pom@tpco.com

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

25-TV-04

Petition Number: _____

RD

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We would like an extension of time to complete the repairs for the last inspection results, please. It would be very much appreciated if we could have another month to get these completed.

Signature (Required): H. Fulton

Name (Print): Heather Fulton Date: 12/04/24

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

CYCLE INSPECTION REPORT

10156

Owner(s)

Thp Park On Morton Llc
710 N Morton St
Bloomington, IN 47404

Agent

The Preiss Co. C/O Mike Kivitz
710 N Morton St
Bloomington, IN 47404

Prop. Location: 304 W Georgia AVE

Number of Units/Structures: 114/3

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 304: 6/4/5, Bld 320: 8/4/5, Bld 310: 8/1/5 31/2/5 29/3/5 32/4/5

Date Inspected: 08/26/2024

Primary Heat Source: Electric

Property Zoning: MD

Number of Stories: 3

Inspector: Rebecca Davis/Kenny Liford

Foundation Type: Slab

Attic Access: No

Accessory Structure: none

Monroe County records indicate these structures were built in 2012-2013. These structures are fully sprinklered and meet the exception for minimum egress requirements as outlined in IBC Sec. 1026.1

FLATS

Four Bedroom

Kitchen (12-10 x 11-8)
Living Room (14-4 x 12-7)
Far Left Bedroom/Bathroom (12-0 x 10-7)
Left Bedroom/Bathroom (11-5 x 10-8)
Right Bedroom/Bathroom (11-10 x 10-9)
Far Right Bedroom/Bathroom (12-0 x 10-7)

Three Bedroom

Kitchen (12-8 x 11-5)
Living Room (18-9 x 13-9)
Right Bedroom/Bathroom (11-5 x 10-8)
Left Bedroom/Bathroom (11-10 x 10-9)
Far Left Bedroom/Bathroom (12-0 x 10-7)

Two Bedroom

Kitchen (14-1 x 13-6)
Living Room (14-8 x 13-7)
Rear Bedroom/Bathroom (15-3 x 8-11)
Front Bedroom/Bathroom (13-3 x 12-1)

One Bedroom

Kitchen (14-1 x 13-6)
Living Room (14-8 x 13-7)
Bedroom/Bathroom (15-3 x 8-11)

TOWNHOUSES

First Level

Living Room (22-3 x 13-7)
Kitchen (12-0 x 8-6)
½ Bathroom

Second Level

Front Bedroom/Bathroom [(12-5 x 7-11)+(6-0 x 4-0)]
Rear Bedroom/Bathroom [(12-5 x 7-11)+(6-0 x 4-0)]

Third Level**Front Bedroom/Bathroom** [(12-5 x 7-11)+(6-0 x 4-0)]**Rear Bedroom/Bathroom** [(12-5 x 7-11)+(6-0 x 4-0)]**Existing Egress:****Flats:****Height:** 32 inches**Width:** 32.5 inches**Sill Height:** 25 inches**Openable Area:** 7.22 sq. ft.**Note:** These measurements are for reference only. There is no violation of the emergency egress requirements.**Townhouses:****Height:** 31.5 inches**Width:** 29 inches**Sill Height:** 25 inches**Openable Area:** 6.34 sq. ft.**Note:** These measurements are for reference only. There is no violation of the emergency egress requirements.**INTERIOR:****NOTE: All life safety violations in this report have been highlighted.****MAIN BUILDING****Ground Level****Common Hall****General Violation:**

Several of the emergency light units were not functioning as intended. Maintenance noted that these had been called out for repair in their recent fire safety inspection report. Repair or replace all malfunctioning emergency light units. BMC 16.04.060(b)

Strong Recommendation:

It was noted during inspection that a smoke detector model which was in widespread use throughout the development had aged beyond the 10 year smoke detector expiration date, meaning the manufacturer will not guarantee it to provide adequate protection. It is strongly recommended to review the age of all smoke detectors and replace all that have aged beyond 10 years.

Unit 1001:**Bedroom B Bathroom:**

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 1002:**Kitchen:**

Secure loose electrical receptacle (GFCI right of stove). BMC 16.04.060(b)

Secure loose electrical receptacle (GFCI left of stove). BMC 16.04.060(b)

Laundry Closet:

Install latches for laundry closet doors. BMC 16.04.060(a)

Mechanical Closet:

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Bedroom B:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit 1003:

There is no Unit 1003

Unit 1004:

Mechanical Closet:

During the inspection the condensate line was noted to be clogged causing water over flow onto the floor of the mechanical closet. Maintenance was able to unclog the line during inspection. Thoroughly dry out the closet and make any necessary repairs caused due to water damage if present. BMC 16.04.060(a)

Bedroom B Bathroom:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Bedroom A:

Repair the window to open and close easily and without special effort. BMC 16.04.060(b)

Unit 1005:

Mechanical Closet:

Determine the cause of and eliminate the mold/mildew growth in the closet. BMC 16.04.060(a)

Ground Level Common Study Room:

Replace the broken lock latch on the middle window. BMC 16.04.060(b)

First Level:

Unit 2104:

Bedroom A Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 2105:

Replace the missing sprayer button on the kitchen sink faucet. BMC 16.04.060(a)

Mechanical Closet:

Repair the sprinkler trim ring. BMC 16.04.060(b)

Bedroom A Bathroom:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 2106:

Mechanical Closet:

The water heater pan was holding water. Determine the cause of the water leak and repair. BMC 16.04.060(c)

Eliminate the build up of dust from the closet. BMC 16.04.060(c)

Bedroom C:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit 2103:

Laundry Closet:

Replace the missing latch from the left laundry closet door. BMC 16.04.060(a)

Mechanical Closet:

Eliminate the build up of dust from the closet. BMC 16.04.060(c)

During the inspection the condensate line was noted to be clogged causing water over flow onto the floor of the mechanical closet. Maintenance was able to unclog the line during inspection. Thoroughly dry out the closet and make any necessary repairs caused due to water damage if present. BMC 16.04.060(a)

Bedroom A

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit 2107:

Bedroom C:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Bedroom A:

Repair the toilet paper holder to function as intended. BMC 16.04.060(a)

Unit 2108:

Bedroom C:

Repair the right window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bathroom C:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Bedroom B:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Common Hall Data Room (across from 207):

Provide a complete directory of all circuits in the electric service panels. BMC 16.04.020(a) IEC 408.4

Unit 2102:

Laundry Closet:

Replace the missing left door latch. BMC 16.04.060(a)

Bathroom B:

Replace the missing tub stopper. BMC 16.04.060(a)

Unit 2109:

Living Room:

Secure loose electrical receptacle (left of window). BMC 16.04.060(b)

Patio:

Repair the exterior patio door to function as intended. Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(a), BMC 16.04.060(b)

Kitchen:

Determine the cause of and eliminate the mold/mildew growth on the ceiling (stain) and paint. BMC 16.04.060(a)

Unit 2101:

No violations noted.

Unit 1109:

Bedroom A:

Repair the bedroom door to open and close easily and latch without any special knowledge or effort. BMC 16.04.060(a)

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Living Room:

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bedroom B:

Repair the bedroom door to open and close easily and latch without any special knowledge or effort. BMC 16.04.060(a)

Unit 1110:

Kitchen:

Replace the missing garbage disposal rubber drain guard. BMC 16.04.060(c)

Repair the damaged drywall ceiling at the corner of the laundry closet and the hallway. BMC 16.04.060(a)

Mechanical Closet:

During the inspection the condensate line was noted to be clogged causing water over flow onto the floor of the mechanical closet. Maintenance was able to unclog the line during inspection. Thoroughly dry out the closet and make any necessary repairs caused due to water damage if present. BMC 16.04.060(a)

Unit 1111:

Bedroom B:

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bathroom C:

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 1112:

Bathroom A:

Secure loose electrical receptacle. BMC 16.04.060(b)

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Patio:

Replace the missing outdoor outlet cover. BMC 16.04.050(a)

Bedroom D:

Eliminate the mold/mildew growth at the windows. BMC 16.04.060(a)

Unit 1108:

Left Hallway:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Bedroom A:

Repair the window to open and close easily and without special effort. BMC 16.04.060(b)

Bathroom B:

Secure toilet to its mountings. BMC 16.04.060(c)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 1107:

Kitchen:

Secure the sink faucet to the sink base. BMC 16.04.060(c)

Replace the missing sprinkler trim ring. BMC 16.04.060(b)

Mechanical Closet:

Eliminate the build up of dust from the closet. BMC 16.04.060(c)

Unit 1106:

Kitchen:

Restore the water pressure to the kitchen faucet. BMC 16.04.060(a)

Bathroom A:

Secure loose electrical receptacle. BMC 16.04.060(b)

Mechanical Closet:

Determine the cause of and eliminate the mold/mildew growth in the closet. BMC 16.04.060(a)

Bedroom B:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 1105:**Mechanical Closet:**

Repair the closet door the stop dragging on the floor. BMC 16.04.060(a)

Bedroom A:

Replace the broken window screen. BMC 16.04.060(a)

Unit 1104:**Kitchen:**

Replace the missing grease filter on the hood vent. BMC 16.04.060(a)

Restore the water pressure to the kitchen faucet. BMC 16.04.060(a)

Unit 1103:**Entry:**

Replace the broken door stop. BMC 16.04.060(a)

Mechanical Closet:

Replace the furnace filter. BMC 16.04.060(c)

Common Hallway:

Secure loose electrical receptacle (to the right of Unit 1102). BMC 16.04.060(b)

Unit 1102:**Mechanical Closet:**

Eliminate the build up of dust from the closet. BMC 16.04.060(c)

Unit 1101:**Mechanical Closet:**

Replace the furnace filter. BMC 16.04.060(c)

Eliminate the build up of dust from the closet. BMC 16.04.060(c)

Fill the hole (left of furnace) where the lines penetrate the wall and the fire caulk has fallen out. BMC 16.04.060(b)

Unit 3102:

This unit was not inspected at the time of this inspection, as it was missed. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 3101:

This unit was not inspected at the time of this inspection, as it was missed. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 3103:

This unit was not inspected at the time of this inspection, as it was missed. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

SECOND LEVEL:

Unit 2204:

Mechanical Closet:

Repair or replace the leaking/rusting water heater. BMC 16.04.060(c)

Replace the furnace filter. BMC 16.04.060(c)

Eliminate the build up of dust from the closet. BMC 16.04.060(c)

Bedroom C:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 2205:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit 2206:

Bedroom C:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Mechanical Closet:

Unclog the floor drain. BMC 16.04.060(c)

Unit 2203:

Bathroom C:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 2207:

Living Room:

Repair the window screen (left). BMC 16.04.060(a)

Bedroom C

Repair the door handle so the lock functions as intended. BMC 16.04.060(a)

Right Hallway:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 2208:

Laundry Closet:

Replace the missing door latch (right door). BMC 16.04.060(a)

Bedroom A:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Mechanical Closet:

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Bedroom D:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Unit 2202:Mechanical Closet:

Repair the AC to function as intended. BMC 16.04.060(c)

Bathroom A:

Repair the sink handle. BMC 16.04.060(a)

Bathroom B:

Secure the toilet paper holder. BMC 16.04.060(a)

Unit 2209:Bedroom A:

Secure loose electrical receptacle (under the window). BMC 16.04.060(b)

Mechanical Closet:

Eliminate the build up of dust from the closet. BMC 16.04.060(c)

Bathroom B:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 2201:Balcony:

Replace the missing weather proof outlet cover. BMC 16.04.060(b)

Every door (balcony) which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(a), BMC 16.04.060(b)

Bedroom B:

Remove the miscellaneous paper from fire damper in the ceiling. BMC 16.04.060(b)

Bedroom C:

Replace the broken handle on the toilet. BMC 16.04.060(a)

Unit 1210:Bedroom A:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Kitchen:

Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Bathroom B:

Replace missing flooring on the left side of tub. BMC 16.04.060(a)

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 1211:Bedroom B:

Secure loose electrical receptacle (left of window). BMC 16.04.060(b)

Laundry Closet:

Tenant stated the dryer was not drying clothes. Repair the dryer to function as intended. BMC 16.04.060(c)

Balcony:

Replace the missing weatherproof outdoor outlet cover. BMC 16.04.050(b)

Unit 1209:Entire Unit:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Mechanical Closet:

Determine the cause of and eliminate the mold/mildew growth in the lower right side of the closet, behind the water heater. BMC 16.04.060(a)

Bathroom B:

Replace the missing base trim to the right of the toilet. BMC 16.04.060(a)

Unit 1212:Balcony:

Replace the missing weatherproof outdoor outlet cover. BMC 16.04.050(b)

Unit 1208:Kitchen:

Repair the sprayer switch to function as intended. BMC 16.04.060(a)

Balcony:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Mechanical Closet:

During the inspection the condensate line was noted to be clogged causing water over flow onto the floor of the mechanical closet. Maintenance was able to unclog the line during inspection. Thoroughly dry out the closet and make any necessary repairs caused due to water damage if present. BMC 16.04.060(a)

Bathroom C:

Replace the malfunctioning switch in the bathroom. BMC 16.04.060(a)

Bedroom D:

Replace the malfunctioning switch in the bathroom. BMC 16.04.060(a)

Common Hall Data Room: Determine the source of the water damage and eliminate. Repair damaged wall material and eliminate spore growth. BMC 16.04.060(a)

Secure loose electrical receptacle (north wall). BMC 16.04.060(b)

Unit 1207:

Mechanical Closet:

During the inspection the condensate line was noted to be clogged causing water over flow onto the floor of the mechanical closet. Maintenance was able to unclog the line during inspection. Thoroughly dry out the closet and make any necessary repairs caused due to water damage if present. BMC 16.04.060(a)

Unit 1206:

Mechanical Closet:

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Bathroom A:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 1205:

Bathroom B:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 1204:

Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 1203:

Kitchen:

Secure loose electrical receptacle. BMC 16.04.060(b)

Mechanical Closet:

During the inspection the condensate line was noted to be clogged causing water over flow onto the floor of the mechanical closet. Maintenance was able to unclog the line during inspection. Thoroughly dry out the closet and make any necessary repairs caused due to water damage if present. BMC 16.04.060(a)

Unit 1202:

No violations noted.

Unit 1201:

Bathroom C:

Secure loose electrical receptacle. BMC 16.04.060(b)

Bedroom B:

Restore appropriate water pressure to the shower/tub faucet. BMC 16.04.060(a)

Bathroom A:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 3201:

Entry:

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be

capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(a), BMC 16.04.060(b)

Left Hallway:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Bathroom C:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Bathroom B:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Bedroom D:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 3202:

No violations noted.

Unit 3203:

Bedroom A:

Repair the bedroom window to latch. BMC 16.04.060(a)

Bathroom C:

Secure loose electrical receptacle. BMC 16.04.060(b)

Third Level

Third Floor Hallway

Ensure all emergency escape lights functions as intended. BMC 16.04.060(c)

Unit 3301

Bedroom A

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Unit 3302

No violations noted.

Unit 3303

Whole unit

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Unit 1312

Laundry Room

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c)

Living Room

Repair or replace lock on sliding glass door so that it functions as intended. BMC 16.04.060(b)

Unit 1309Kitchen

Determine source and eliminate the leak under the sink. BMC 16.04.060(a)

Unit 1311Kitchen

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 1310Living Room

All basement and ground floor windows and all upper windows adjacent to porch roofs, decks or other accessible exterior elements shall be capable of latching securely. Install a locking mechanism to the right window. BMC 16.04.060(b)

Unit 2301

No violations noted.

Unit 2309Mechanical Closet

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Bedroom C

Secure the loose electrical receptacle in the bathroom. BMC 16.04.060(b)

Bedroom B

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Unit 2302

No violations noted.

Unit 2308Laundry Room

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Bedroom D

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Unit 2307

No violations noted.

Unit 2303Laundry Room

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Kitchen

Properly secure the faucet on the sink. BMC 16.04.060(c)

Determine source and eliminate the leak under the sink. BMC 16.04.060(a)

Replace the water damaged shelving under the sink. BMC 16.04.060(a)

Unit 2306

All Bedrooms

Repair or replace diverters in shower faucet assembly. BMC 16.04.060(a)

Unit 2305

Kitchen

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 2304

No violations noted.

Unit 1308

Laundry Room

Repair or replace door knob/lock assembly in a manner so that it functions as intended.

Kitchen

Replace the missing handle for the microwave. BMC 16.04.060(a)

Unit 1307

Bedroom D

Repair the light switch in the bathroom to function as intended (Appears to have a short). BMC 16.04.060(a)

Unit 1302, 1303, 1304, 1305, 1306

No violations noted.

Unit 1301

Entry

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Bedroom C

Repair or replace lock on bathroom door so that it functions as intended. BMC 16.04.060(b)

FOURTH LEVEL

Fourth Floor Hallway

Ensure all emergency escape lights functions as intended. BMC 16.04.060(c)

Unit 3403

Kitchen

Properly secure the faucet on the sink. BMC 16.04.060(c)

Bedroom C

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 3402

Whole unit

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the

time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Kitchen

Replace missing/broken cabinet drawer. BMC 16.04.060(a)

Bedroom A

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Bedroom B

Repair the tub drain to function as intended. BMC 16.04.060(c)

Bedroom C

Repair the damaged or loose escutcheon ring. BMC 16.04.060(c)

Unit 3401

Whole unit

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Kitchen

Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

Bedroom D

Properly repair or replace broken or missing cabinet door. BMC 16.04.060(a)

Bedroom C

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 1401

Bedroom C

Repair the tub drain to function as intended. BMC 16.04.060(c)

Unit 1402, 1403, 1404

No violations noted.

Unit 1405

Bedroom B

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Unit 1406

Bedroom A

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Unit 1407

Bedroom A

Properly secure the faucet on the sink. BMC 16.04.060(c)

Common Elevator Lobby (Near 1408)

No violations noted.

Unit 1408**Laundry Room**

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c)

Living Room

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Bedroom D

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Unit 1412, 1409

No violations noted.

Unit 1411**Living Room**

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device (deadbolt), door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(a), BMC 16.04.060(b)

Unit 1410, 2401, 2409

No violations noted.

Unit 2402**Mechanical closet**

Repair/replace the damaged door. BMC 16.04.060(a)

Unit 2408**Whole unit**

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Unit 2404**Kitchen**

Properly secure the faucet on the sink. BMC 16.04.060(c)

Bedroom A

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit 2405

No violations noted.

Unit 2406**Kitchen**

Replace the missing garbage disposal gasket. BMC 16.04.060(a)

Bedroom B

Repair the sink drain to function as intended. BMC 16.04.060(c)

Unit 2403**Bedroom B**

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Unit 2407

No violations noted.

TOWNHOUSES**Unit 304****Entry**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Kitchen

Properly secure the faucet on the sink. BMC 16.04.060(c)

½ Bath

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Unit 306

No violations noted.

Unit 308**Laundry Room**

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

2nd Level**Bedroom A**

Properly repair or replace loose, damaged, or missing floor covering (**Bathroom**). BMC 16.04.060(a)

Unit 310

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

½ Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 312**Kitchen**

Properly secure the faucet on the sink. BMC 16.04.060(c)

Unit 314

No violations noted.

Unit 334**2nd Level**Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Bedroom A

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Bedroom B

Repair replace the broken ceiling fan. BMC 16.04.060(a)

Unit 332Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Kitchen

Properly secure the faucet on the sink. BMC 16.04.060(c)

Unit 330Living Room

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Unit 328**2nd Level**Hallway

Repair the surface of the ceiling to be free of holes, cracks, **peeling paint** and/or sagging materials. BMC 16.04.060(a)

Unit 326Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Unit 324Kitchen

Replace the missing microwave handle. BMC 16.04.060(a)

2nd LevelBedroom B

Repair the light switch in the bathroom to function as intended (Appears to have a short). BMC 16.04.060(a)

Unit 322Kitchen

Repair the front right range burners to function as intended. BMC 16.04.060(c)

3rd LevelBedroom C

Repair the sink drain to function as intended. BMC 16.04.060(c)

2nd Level**Bedroom B**

Repair or replace the bathroom door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Unit 320**Whole unit**

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

2nd Level**Hallway**

Repair the surface of the ceiling to be free of holes, cracks, **peeling paint** and/or sagging materials. BMC 16.04.060(a)

3rd Level**Bedroom D**

Repair the surface of the ceiling(**Bathroom**) to be free of holes, cracks, **peeling paint** and/or sagging materials. BMC 16.04.060(a)

EXTERIOR

Properly repair or replace damaged or deteriorated siding (**under window in courtyard east of pool**) in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

Repair the broken Gfci and cover in the grilling area north of pool. BMC 16.04.050(b)

Townhomes

Replace the missing brickmold on the back entry door to unit 312. BMC 16.04.050(a)

Replace the broken Gfci cover at the back of unit 320. BMC 16.04.050(b)

Replace the missing brickmold on the back entry door to unit 324. BMC 16.04.050(a)

Replace the missing brickmold on the back entry door to unit 328. BMC 16.04.050(a)

OTHER REQUIREMENTS:**Elevator Inspection Document**

Provide documentation of the annual inspection by the State of Indiana for the elevator. BMC 16.01.060(c)

Fire Suppression/Fire Alarm System

Provide documentation of the fire suppression/fire alarm systems annual inspection as required by the Indiana Fire Prevention Code. BMC 16.01.060(f)

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d)**: All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-05

Address: 250 E 14th St Unit 1421

Petitioner: Daniel Bracket

Inspector: Chastina Hayes

Staff Report: November 18, 2024 Tenant scheduled complaint inspection
November 21, 2024 Completed complaint inspection with tenants
November 22, 2024 Mailed complaint report
December 10, 2024 Received BHQA application
January 21, 2025 Meeting cancelled due to lack of quorum
February 18, 2025 Meeting cancelled due to lack of quorum
March 18, 2025 Meeting cancelled due to lack of quorum

During the complaint inspection gnats were found throughout the apartment. The trash room is adjacent to the unit and the dumpster is below the unit which is causing the infestation. The petitioner is requesting an extension of time to treat the issue.

Staff recommendation: Approve the request for extension of time to complete the repairs.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 29, 2025

Attachments: Complaint Report; BHQA Application

4/7/25 MJC



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0017
Application Date: 12/10/2024

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 250 E 14th ST
Parcel Number: 53-05-33-200-004.000-005

Applicant

Daniel Brackett
250 E 14th ST
Bloomington IN 47408

Owner

Landmark Properties, Llc
315 Oconee Street
Athens GA 30601

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

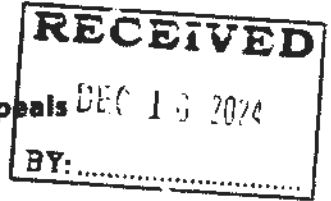
The Standard at Bloomington has received the complaint inspection report and is aware of the situation. We have been in active communications with the residents and guarantors of this unit as we have been actively treating the unit. When the residents made us aware of the situation, our team contacted our pest control vendor and had them spray and treat the unit. However, it has been requested by the residents and guarantors that we discontinue the spray treatment inside of the unit. The reason behind the request to discontinue treating the unit is due to the amount of time that the residents need to vacate the unit for the spray to settle.

As we continue to take action to correct this situation, The Standard actively taking the measures listed below to address the issue.

1. The Standard has contacted our trash removal/collection service to have the main compactor emptied on a routine basis. This is effective immediately and was scheduled on a routine basis as off 11/ 27/ 2024. We will continue to monitor and have the compactor emptied as routinely as needed, even if before the compactor is full.
2. The Standard has maintained^a the main compactor room by detail cleaning the area on daily basis and has outsourced a third-party vendor to assist. The Standards' maintenance and management team have walked the trash room located next to 1421 multiple times per day to ensure there is not any trash buildups and has reached out to our garbage collection company to ensure the trash room area around 1421 is also walked on a nightly basis during their contracted trash pickups Sunday through Thursday.
3. The Standard has installed multiple UV Light bug zappers and sticky traps within/around the main compactor room, and the garbage chute.



Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov



Property Address: The Standard at Bloomington

Petitioner's Name: Daniel Brackett

Address: 250 E 14th Street

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: (812) 416-5046

E-mail Address: daniel.brackett@landmarkproperties.com

Owner's Name: Landmark Properties, INC

Address: 315 Oconee Street

City: Athens

State: Georgia

Zip Code: 30601

Phone Number: 706-543-1910

E-mail Address: info@thestandardbloomington.com

Occupants: Ethan Katz

The following conditions must be found in each case in order for the Board to consider the request:

- 1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:
A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)
25-TV-05
Petition Number:

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

The Standard at Bloomington has received the complaint inspection report and is aware of the situation. We have been in active communications with the residents and guarantors of this unit as we have been actively treating the unit. When the residents made us aware of the situation, our team contacted our pest control vendor and had them spray and treat the unit. However, it has been requested by the residents and guarantors that we discontinue the spray treatment inside of the unit. The reason behind the request to discontinue treating the unit is due to the amount of time that the residents need to vacate the unit for the spray to settle. As we continue to take action to correct this situation, The Standard actively taking the measures listed below to address the issue.

1. The Standard has contacted our trash removal/collection service to have the main compactor emptied on a routine basis. This is effective immediately and was scheduled on a routine basis as off 11/27/2024. We will continue to monitor and have the compactor emptied as routinely as needed, even if before the compactor is full.

2. The Standard has maintained the main compactor room by detail cleaning the area on daily basis and has outsourced a third-party vendor to assist. The Standards' maintenance and management team have walked the trash room located next to 1421 multiple times per day to ensure there is not any trash buildups and has reached out to our garbage collection company to ensure the trash room area around 1421 is also walked on a nightly basis during their contracted trash pickups Sunday through Thursday.

3. The Standard has installed multiple UV Light bug zappers and sticky traps within/around the main compactor room, and the garbage chute.

Signature (Required): *Daniel A. Brackett*

Name (Print): Daniel A Brackett Date: 12/6/24

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).

2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: February 18, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-05

Address: 250 E 14th St Unit 1421

Petitioner: Daniel Bracket

Inspector: Chastina Hayes

Staff Report: November 18, 2024 Tenant scheduled complaint inspection
November 21, 2024 Completed complaint inspection with tenants
November 22, 2024 Mailed complaint report
December 10, 2024 Received BHQA application
January 21, 2025 Meeting cancelled due to lack of quorum

During the complaint inspection gnats were found throughout the apartment. The trash room is adjacent to the unit and the dumpster is below the unit which is causing the infestation. The petitioner is requesting an extension of time to treat the issue.

Staff recommendation: Approve the request for extension of time to complete the repairs.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: March 5, 2025

Attachments: Complaint Report; BHQA Application

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: January 21, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-05

Address: 250 E 14th St Unit 1421

Petitioner: Daniel Bracket

Inspector: Chastina Hayes

Staff Report: November 18, 2024 Tenant scheduled complaint inspection
November 21, 2024 Completed complaint inspection with tenants
November 22, 2024 Mailed complaint report
December 10, 2024 Received BHQA application

During the complaint inspection gnats were found throughout the apartment. The trash room is adjacent to the unit and the dumpster is below the unit which is causing the infestation. The petitioner is requesting an extension of time to treat the issue.

Staff recommendation: Approve the request for extension of time to complete the repairs.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: February 1, 2025

Attachments: Complaint Report; BHQA Application

1/9/25
ML



CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Complaint Inspection Information

11/22/2024

Agent

Alyssa Whitt
250 E 14th ST
Bloomington IN 47408

Owner

Landmark Properties, Llc
315 Oconee Street
Athens GA 30601

RE: NOTICE OF COMPLAINT INSPECTION

On **11/21/2024** a complaint inspection was performed at 250 E 14th ST. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report and call this office no later than **12/6/2024**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need time to correct the violations beyond **12/6/2024** or if you want to appeal any violation, an appeal form can be found at bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

If you have any questions regarding the permit process, please call weekdays between 8:00a.m. and 5:00p.m., at (812) 349-3420.

Sincerely,

Housing & Neighborhood Development
Encl: Complaint Inspection Report

COMPLAINT INSPECTION REPORT

76

Owner

Landmark Properties
315 Oconee St
Athens, GA 30601

Tenant

Ethan Katz
10775 Knight Dr
Carmel, IN 46032

Agent

Alyssa Whitt
250 E 14th St
Bloomington, IN 47408

Prop. Location: 301 E Brownstone Dr

Number of Units/Structures: 439/3

Units/Bedrooms/Max # of Occupants: Bld 1: 24/Eff; 28/1; 32/2; 50/4; 17/5 Bld 2: 26/Eff; 30/1; 20/2; 13/4; 18/5
Bld 3: 42/1; 26/2; 15/3; 25/4; 28/5

Date Inspected: 11/21/2024

Primary Heat Source: Electric

Property Zoning: MS

Number of Stories: 5

Inspector: Chastina Hayes

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: N/A

The following items are the result of a complaint inspection conducted on 11/21/2024. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

Building 250:

Unit 1421:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) **(Gnats)**

Trash Room adjacent to the Unit:

Remove and properly dispose of all accumulated or scattered trash in the room to prevent the reinfestation of the gnats. BMC 16.04.040(d)

This is the end of the report.



NOTICE OF BOARD ACTION

January 22, 2025

Daniel Bracket
250 E 14th St
Bloomington, IN 47408

RE: Petition Number: 25-TV-05
Meeting Date: January 21st, 2025
Property Address: 250 E 14th Street Unit 1421

Dear Daniel Bracket,

This letter provides notice of the action taken by the City of Bloomington Board of Housing Quality Appeals on your request for an extension of time to complete repairs. Details of the Board's action are provided below.

Board Action: Approved Not Approved Continued Tabled

Conditions: Your request will be heard at the February 18th, 2025 BHQA Meeting.

Deadline: N/A

If you disagree with the Board's decision, you may appeal the Board's decision in the Monroe County Circuit Court not later than thirty (30) days after the date of this Notice.

If you have further questions or concerns, City business hours are weekdays between 8:00 AM and 5:00 PM, and I can be reached at (812) 349-3420.

Sincerely,

Anna Killion-Hanson
Director, HAND

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-06

Address: 1601 S. Walnut St.

Petitioner: JMT Properties LLC

Inspector: Rob Council

Staff Report: **October 29, 2024** - Conducted cycle of the property.
November 25, 2024 – Mailed inspection report.
December 16, 2024 – HAND received BHQA request.
January, February, March 2025 – Meetings cancelled due to lack of quorum.

At a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found. Including windows in need of repair or replacement.

Petitioner is requesting an extension of time to complete concrete work.

Staff recommendation: DENY request for extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 15, 2025

Attachments: Cycle Report; BHQA Application

4/7/25 BJC



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0018
Application Date: 12/16/2024

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1601 S Walnut ST
Parcel Number: 53-08-09-200-074.000-009

Owner
JMT LLC
827 W Baywood DR
Bloomington IN 47403

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

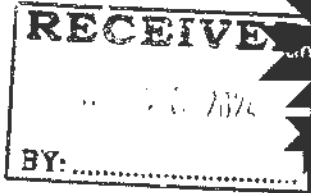
Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

windows marked for repairs are beyond their useful life. these windows can no longer be repaired. windows are being re-measured to 12/11/2024. delivery time could be 4-8 weeks due to holiday shutdowns and delays. installation these windows are then subject to "weather permitting" installation dates and times. requesting an extension of 60-90 days. to complete these repairs.



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

Property Address: 1601 S. WALNUT STREET

Petitioner's Name: JMT PROPERTIES LLC

Address: 827 W BAYWOOD DRIVE

City: BLOOMINGTON

State: Indiana

Zip Code: 47403

Phone Number: 8123600157

E-mail Address: joe@bpcccarpet.net

Owner's Name: JMT PROPERTIES LLC

Address: 827 W. BAYWOOD DRIVE

City: BLOOMINGTON

State: Indiana

Zip Code: 47403

Phone Number: 8123600157

E-mail Address: joe@bpcccarpet.net

Occupants:

Edwin Meadows, Malhar Lakshman, Francis Bassett-Dolley, Victor Luna

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

25-TV-06

Petition Number: _____



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

3284

Owner(s)

Jmt LLC
1245 Old Capital Pike
Bloomington, IN 47403

Agent

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 1601 S Walnut ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 10/29/2024
Primary Heat Source: Gas
Property Zoning: MM
Number of Stories: 2

Inspector: Rob Council
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

**Monroe County Assessor's records indicate this structure was built in 1925.
There are no minimum requirements for emergency egress at the time of construction.**

INTERIOR

MAIN LEVEL

Entryway:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

½ Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Repair toilet to flush properly. BMC 16.04.060(c)

Living Room (18-9 x 10-5):

Repair window to latch securely. BMC 16.04.060(b) (Northwest)

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c) (Property was updated to be interconnected.)

Kitchen:

No violations noted.

Dining Room (10-9 x 8):

Repair the broken window. BMC 16.04.060(a)

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Sunroom/ Enclosed Porch:

Replace the deteriorated glazing compound on the windows. BMC 16.04.050(a)

East Center Bedroom (10-9 x 10-7):

No violations noted.

Existing Egress Window Measurements:

Height: 27 inches

Width: 29.50 inches

Sill Height: 33.50 inches

Openable Area: 5.53 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

UPPER LEVEL:Stairway:

Properly repair or replace broken window sash/frame. BMC 16.04.060(b)

Replace the deteriorated glazing compound on the windows. BMC 16.04.050(a)

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

NE Bedroom (10-9 x 7-5):

No violations noted.

Existing Egress Window Measurements:

Height: 19 inches

Width: 28 inches

Sill Height: 35 inches

Openable Area: 3.69 sq. ft.

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.

Hallway:

No violations noted.

Bathroom:

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

NW Bedroom (26-10 x 11-6):

No violations noted.

Existing Egress Window Measurements:

Height: 48 inches

Width: 32 inches

Sill Height: 28 inches

Openable Area: 10.66 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

SE Bedroom (10-11 x 10-3):

No violations noted.

Existing Egress Window Measurements:

Height: 25 inches

Width: 29.50 inches

Sill Height: 29 inches

Openable Area: 5.12 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

BASEMENT

Secure hanging/loose joist crossmembers. BMC 16.04.060(a)

Replace the missing/broken electrical junction box cover plate. BMC 16.04.060(b) (**Under stairs**)

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

EXTERIOR

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(c)(e)

Replace duct taped gutter downspout with appropriate downspout. BMC 16.04.050(a)

Properly repair termite damaged awning. BMC 16.04.050(a)

Inspect bulge at the base of chimney where past repairs have been made. Past repairs appear to be failing. Make appropriate repairs to chimney to eliminate bulge and ensure chimney is structurally sound. BMC 16.04.050(b)

OTHER REQUIREMENTS:**Furnace Inspection Documentation:**

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)
 Acceptable level in a living space: 9 ppm
 Maximum concentration for flue products: 50 ppm
 BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)

Registration Form:

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed.** BMC 16.03.020, BMC 16.10.030(b)

Inventory Damage List:

The owner or his/her agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his/her agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC 16.03.050(e) and BMC 16.10.030(b)

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-12

Address: 1004 S Madison Street

Petitioner: Parker Real Estate Management

Inspector: Rebecca Davis

Staff Report: July 30, 2024: Complaint Form Submitted by Tenants
August 6, 2024: Complaint Inspection Conducted – Valid
August 19, 2024: Complaint Inspection Report Mailed
September 02, 2024: Complaint Two Week Deadline
September 09, 2024: Complaint RV Report Mailed
October 24, 2024: Reinspection Completed – Remaining Violations
October 29, 2024: Second RV Report Mailed
November 13, 2024: Third RV Report Mailed
January 14, 2025: BHQA Appeal Received

Staff recommendation: Grant the 30 additional days requested in the application since the repairs include significant structural repair that would require the tenants be without a bathroom for the duration of the work.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 15, 2025

Attachments: Complaint Report, CO RV #1, CO RV #2, CO RV #3; BHQA Application

4/7/25 BJC



City of Bloomington
 Housing and Neighborhood
 Development (HAND)
 bloomington.in.gov

401 N Morton ST Suite 130
 PO Box 100
 Bloomington IN 47404

City Permit #: BHQA2025-0005
 Application Date: 1/14/2025

Phone: (812) 349-3420
 Fax: (812) 349-4582
 hand@bloomington.in.gov

**Application For Appeal To The Board of
 Housing Quality Appeals**

Property Address: 1004 S Madison ST
Parcel Number: 53-08-05-401-073.000-009

Applicant
 Parker Real Estate Management
 P O Box 1112
 Bloomington IN 47402

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

There are extensive repairs that are needed at this property requiring displacement of the current tenants for a period of time. We are requesting 30 additional days in order to fully remodel the necessary areas in order to rectify the issues mentioned in the violations report. We had previously hired and paid a contractor to do all of the work. The work that the contractor did was not passed on the original inspection.

25-TV-12
 RD

NO FILE

COMPLAINT INSPECTION REPORT

1363

Owners

Thomas Bastin
4355 W Eagle Trace Dr
New Palestine IN 46163

Agent

Parker Real Estate Management
P.O. Box 1112
Bloomington, IN 47402

Tenant

Clara Martinez / Iain Cunningham
1004 S Madison St
Bloomington, IN 47403

Prop. Location: 1004 S Madison St

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 08/16/2024

Primary Heat Source: Gas

Property Zoning: R3

Number of Stories: 1

Landlord Has Affidavit: N/A

Inspector: Rebecca Davis

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

The following items are the result of a complaint inspection conducted on **08/16/2024**. **It is your responsibility to repair these items and to schedule a re-inspection within fourteen (14) days** of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

INTERIOR

General Note: A the inspection there were multiple violations determined to be contributing to the excess moisture in the home and the presence of mold and also deteriorating structural elements.

Multiple areas of the first level floor joists, when tested with the moisture meter, demonstrated excess moisture content. Install a dehumidifier that is capable of running 24/7 with a drain hose to mitigate the humid basement environment. BMC 16.04.060(a)

Examine and treat the mold/fungus present on several floor joists as well as growth on the block basement walls. BMC 16.04.060(a)

Examine the floor joists with fungus/mold presence to determine if they are structurally damaged and make necessary repairs (including but not limited to the area in the north east corner of the basement above the drain). BMC 16.04.060(a)

The area under the claw foot tub is in disrepair. In the bathroom upstairs, when looking under the tub inspector observed that the finished floor stops short of the wall and the subfloor is exposed and damaged from previous water damage. It appears to be sagging. The back wall behind the tub has crumbled plaster, exposing the lath beneath. The bottom of the north wall behind the bath has a large hole all the way into the interior of the stud wall. The small linen closet in the hall that backs up to the south wall of the tub also has water damaged

subfloor (under carpet tiles) and also has growth on the plaster in the upper part of the closet. Upon inspection from beneath the tub area in the basement it is noted that the joist supporting that area, as well as subfloor in that area is deteriorating and structurally compromised (very large crack/soft wood), as well as covered in mold/fungus growth, and needs to be entirely replaced. There is also a very large hole in the subfloor through which one is able to look straight up into the bathroom above.

Replace the subfloor and compromised joist/s beneath the tub. BMC 16.04.060(b)

Repair all damaged plaster in the bathroom and paint. BMC 16.04.060(a)

Repair the subfloor in the small linen closet. BMC 16.04.060(a)

Clean/treat the small linen closet walls for mold growth and paint with mold preventative paint. BMC 16.04.060(a)

In the basement a piece of damp cardboard is being used to seal a broken window pain. Replace with something suitable to outdoor exposure and seal.

Another window in the hasement has daylight coming through the frame, as well as a vine growing through it, which was actively dripping water in the basement. Remove the plant growth and seal the window. BMC 16.04.060(a)

The tenants have reported that the running of the central AC system has a very musty odor. Upon examining the filter in the blower unit, it was discovered not only was the filter extremely dirty, it was also wet/soggy due to the presence of water inside the unit itself, puddling. Have a professional HVAC company come examinc the system to determine the reason for this and make the necessary repairs. BMC 16.04.060(c)

Provide operating power to the smoke detector in the hallway. IC 22-11-18-3.5

EXTERIOR

Upon inspection of the gutter system, the inspector noticed sagging, plant material, multiple pieces patched together on the south side run that are not sealed (a steady drip was noted on the underside at one of the seams), downspouts that currently direct water into the foundation, and pooling on the basement floor at the time of the inspection. Repair the gutter system to function as intended. BMC 16.04.050(a)

Remove the vines/plants that are growing on/near the structure. BMC 16.04.050(a)

This is the end of this report.



REMAINING COMPLAINT VIOLATIONS

Reinspection on 10/22/2024

1363

Owners

Thomas Bastin
4355 W Eagle Trace Dr
New Palestine IN 46163

Agent

Parker Real Estate Management
P.O. Box 1112
Bloomington, IN 47402

Tenant

Clara Martinez / Iain Cunningham
1004 S Madison St
Bloomington, IN 47403

Prop. Location: 1004 S Madison St
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 08/16/2024
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Rebecca Davis
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **08/16/2024**. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.030 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR

General Note: At the inspection there were multiple violations determined to be contributing to the excess moisture in the home and the presence of mold and also deteriorating structural elements.

Install a dehumidifier that is capable of running 24/7 with a drain hose to mitigate the humid basement environment. BMC 16.04.060(a)

Examine and treat the mold/fungus present on several floor joists as well as growth on the block basement walls. BMC 16.04.060(a)

The area under the claw foot tub is in disrepair. In the bathroom upstairs, when looking under the tub inspector observed that the finished floor stops short of the wall and the subfloor is exposed and damaged from previous water damage. It appears to be sagging. The back wall behind the tub has crumbled plaster, exposing the lath beneath. The bottom of the north wall behind the bath has a large hole all the way into the interior of the stud wall. The small linen closet in the hall that backs up to the south wall of the tub also has water damaged subfloor (under carpet tiles) and also has growth on the plaster in the upper part of the closet. Upon inspection from beneath the tub area in the basement it is noted that the joist supporting that area, as well as subfloor in that area is deteriorating and structurally compromised (very large crack/soft wood), as well as covered in mold/fungus growth, and needs to be entirely replaced. There is also a very large hole in the subfloor through which one is able to look straight up into the bathroom above.

Replace the subfloor and compromised joist/s beneath the tub. BMC 16.04.060(b)

Repair all damaged plaster in the bathroom and paint. BMC 16.04.060(a)

Repair the subfloor in the small linen closet. BMC 16.04.060(a)

In the basement a piece of damp cardboard is being used to seal a broken window pain. Replace with something suitable to outdoor exposure and seal.

Another window in the basement has daylight coming through the frame, as well as a vine growing through it, which was actively dripping water in the basement. Remove the plant growth and seal the window. BMC 16.04.060(a)

The tenants have reported that the running of the central AC system has a very musty odor. Upon examining the filter in the blower unit, it was discovered not only was the filter extremely dirty, it was also wet/soggy due to the presence of water inside the unit itself, puddling. Have a professional HVAC company come examine the system to determine the reason for this and make the necessary repairs. BMC 16.04.060(c)

Provide operating power to the smoke detector in the hallway. IC 22-11-18-3.5

This is the end of this report.



REMAINING COMPLAINT VIOLATIONS

Reinspection on 10/22/2024

1363

Owners

Thomas Bastin
4355 W Eagle Trace Dr
New Palestine IN 46163

Agent

Parker Real Estate Management
P.O. Box 1112
Bloomington, IN 47402

Tenant

Clara Martínez / Iain Cunningham
1004 S Madison St
Bloomington, IN 47403

Prop. Location: 1004 S Madison St

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 08/16/2024

Primary Heat Source: Gas

Property Zoning: R3

Number of Stories: 1

Landlord Has Affidavit: N/A

Inspector: Rebecca Davis

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **08/16/2024**. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.10.030 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR

General Note: At the inspection there were multiple violations determined to be contributing to the excess moisture in the home and the presence of mold and also deteriorating structural elements.

Install a dehumidifier that is capable of running 24/7 with a drain hose to mitigate the humid basement environment. BMC 16.04.060(a)

Examine and treat the mold/fungus present on several floor joists as well as growth on the block basement walls. BMC 16.04.060(a)

The area under the claw foot tub is in disrepair. In the bathroom upstairs, when looking under the tub inspector observed that the finished floor stops short of the wall and the subfloor is exposed and damaged from previous water damage. It appears to be sagging. The back wall behind the tub has crumbled plaster, exposing the lath beneath. The bottom of the north wall behind the bath has a large hole all the way into the interior of the stud wall. The small linen closet in the hall that backs up to the south wall of the tub also has water damaged subfloor (under carpet tiles) and also has growth on the plaster in the upper part of the closet. Upon inspection from beneath the tub area in the basement it is noted that the joist supporting that area, as well as subfloor in that area is deteriorating and structurally compromised (very large crack/soft wood), as well as covered in mold/fungus growth, and needs to be entirely replaced. There is also a very large hole in the subfloor through which one is able to look straight up into the bathroom above.

Replace the subfloor and compromised joist/s beneath the tub. BMC 16.04.060(b)

Repair all damaged plaster in the bathroom and paint. BMC 16.04.060(a)

Repair the subfloor in the small linen closet. BMC 16.04.060(a)

In the basement a piece of damp cardboard is being used to seal a broken window pain. Replace with something suitable to outdoor exposure and seal.

Another window in the basement has daylight coming through the frame, as well as a vine growing through it, which was actively dripping water in the basement. Remove the plant growth and seal the window. BMC 16.04.060(a)

The tenants have reported that the running of the central AC system has a very musty odor. Upon examining the filter in the blower unit, it was discovered not only was the filter extremely dirty, it was also wet/soggy due to the presence of water inside the unit itself, puddling. Have a professional HVAC company come examine the system to determine the reason for this and make the necessary repairs. BMC 16.04.060(c)

Provide operating power to the smoke detector in the hallway. IC 22-11-18-3.5

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-013

Address: 2630 E Dekist St

Petitioner: Parker Real Estate Management

Inspector: Michael Arnold

Staff Report:

September 09, 2024	Cycle Inspection completed
October 11, 2024	Cycle Report Mailed
January 21, 2025	Reinspection Competed
January 21, 2025	BHQA Application Received
January 23, 2025	Remaining Violations Report Sent

Petitioner is requesting additional time to complete repairs on the front porch and steps.

Staff recommendation: Grant the extension of time to complete the repairs.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline:

April 29, 2025	Remaining Interior Item
May 15, 2025	All exterior items

Attachments: RV Report; BHQA Application

4/9/25 BJK



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0006
Application Date: 1/21/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 2630 E Dekist ST
Parcel Number: 53-05-34-401-124.000-005

Applicant

Parker Real Estate Management
P O Box 1112
Bloomington IN 47402

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

We would like to request an extension of time to fix the exterior items due to the weather and the ground being frozen.

24-TV-13

MA

REMAINING VIOLATIONS INSPECTION REPORT

273

Owner(s)

Yick, Kevin
3028 E. Avenida De Los Arboles
West Lake Village, CA 91362

Agent

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 2630 E Dekist ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 09/19/2024
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1

Inspector: Mike Arnold
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

NOTE: Basement rooms are not approved for habitation.

INTERIOR

Basement

West Room (20-6 x 10-0)

NOTE: This room does NOT meet the minimum safety requirements for a sleeping room, and may not be used for sleeping purposes.

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (east wall – north of entry door)

EXTERIOR

Replace the deteriorated step. BMC 16.04.050(a) (front entry - first step)

Secure the handrail and guardrail. BMC 16.04.050(a) (front entry – east side)

Repair the broken step. BMC 16.04.050(a) (back entry stairway – fourth down from top)

Stabilize the stairway to eliminate the wobbling. BMC 16.04.050(a)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(c)

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-14

Address: 725 E. 2ND Street

Petitioner: Kathryn Sample (Mackic Properties)

Inspector: Jo Stong

Staff Report: October 22, 2024: Conducted cycle inspection
November 21, 2024: Mailed inspection report
January 21, 2025: Received appeal
February 24, 2025: Conducted reinspection. All interior violations complied. Exterior not checked (inspector mistakenly thought appeal was for all exterior items)
March 3, 2025: Mailed Remaining Violations report
March 12, 2025: Petitioner called and said window on RV report had been fixed at the reinspection. Confirmed with drive-by and speaking w/contractors on site
March 14, 2025: Mailed Amended remaining violations report

During a cycle inspection of the above property it was noted that there was missing mortar on the foundation of the structure. The petitioner is requesting an extension of time until April 30, 2025 to complete these repairs, citing difficulties with mortar properly curing in the winter temperatures.

Staff recommendation: Grant an extension of time

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 30, 2025

Attachments: Cycle Report; Amended RV report; BHQA Application

4/21/25 JSC



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0023
Application Date: 1/21/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 725 E 2nd ST
Parcel Number: 53-08-04-107-034.000-009

Applicant

Mackie Properties
PO Box 236
Ellettsville IN 47429

Owner

C.J. Satellite, LLC
PO Box 337
Clear Creek IN 47426

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

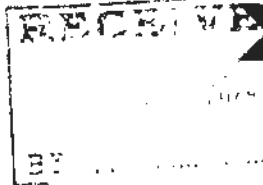
Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

We are requesting an extension of time to complete the following repairs: "Exterior - properly tuck point all missing or defective mortar joints BMC 16.04.050(a)" The property needs mortar repairs on the foundation all around the unit. Warmer temperatures are needed for mortar to cure properly & we have had very cold temperatures recently. We are requesting a new deadline of April 30th 2025 to allow for some 50 degree plus days to complete the mortar repairs.



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

Property Address: 725 E 2nd St., Bloomington, IN 47401

Petitioner's Name: Kathryn Sample (Mackie Properties)

Address: PO Box 236

City: Elettsville State: IN Zip Code: 47429

Phone Number: 812-287-8036 E-mail Address: kbaker@mackierentalproperties.com

Owner's Name: CJ Satellite, LLC

Address: Po Box 337

City: Clear Creek State: IN Zip Code: 47426

Phone Number: 812-606-7777 E-mail Address: johnr1@bluemarble.net

Occupants: Charles H. Revard, Alexander J. Corbett, Simon B. Harber,
Spencer R. McKay, Samuel W. Hodde

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: TV - extension of time to complete repairs

Reminder:
A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)
Petition Number: 23-TV-14

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

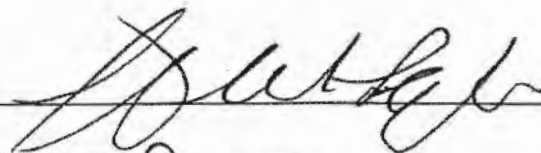
- A. An extension of time to complete repairs. (Petition type: TV)
 1. Specify the items that need the extension of time to complete.
 2. Explain why the extension is needed.
 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 1. Specify the code reference number you are appealing.
 2. Detail why you are requesting the variance.
 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 1. Detail the existing variance.
 2. Specify the reason the variance is no longer needed.

We are requesting an extension of time to complete the following repair:

"Exterior-Property tuck point all missing or defective mortar joints. BMC 16.04.050(a)"

The property needs mortar repairs on the foundation all around the unit. Warmer temperatures are needed for mortar to cure properly & we have had very cold temperatures recently. We are requesting a new deadline of April 30th, 2025 to allow for some 50°+ days to complete the mortar repairs.

Signature (Required):



Name (Print):

Kathryn Sample

Date:

1/17/25

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

CYCLE INSPECTION REPORT

2584

Owners

CJ Satellite, LLC
P.O. Box 337
Clear Creek, IN 47426

Agent

Mackie Properties
P.O. Box 236
Ellettsville, IN 47429

Prop. Location: 725 E 2nd ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 10/22/2024
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 2
Owner/Agent Has Affidavit: No

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1930.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Living Room (19-6 x 11-3):

Replace the painted-over outlet to the left of the front door. BMC 16.04.060(c)

Dining Room (14 x 13), Kitchen (10-0 x 9-10), Rear Entryway, Hall Bath:

No violations noted.

Northeast Bedroom (10-6 x 9-6):

This room has a door to the exterior for emergency egress.

Install the missing window or screen on the storm door. BMC 16.04.060(a)

Hallway:

Properly secure the loose paneling on the west wall. BMC 16.04.060(a)

Southeast Bedroom (13-0 x 11-6):

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 29 ¾ inches
Width: 45 inches
Sill Height: 26 ½ inches
Openable Area: 9.30 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

E Center Bedroom (11-6 x 9-4):

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 31 ½ inches

Width: 35 ½ inches

Sill Height: 26 ¼ inches

Openable Area: 7.77 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

2ND FLOOR

Bath, Common Area (20-9 x 7-6), West Bedroom (11-6 x 11-0):

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 25 ½ inches

Width: 26 ½ inches

Sill Height: 34 inches

Openable Area: 4.69 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

East Bedroom (10 x 9-10):

No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 28 inches

Width: 27 inches

Sill Height: 35 ½ inches

Openable Area: 5.25 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

BASEMENT (gas furnace)

See Other Requirements at the end of the report for required furnace documentation.

Correct the slope of the water heater flue pipe. Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. BMC 16.04.060(c)

Remove the excess dryer vent tubing. It is recommended that rigid vent pipe be installed. BMC 16.04.060(b)

EXTERIOR:

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Repair or replace the deteriorating window frame on the north side to the right (west) of the door. BMC 16.04.050(a)

Properly secure the cable on the east side so that it is not crossing the egress path of the window. BMC 16.04.050(a), (b)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(c)(e) (the painting violation has a one-year deadline from the date of the cycle inspection)

OTHER REQUIREMENTS:

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

Registration Form

Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.020, BMC 16.10.030(b)

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

AMENDED
REMAINING VIOLATIONS INSPECTION REPORT
**Property was reinspected on February 24, 2025. A petition to the
Board of Housing Quality Appeals is pending.**

2584

Owners

CJ Satellite, LLC
P.O. Box 337
Clear Creek, IN 47426

Agent

Mackie Properties
P.O. Box 236
Ellettsville, IN 47429

Prop. Location: 725 E 2nd ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 10/22/2024
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 2
Owner/Agent Has Affidavit: No

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

This report is a notice from the Housing and Neighborhood Development Office that this rental property has been reinspected and that the remaining violations are exterior and not life-safety in nature. An appeal to the Board of Housing Quality Appeals has been filed for these violations, and the appeal is pending.

If you have made all the repairs on this report, contact our office to schedule the required re-inspection.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

EXTERIOR:

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(c)(e)
(the painting violation has a one-year deadline from the date of the cycle inspection)

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-15

Address: 500 N Walnut St Unit 206

Petitioner: Andrea Tooley

Inspector: Chastina Hayes

Staff Report: October 25, 2024 Completed cycle inspection
November 22, 2024 Mailed cycle report
January 21, 2025 Received BHQA application

During a cycle inspection of the above property it was noted that there were some windows that need repaired and or replaced. The petitioner is currently working on quotes for replacement and is requesting an extension of time to complete the repairs.

Staff recommendation: Approve the request for extension of time to complete the repairs.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 30, 2025

Attachments: Cycle Report; BHQA Application

4/17/25 BK



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0026
Application Date: 1/21/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 500 N Walnut ST UNIT 206
Parcel Number: 53-05-33-306-012.000-005

Owner

Jeff & Andrea Tooley
7107 W State Road 64
Huntingburg IN 47542

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

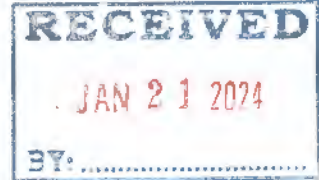
1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

We have fixed the issues cited in the inspection. Other than the windows. The windows are functional and can be opened and closed, however, the tracks are warped, making their operation more difficult than usual. We are currently working with the HOA and the building management company (Prime Meridian) to replace all the windows in our unit in accordance with HOA guidelines. This process involves obtaining multiple quotes and coordinating the replacement schedule. We are making every effort to expedite this process. Thank you for your consideration.

BLOOMINGTON

Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov



NOTE: A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 500 North Walnut, #206, Bloomington, IN 47404

Petitioner's Name: Andrea Todley

Address: 7107 W State Rd 64

City: Huntingburg State: IN Zip Code: 47542

Phone Number: 812-630-6747 Email Address: altrunner0729@gmail.com

Property Owner's Name: Jeff + Andrea Todley
Address: 7107 W State Rd 64

City: Huntingburg State: IN Zip Code: 47542

Phone Number: 812-630-6747 Email Address: altrunner0729@gmail.com

Occupants:

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please check the petition type that you are requesting:

- An extension of time to complete repairs (Petition type TV)
- A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- Relief from an administrative decision (Petition type AA)
- Rescind a variance (Petition type RV)

OFFICE USE ONLY	
Petition Number <u>25-TV-15</u>	CH

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Signature (required): Andrea L. Tooley

Name (please print): Date: 1/13/25

Andrea L. Tooley

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.

We have fixed the issues cited in the inspection, other than the windows. The windows are functional and can be opened and closed; however, the tracks are warped, making their operation more difficult than usual. We are currently working with our HOA and the building management company (Prime Meridian) to replace all the windows in our unit in accordance with HOA guidelines. This process involves obtaining multiple quotes and coordinating the replacement schedule.

We are making every effort to expedite this process.

Thank you for your consideration,

Andrea Tooley



CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Cycle Inspection Information

11/22/2024

Owner

Jeff & Andrea Tooley
7107 W State Road 64
Huntingburg IN 47542

RE: 500 N Walnut ST UNIT 206

We have recently completed an inspection at **500 N Walnut ST UNIT 206**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **1/21/2025**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 1/21/2025** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by 1/21/2025 may limit the permit period.

If the owner(s) or agent(s) contact information has changed since your last inspection, please submit a new registration form to the HAND Department. The registration must be signed by the owner of the property, not the agent. All rental forms and documents can be found online at bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and forms will be made available.

If you have any questions regarding the permit process, you may call 812-349-3420 8:00am-5:00pm, Monday through Friday.

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report

CYCLE INSPECTION REPORT

7160

Owner(s):

Jeff & Andrea Tooley
7107 W SR 64
Huntingburg, IN 47542

Prop. Location: 500 N Walnut ST UNIT 206
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 10/25/2024
Primary Heat Source: Gas
Property Zoning: MD-DC
Number of Stories: 1

Inspector: Chastina Hayes
Foundation Type: Other
Attic Access: No
Accessory Structure: none

Monroe County Assessor's records indicate this structure was built in 2002.
Minimum requirements for emergency egress windows at the time of construction:

Openable area required: 5.7 sq. ft.
Clear width required: 20"
Clear height required: 24"
Maximum Allowable Sill Height: 44" above finished floor

Existing Egress Window Measurements in both sleeping rooms:
Height: 25 inches
Width: 42 ½ inches
Sill Height: 28 inches
Openable Area: 7.67 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

INTERIOR:

Room dimensions are in the previous report and are not included in this report.

Living Room:

No violations noted.

Master (W) Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b) (Hard to close and lock)

Master Bath, Kitchen, Hall Bath:

No violations noted.

East Bedroom:

Replace the missing electrical cover plate on the south wall adjacent to the closet. BMC 16.04.060 (b)

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Hall, Laundry/Mechanical Room (Gas furnace):

No violations noted.

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Inventory Damage List:

The owner or his/her agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his/her agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

11/2/2021
C
11/2/2021
C

****Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied.
BMC 16.03.025**

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.



**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-16

Address: 2395 Winding Brook Circle

Petitioner: Julie Knost and David Zaret

Inspector: Rebecca Davis

Staff Report: Cycle Inspection Conducted: October 9, 2025
Cycle Report Mailed: November 6, 2024
60 Day Deadline: January 5, 2025
BHQA Appeal Received: January 21, 2025

Staff recommendation: Grant the extension of time. This property has an HOA responsible for exterior repairs and the petitioner has included a letter from the HOA stating they will make the repairs but are delaying due to weather. Petitioner is requesting a sixty day extension.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 15, 2025

Attachments: Cycle Report; BHQA Application

4/7/25 DJL



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0024
Application Date: 1/21/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 2395 E Winding Brook CIR
Parcel Number: 53-08-10-408-002.000-009

Owner

Julie V. Knost & David Zaret
2375 E Linden Hill Drive
Bloomington IN 47401

25-TV-16

RD

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
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 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

Exterior repairs to unit's entry, deck and screened porch. Such repairs are responsibility of the units Home Owners Association, which has agreed to make them but cannot do so until weather permits. (See attached message from the HOA.) Request for a sixty (60) day extension.

Dear David,

Thank you for submitting your HOA Request. Our property management responded and to our knowledge are in the process of resolving your request; the property manager's maintenance team has also recently completed all deck evaluations. We have received your request and will make sure your deck is top priority along with the others(s) that have failed code. Please be aware the decks cannot be repaired until it's safe to do so. This project is weather permitting due to the snow. Unfortunately at this time we can't tell you exactly when the repair will take place.

If your request needs further attention, please email me back. We may be able to give you more of an update on a time frame in a couple weeks. Please note that while external repairs are conducted by the HOA, internal repairs remain the responsibility of the homeowner. Thank you for bringing this important issue to our attention and please keep documenting items like this in the future by putting in an HOA request on our website.

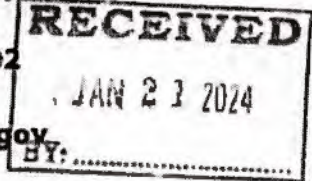
Kristie - Administrative Assistant Woodlands HOA Board
Woodlands-Winding Brook Homeowners Association



**Application For Appeal
To The
Board of Housing Quality Appeals**

**P.O. Box 100
Bloomington, IN 47402
812-349-3420**

hand@bloomington.in.gov



Property Address: ³⁹ 2775 Winding Brook Circle, Bloomington IN 47401

Petitioner's Name: Julie Knost & David Zaret

Address: 2375 E. Linden Hill DR

City: Bloomington **State:** Indiana **Zip Code:** 47401

Phone Number: 8123600329 **E-mail Address:** jknost@iu.edu

Owner's Name: Julie Knost & David Zaret

Address: 2375 E. Linden Hill DR

City: Bloomington **State:** Indiana **Zip Code:** 47401

Phone Number: 8123600329 **E-mail Address:** jknost@iu.edu

Occupants: Loretta Foudray; Ashley Payton (daughter); Mark Payton (son)

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:
A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)
Petition Number: 25-TV-16

RD

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Exterior repairs to unit's entry, deck and screened porch. Such repairs are responsibility of the units Home Owners Association, which has agreed to make them but cannot do so until weather permits. (See attached message from the HOA.) Request a sixty (60) day extension.

Signature (Required): Julie Knost

Name (Print): Julie Knost Date: 1/14/25

Important information regarding this application format:
1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

CYCLE INSPECTION REPORT

4131

Owners

Julie V. Knost & David Zaret
2375 E. Linden Hill Drive
Bloomington, IN 47401

Prop. Location: 2395 E Winding Brook CIR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 10/09/2024
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

Inspector: Rebecca Davis
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1983.
Minimum emergency egress requirements for the time of construction:
Openable area required: 4.75 sq. ft.
Clear width required: 18"
Clear height required: 24"
Maximum Allowable Sill Height: 48" above finished floor

Existing Egress Window Measurements:
Height: 24 inches
Width: 34 inches
Sill Height: 30 inches
Openable Area: 5.67 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

Main Level

Entry, Half Bath, Living/Dining Room (21-0 x 20-11):
No violations noted.

Kitchen (11-4 x 11-3):

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Screen Porch:

The existing framing for the screened in porch is not compliant with code requirements. The area beneath the guardrail requires the existence opening limitations. The required guards shall not have openings which allow passage of a sphere 4 inches in diameter from the deck surface to the required guard height. The required guard rail height is not less than 36 inches in height. BMC 16.04.050(b)

BasementBath:

No violations noted.

Laundry/Mechanical Room (gas furnace):

Unclog the drain for the condensate line. BMC 16.04.060(c)

Family Room (18-5 x 17-1):

See Other Requirements at the end of the report for required fireplace inspection documentation.

No violations noted.

2nd LevelStaircase:

Secure the lower handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

Rear (Master) Bedroom (11-5 x 9-8), Master Bath:

This room has a door to the exterior for emergency egress.

No violations noted.

Hall:

Replace the outdated smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Hall Bath:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Right Front Bedroom (13-7 x 9-1):

No violations noted.

Left Front Bedroom (9-7 x 9-7):

Secure loose electrical receptacle under the window. BMC 16.04.060(b)

EXTERIOR:2nd Level Deck:

Replace the missing deck board. BMC 16.04.050(a)

Replace the non-functioning GFCI-protected receptacle outside of the front entrance with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

OTHER REQUIREMENTS:**Occupancy Affidavit**

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

Fireplace Inspection Documentation

Show documentation that the fireplace has been inspected within the last twelve months, and that it is safe for use, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-17

Address: 306 S Wilmington Ct

Petitioner: Benjamin Chang

Inspector: Chastina Hayes

Staff Report: November 25, 2024 Completed cycle inspection with owner
December 11, 2024 Mailed cycle report
January 23, 2025 Receive BHQA application
February 18, 2025 Meeting cancelled due to lack of quorum
March 18, 2025 Meeting cancelled due to lack of quorum

During a cycle inspection of the above property it was noted that there were some windows that need repaired and or replaced. The petitioner has ordered the windows and is currently waiting on the arrival before installation can be completed.

Staff recommendation: Approve the request for extension of time to complete the repairs.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 25, 2025

Attachments: Cycle Report; BHQA Application

4/2/25 BAC



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0007
Application Date: 1/23/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 306 S Wilmington CT
Parcel Number: 53-01-51-716-000.000-009

Applicant

Benjamin Chang
214 Dana Drive
West Chester PA 19382

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

Request for extension of re-inspection date from 2/9/2025 to 3/28/2025.

Replacement window order placed on 1/13/2025, and scheduled to arrive to Lowe's on 2/17/2025. Arrival of materials undamaged has risk and may need to be re-ordered if damaged. Following receipt of materials, the remaining activities - scheduling of install, lead time to install, and installation may take another 2-3 weeks. Request for extension to 4/25/2025.



CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Cycle Inspection Information

12/11/2024

Representative

Simon Lee
2702 E Hemlock Circle
Bloomington IN 47401

Owner

Benjamin Chang
214 Dana Drive
West Chester PA 19382

RE: 306 S Wilmington CT

We have recently completed an inspection at **306 S Wilmington CT**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **2/9/2025**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 2/9/2025** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by 2/9/2025 may limit the permit period.

If the owner(s) or agent(s) contact information has changed since your last inspection, please submit a new registration form to the HAND Department. The registration must be signed by the owner of the property, not the agent. All rental forms and documents can be found online at bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and forms will be made available.

If you have any questions regarding the permit process, you may call 812-349-3420 8:00am-5:00pm, Monday through Friday.

Sincerely,

Housing & Neighborhood Development
Encl:Inspection Report

CYCLE INSPECTION REPORT

5271

Owner(s)

Benjamin Chang
214 Dana Dr
West Chester, PA 19382

Agent

Simon Lee
2702 E Hemlock Cir
Bloomington, IN 47401

Prop. Location: 306 S Wilmington CT
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 11/25/2024	Inspector: Chastina Hayes
Primary Heat Source: Gas	Foundation Type: Slab
Property Zoning: RM	Attic Access: Yes
Number of Stories: 2	Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1983.

Minimum emergency egress requirements for the time of construction:

Openable area required: 4.75 sq. ft.
Clear width required: 18"
Clear height required: 24"
Maximum Allowable Sill Height: 48" above finished floor

INTERIOR:

Living Room 12-4 x 11-2:

No violations noted.

Kitchen 10-4 x 10-4:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Mechanical/Laundry Room: Gas furnace located here, see other requirements.

No violations noted.

Attic:

No access.

Hallway, Bathroom:

No violations noted.

7L

S Bedroom 11-8 x 9-8:

Repair/replace the broken window pane. BMC 16.04.060(a)

Existing Egress Window Measurements: Slider: Const. Yr. – 1983

Height: 50 inches

Width: 24 inches

Sill Height: 27.5 inches

Openable Area: 8.33 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

N Bedroom 13-1 x 8-6: Same window as above.

No violations noted.

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

This is the end of this report.

FILE # 5271

TRIP SHEET/SCHEDULING

EW DW DB

TR

PROPERTY ADDRESS: 306 S. Wilmington Court

CYCLE INSP RE-INSPECTION COMPLAINT HOME FIRE

DATE(S) SCHEDULED: Mon Apr 21st TIME SCHEDULED: 12:30pm

INSPECTOR(S) ASSIGNED Chastina Hayes

OF BLDGS 1 # OF UNITS 1

NAME/COMPANY OF PERSON SCHEDULING Benjamin Chang

OWNER AGENT TENANT OTHER (EXPLAIN)

DATE OF CALL 3/31/2025 PHONE # OF CALLER (812) 325-6625

HOW OLD IS REG FORM? 9/26/2021 DO WE NEED A NEW REG FORM? YES OR NO

WHO WILL BE MEETING US? Benjamin

PHONE # OF WHO WILL BE MEETING US same as above

WHERE WILL THEY MEET US? @ the unit

NOTES FOR INSPECTOR: BHQ A Appeal was filed for window ~~work~~ 2025
- Repairs completed -
- Per owner, Simon Lee is still listed as the agent. OK ✓

BHQ A
on schedule
for April 15th

ADDED TO SCHEDULE ADDED IN EPL ADDED TO PULL LIST ADDED TO FILE

IS THERE A PHYSICAL FILE YES OR NO

DOES INSPECTOR NEED A REG FORM FOR APPT YES OR NO

**Board of Housing Quality Appeals
Staff Report: Petition for Relief from an Administrative Decision**

Meeting Date: April 15th , 2025

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register the property as a rental.

Petition Number: 25-AA-18

Address: 917 W. Gourley Pike

Petitioner: Patricia Anderson

Staff Report: January 29th, 2025 BHQA application received.

This property is owned by the parent (Patricia Anderson) of the tenants (David, Maggie and Noelle Gamman) There is a deed on file that gives Maggie (Daughter) the title after the owners death.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owners and tenant are unchanged from the current status. The owner will be required to provide a yearly Occupancy Affidavit to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: none

Attachments: Application for Appeal

4/17/25 BJC



City of Bloomington
 Housing and Neighborhood
 Development (HAND)
 bloomington.in.gov

401 N Morton ST Suite 130
 PO Box 100
 Bloomington IN 47404

City Permit #: BHQA2025-0009
 Application Date: 1/29/2025

Phone: (812) 349-3420
 Fax: (812) 349-4582
 hand@bloomington.in.gov

**Application For Appeal To The Board of
 Housing Quality Appeals**

Property Address: 917 W Gourley PIKE
Parcel Number: 53-05-29-400-090.000-005

Owner
 Patricia Anderson
 703 S Ravencrest Avenue
 Bloomington IN 47404

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: AA

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

917 Gourley Pike is no longer a rental property. My daughter, Maggie Anderson Gammon & her husband and stepdaughter live in the house with no other people. While I am the owner of the house there is a TOD "deed" on file that gives Maggie the title to the property on my death. *Hopefully by getting off the "HAND" list I will no longer receive phone calls & texts from strangers trying to buy this property.

25-AA-18

KL



Tonda Radewan <tonda.radewan@bloomington.in.gov>

BHQA owner-occupied status question - 917 W Gourley Pike

Enedina Kassamanian <enedina.kassamanian@bloomington.in.gov>

Thu, Feb 13, 2025 at 3:54 PM

To: Tonda Radewan <tonda.radewan@bloomington.in.gov>

Cc: Taylor Brown <taylor.brown@bloomington.in.gov>, Christina Finley <finleyc@bloomington.in.gov>

Thanks for following up. I personally do not think it needs to come to the BHQA once HAND receives a copy of the deed.

Thank you,

~ Enedina

On Thu, Feb 13, 2025 at 9:33 AM Tonda Radewan <tonda.radewan@bloomington.in.gov> wrote:

Hello there. I'm following up on this property that has a pending BHQA appeal. The property owner has not yet been contacted by HAND to request a copy of the deed, as it is still unclear if providing to our Dept will suffice vs. presenting the deed and appeal to BHQA.

Christina mentioned that she is meeting with Taylor this afternoon, he should be added in to this communication and that it would be best to wait on my list of questions for Legal related to permit status until HAND has more info on his preferred procedures. Thanks for your assistance. - Tonda

On Fri, Jan 31, 2025 at 3:58 PM Tonda Radewan <tonda.radewan@bloomington.in.gov> wrote:

Enedina: I'm not seeing that HAND has a copy of the TOD deed, nor is there documentation attached to the property report card on Monroe Co. Beacon.

We'll be reaching out to the property owner to request a copy of the deed, but wanted to confirm with Legal first that documentation of the TOD will meet the "owner-occupied" status, since there are no other parties listed as owners. Also checking if the parties will need to present their information to BHQA or if providing the deed to HAND will suffice.

Heads up that I'm working on a list of questions related to permit status that myself and other front line staff have for Legal, to make sure we have a common understanding and are providing consistent information. Hopefully I will have that for you towards the end of next week. - Tonda

On Fri, Jan 31, 2025 at 9:44 AM Enedina Kassamanian <enedina.kassamanian@bloomington.in.gov> wrote:

Hi Tonda,

Yes there needs to be a deed in place. Has anyone seen or looked up the deed?

~ Enedina

On Thu, Jan 30, 2025 at 2:36 PM Tonda Radewan <tonda.radewan@bloomington.in.gov> wrote:

Enedina,

HAND received the attached Application for Appeal for the property located at 917 W Gourley Pike where the property owner is requesting to "withdraw from HAND" noting that only family members live in the house and that there is a Transfer on Death deed on file transferring ownership.

Question: Wouldn't this property be considered "owner-occupied" based on the circumstances, therefore an Occupancy Permit is not needed nor BHQA be involved?

The rental permit expires 2/10/2025 so the owner may have received a reminder email from HAND to schedule a cycle inspection.

Note: The owner may be mistaken that the solicitations she is receiving to purchase the property are tied to having a rental property within City Limits,

it may be helpful to inform her that this is happening to homeowners throughout Monroe Co. regardless of being in City Limits or having a rental permit.

Thanks for your assistance,
Tonda

--

City of Bloomington

Housing & Neighborhood Development

812-349-3420

HAND@bloomington.in.gov

Resources

- Information on the Rental Occupancy Program can be found on HAND's website here: <https://bloomington.in.gov/housing/rental-occupancy>
- A fillable pdf of the Property Registration Form can be accessed by clicking this link **Registration Form**
- A fillable pdf of the Occupancy Affidavit can be accessed by clicking this link **Occupancy Affidavit**
- Additional **Renter Resources** can be found here <https://bloomington.in.gov/housing/renters>

Link to the City's website where you can file a uReport regarding a Rental Complaint <https://bloomington.in.gov/ureport/>

HAND publishes two monthly newsletters:

The HAND Update: Bloomington's neighborhood newsletter subscribe here

- *Rental Central: HAND's newsletter for property owners and managers* subscribe here
- *The HAND Update: Bloomington's neighborhood newsletter* subscribe here

--

Enedina Kassamanian
Asst. City Attorney
City of Bloomington Legal Dept.
401 N. Morton St. Suite 220
Bloomington, IN 47402-0100
Telephone: 812-349-3554
Facsimile: 812-349-3441

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--

Enedina Kassamanian
Asst. City Attorney
City of Bloomington Legal Dept.
401 N. Morton St. Suite 220
Bloomington, IN 47402-0100
Telephone: 812-349-3554
Facsimile: 812-349-3441

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**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-19

Address: 803 N Park Ridge Rd.

Petitioner: Peek & Associates Mark Kleinbaucr

Inspector: Rebecca Davis

Staff Report: Cycle Inspection Conducted: November 11, 2024
Cycle Report Mailed: December 5, 2024
60 Day Deadline: February 3, 2025
BHQA Appeal Received: January 31, 2024

Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: Life safety violations : May 1, 2025
All other violations : May 15, 2025

Attachments: Cycle Report; BHQA Application

4/2/25 BK



City of Bloomington
 Housing and Neighborhood
 Development (HAND)
 bloomington.in.gov

401 N Morton ST Suite 130
 PO Box 100
 Bloomington IN 47404

Phone: (812) 349-3420
 Fax: (812) 349-4582
 hand@bloomington.in.gov

City Permit #: BHQA2025-0025
 Application Date: 1/30/2025

**Application For Appeal To The Board of
 Housing Quality Appeals**

Property Address: 803 N Park Ridge RD
Parcel Number: 53-05-36-205-032.000-005

Owner
 MOSHFEGH, MAHNAZ
 4828 SYLVAN RD
 INDIANAPOLIS IN 46208

Applicant
 Peek & Associates RE & Mgt Company LLC
 885 S College Mall Road #385
 Bloomington IN 47401

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

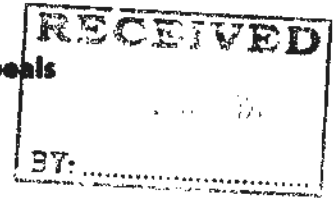
We need more time to complete the exterior repairs due to the ongoing snow, ice and cold weather. We would like until March 15, 2025. None of the repairs seem too significant or effecting the health of the tenants nor the habitability of t he property. Thank you for your consideration. Mark Kleinbauer

25-TV-19

RD



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**



Property Address: 803 N. Park Ridge Road

Petitioner's Name: Peek & Associates (Mark Kleinbauer)

Address: 885 S. College Mall Road #385

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 360-3460

E-mail Address: mkleinba@homefinder.org

Owner's Name: Mahnaz Moshfegh

Address: 4828 Sylvan Rd

City: Indianapolis

State: Indiana

Zip Code: 46208

Phone Number: 317-289-8170

E-mail Address: mmoshfe@iu.edu

Occupants: Scott and Michelle Walls

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: _____

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

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 - 1. Specify the code reference number you are appealing.
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- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We need more time to complete the exterior repairs due to the ongoing snow, ice and cold weather. We would like until March 15, 2025. None of the repairs seem too significant or effecting the health of the tenants nor the habitability of the property. Thank you for your consideration. Mark Kleinbauer

Signature (Required): 

Name (Print): Mark Kleinbauer

Date: 1/28/25

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.



CYCLE INSPECTION REPORT

4090

Owner

Moshfegh, Mahnaz
4828 Sylvan Rd
Indianapolis, IN 46208

Agent

Peek Associates
885 S. College Mall Road #385
Bloomington, IN 47401

Prop. Location: 803 N Park Ridge RD

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 11/07/2024

Primary Heat Source: Gas

Property Zoning: R2

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Rebecca Davis

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1976.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

General Note:

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5

ENTRY:

No violations noted.

UPPER LEVEL

Living Room (15-4 x 13-5), Hall Bath, Dining Room (12-9 x 10-5):

No violations noted.

Kitchen (16-1 x 10-11):

Replace the cracked switch plate (north wall by dining room). BMC 16.04.060(a)

Hall:

See general note.

Northeast Bedroom (12-4 x 11-11)(The window measurements are the same as noted above):

No violations noted.

Southwest (Primary) Bedroom (13-3 x 12-0):

Replace the slide latch on the right side of the west facing window so that it functions as intended.

BMC 16.04.060(b)

Primary (¾) Bath:

No violations noted.

Existing Egress Window Measurements (double-hung; both sashes removable):

Height: 34 inches

Width: 31 inches

Sill Height: 45 inches

Openable Area: 7.32 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Southeast Bedroom (13-8 x 10-10)(The window measurements are the same as noted above):

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Replace the slide latch on the right side of the right window so that it functions as intended.

BMC 16.04.060(b)

LOWER LEVEL

Hallway:

See general note.

Family Room (24-11 x 12-7):

See Other Requirements at the end of the report for required fireplace inspection documentation.

No violations noted.

Office (10-3 x 8-5), Laundry, Bath, Southeast Bedroom (10-3 x 8-5):

No violations noted.

Existing Egress Window Measurements (double-hung; both sashes removable):

Height: 34 inches

Width: 31 inches

Sill Height: 48 inches

Openable Area: 7.32 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Garage (gas furnace):

See Other Requirements at the end of the report for required furnace documentation.

No violations noted.

EXTERIOR:

Repair the bent gutter on the right side of the back of the structure (just before the downspout) so that it functions as intended. BMC 16.04.050(a)

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)

Properly clean and/or treat the deck floor to eliminate the hazardous walking surface (floor is extremely slippery when wet). BMC 16.04.040(b)

Seal the hole in the soffit/siding on the north side of structure (NE corner soffit). BMC 16.04.050(a)

OTHER REQUIREMENTS:

Registration Form

Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.020, BMC 16.10.030(b)

Fireplace Inspection Documentation

Show documentation that the fireplace has been inspected within the last twelve months, and that it is safe for use, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d)**: All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Relief from an Administrative Decision**

Meeting Date: April 15, 2025

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register the property as a rental.

Petition Number: 25-AA-020

Address: 2529 S Madison St

Petitioner: Steven J Bloomfield

Staff Report: January 8, 2025 Cycle Inspection Scheduled
February 02, 2025 Cycle Inspection Completed
February 18, 2025 Cycle Inspection Report ready to send
February 18, 2025 Received BHQA Application

This property is occupied by the owner's brother.

Staff recommendation: Grant the relief from administrative decision. The tenant is on Social Security and pays the bills and does the maintenance. The owner pays for mortgage, insurance and repairs.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant are unchanged from the current status. The owner will be required to provide a yearly Occupancy Affidavit to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: none

Attachments: Application for Appeal

4/7/25 BJK



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0044
Application Date: 2/18/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 2529 S Madison ST
Parcel Number: 53-08-08-405-076.000-009

Owner

Steven Bloomfield
PO Box 703
Columbia City IN 46725

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: AA

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

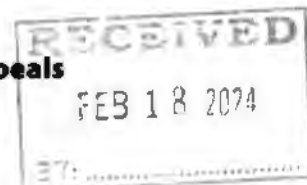
1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
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 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

want the property to no longer be designated as a rental property. I purchased the property as an investment. I have a brother who lives in Bloomington. My Brother and his wife were renting an upstairs apartment at that time. They asked to rent this property once it was renovated with the possibility of purchasing it in the future. I agreed and they moved in and paid rent. Since that time my brother's wife has moved out. They are divorcing and she will probably move back to Columbia. I have not collected any rent for 19 months. My brother is now on Social Security and only able to do some part time work. He pays the utility bills and maintains the home. I pay taxes and insurance and any repairs etc. the need to be done. He will remain in the house as I plan to keep it as an investment but not as a rental property.



Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov



Property Address: 2529 S. Madison St.

Petitioner's Name: Steven J. Bloomfield

Address: 513 Lions Drive

City: Rome City

State: Indiana

Zip Code: 46784

Phone Number: 260-248-10

E-mail Address: bloomfieldsj@yahoo.com

Owner's Name: Steven J. Bloomfield

Address: Mailing Address PO Box 703

City: Columbia City

State: Indiana

Zip Code: 46725

Phone Number: 260-248-10

E-mail Address: Bloomfieldsj@yahoo.com

Occupants: Thomas J. Bloomfield

The following conditions must be found in each case in order for the Board to consider the request:

- 1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: AA An extension of time to complete repairs. (Petition Type: TV) Please See Page 2

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 25-AA-20

MA

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

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 - 1. Specify the decision being appealed and the relief you are seeking.
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 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

I want the property to no longer be designated as a rental property. I purchased the property as an investment. I have a brother who lives in Bloomington. My Brother and his wife were renting an upstairs apartment at that time. They asked to rent this property once it was renovated with the possibility of purchasing it in the future. I agreed and they moved in and paid rent. Since that time my brother's wife has moved out. They are divorcing and she will probably move back to Columbia. I have not collected any rent for 19 months. My brother is now on Social Security and only able to do some part time work. He pays the utility bills and maintains the home. I pay taxes and insurance and any repairs etc. the need to be done. He will remain in the house as I plan to keep it as an investment but not as a rental property.

Signature (Required):

Steven J. Bloomfield

Name (Print): Steven J. Bloomfield

Date: 2/28/07

Important information regarding this application format:

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Print Form

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-21

Address: 2510 N Dunn St

Petitioner: Elizabeth Dawson

Inspector: Rebecca Davis

Staff Report: November 04, 2024: Cycle Inspection Conducted
November 26, 2024: Cycle Inspection Mailed
December 04, 2024: Sent a PDF of the Cycle Report to email after mail returned.
January 25, 2025: 60 Day Deadline
January 29, 2025: RV Report Mailed
January 30, 2025: RV Report Mailed
February 18, 2025: BHQA Application Received

Staff recommendation: Grant the extension of time for repairs.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: Life safety violations : May 1, 2025
All other violations : May 15, 2025

Attachments: Cycle Report; RV Report; BHQA Application

4/9/25 BJC



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

City Permit #: BHQA2025-0046
Application Date: 2/18/2025

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 2510 N Dunn ST
Parcel Number: 53-05-28-101-014.000-005

Owner

Aleris Life - Five Star Quality Care - Inc, Llc
400 Centre Street
Newton MA 02458

Owner

Libby Dawson
2455 N Tamarack Trail
Bloomington IN 47408

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

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4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

Interior repairs - asking for 60 day extension Exterior - asking for 4 months (Spring thaw) I apologize as I did not receive the Oct. mailing. I did however receive the Jan 30 mailing. Unfortunately, ground frozen, preventing the fence repair, etc.

I feel we can get the laundry and basement and screened porch repairs completed within 2 months (60 days) We are requesting longer for roof, gutters, drain and gate/fence repairs due to weather. For this we are asking 4four months (120 days) extension. Thanks for your consideration in this matter



Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 2510 N Dunn Street

Petitioner's Name: Elizabeth 'Libby' Dawson

Address: 2455 Tamarack Trail Meadowood Retirement Comm.

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: 812 585-7844 E-mail Address: EDawson1@5SSL.COM

Owner's Name: AlerisLife / 5 Star Senior Living (Meadowood)

Address: 400 Centre Street

City: Newton State: MA Zip Code: 02458

Phone Number: _____ E-mail Address: _____

Occupants: Clara Romolina

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: Extension for repairs

Reminder:
A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)
Petition Number: 25-TV-21

RD

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Interior Repairs - asking for 60 day extension
 Exterior Repairs - asking for 4 month (Spring thaw) extension
 I apologize as I did not receive the Oct. mailing I did however receive the 1/30 mailing. Unfortunately ground frozen, preventing the fence repair etc. I feel we can get the Laundry, Basement & screened porch repairs completed within 2 months (60 days). We are requesting longer for roof, gutters, drain & gate/fence repairs 2° weather. For this we are asking for a 4 month (120 day) extension.
 Thank you for your consideration in this matter -

Libby Dawson
 Executive Director

Signature (Required):

Elizabeth 'Libby' Dawson

Name (Print):

Elizabeth 'Libby' Dawson

Date: 2/18/25

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Print Form

CYCLE INSPECTION REPORT

10148

Owner(s)

Aleris Life - Five Star Quality Care - Inc, Llc
400 Centre Street
Newton, MA 02458

Agent

Libby Dawson
2455 Tamarack Trail
Bloomington, IN 47408

Prop. Location: 2510 N Dunn ST

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 11/01/2024

Primary Heat Source: Gas

Property Zoning: R1

Number of Stories: 1

Inspector: Rebecca Davis

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1956. At that time there were no minimum requirements for emergency egress.

INTERIOR:

Kitchen 10-8 x 11-3, Living Room 27-3 x 18-1, Dining Room 11-11 x 11-11, Office, TV Room, Back Bathroom, East Bedroom 12-2 x 9-11, Middle Bedroom 15-0 x 11-8, Master Bedroom/Bathroom 12-0 x 20-4;
No violations noted.

Existing Egress Window Measurements:

Height: 49 inches

Width: 21 inches

Sill Height: 29 inches

Openable Area: 7.15 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Screened Porch:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements

Laundry:

Secure loose electrical receptacle (4 ft up to the right of washer and dryer). BMC 16.04.060(b)

Basement:

Reset all the panels that are shifted in the ceiling. BMC 16.04.060(a)

Reinstall the door to the crawl space. BMC 16.04.060(a)

EXTERIOR:

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

Provide a drain cover for the drain at the bottom of the exterior basement steps. BMC 16.04.050(a)

Repair the wooden gate on the south side of the fence to open and close as intended. BMC 16.04.050(a)

Secure the leaning fence panels on the east side of the structure. BMC 16.04.050(a)

OTHER REQUIREMENTS:

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

REMAINING VIOLATIONS INSPECTION REPORT

10148

Owner(s)

Aleris Life - Five Star Quality Care - Inc, Llc
400 Centre Street
Newton, MA 02458

Agent

Libby Dawson
2455 Tamarack Trail
Bloomington, IN 47408

Prop. Location: 2510 N Dunn ST

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 11/01/2024

Primary Heat Source: Gas

Property Zoning: R1

Number of Stories: 1

Inspector: Rebecca Davis

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

Screened Porch:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

Laundry:

Secure loose electrical receptacle (4 ft up to the right of washer and dryer). BMC 16.04.060(b)

Basement:

Reset all the panels that are shifted in the ceiling. BMC 16.04.060(a)

Reinstall the door to the crawl space. BMC 16.04.060(a)

EXTERIOR:

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

Provide a drain cover for the drain at the bottom of the exterior basement steps. BMC 16.04.050(a)

Repair the wooden gate on the south side of the fence to open and close as intended. BMC 16.04.050(a)

Secure the leaning fence panels on the east side of the structure. BMC 16.04.050(a)

OTHER REQUIREMENTS:

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-23

Address: 2601 E 7th St

Petitioner: John Doran

Inspector: Rebecca Davis

Staff Report: December 12, 2024: Cycle Inspection Conducted
December 24, 2024: Cycle Report Mailed
February 22, 2025: 60 Day Deadline (Owner informed us they will file for BHQA)
February 28, 2025: BHQA Application Received

Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: All other violations, including life safety: May 1, 2025
Exterior carport repairs: May 15, 2025

Attachments: Cycle Report; BHQA Application

4/8/25 AJL



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0047
Application Date: 2/19/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 2601 E 7th ST
Parcel Number: 53-05-34-401-020.000-005

Owner

Dympna Doran
757 N State Street
North Vernon IN 47265

Owner

John Doran
715 S Norris Avenue
North Vernon IN 47265

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

Front structural beam on car port needs to be replaced. Cold weather not suitable for repairs by 02/22/2025
Once the weather warms my contractor estimates that the repairs should be completed 4 to 6 weeks



Application For Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420 hand@bloomington.in.gov

Property Address: 2601 E 7th St, Bloominton IN 47408

Petitioner's Name: John Doran

Address: 757 N State St

City: North Vernon

State: Indiana



Zip Code: 47265

Phone Number: 812592977

E-mail Address: jdhouse757@gmail.com

Owner's Name: Dympna Doran

Address: 757 N State St

City: NorthVernon

State: Indiana



Zip Code: 47265

Phone Number: 8125929777

E-mail Address: n/a

Occupants: yes

The following conditions must be found in each case in order for the Board to consider the request:

- 1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)



Reminder: A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)
Petition Number: 25-TV-23

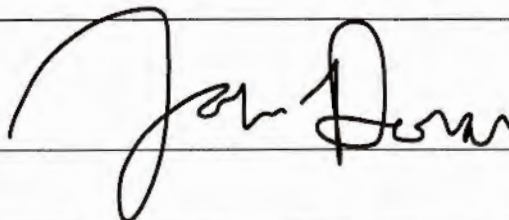
RD

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Front structural beam on car port needs to be replaced. Cold weather not suitable for repairs by 02/22/2025
Once the weather warms my contractor estimates that the repairs should be completed 4 to 6 weeks

Signature (Required):



Name (Print): John Doran

Date: 2-19-2025

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

CYCLE INSPECTION REPORT

8169

Owner(s)

Dympna Doran
757 N. State Street
North Vernon, IN 47265

Agent

John Doran
715 S Norris Avenue
North Vernon, IN 47265

Prop. Location: 2601 E 7th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 12/12/2024
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1

Inspector: Rebecca Davis
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: none

Monroe County records show this structure was built in 1957. There were no minimum emergency egress requirements at the time of construction.

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

Lower Level:

Main Room, West Room:
No violations noted.

Main Level:

Living Room (19-8 x 11-1), Kitchen:
No violations noted.

Bathroom:

Repair the water pressure to the tub faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

Repair the tub faucet so that it is installed correctly (twisted to the side). BMC 16.04.060(a)

SE Bedroom (12-9 x 11-11):

Repair the fan chain on the fan light to function as intended. BMC 16.04.060(a)

NW Bedroom (11-2 x 9-11), NE Bedroom (13-6 x 11-1),

No violations noted.

Existing Egress:

Height: 25 inches
 Width: 33 inches
 Sill Height: 45.5 inches

Openable Area: 6.1 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Exterior**Car Port:**

Repair the deteriorated framing members on the carport. (the northeast corner gutter board and metal trim detail demonstrate that the structure is sagging, with numerous failed attachments due to wood deterioration). BMC 16.04.050(a)

Install a weatherproof cover on the outlet attached to the south side of the structure. BMC 16.04.050(a)

All wires shall be junctioned inside of a junction box which is secured to the structure and covered with a plate (top middle of the carport). BMC 16.04.050(b)

OTHER REQUIREMENTS:**Occupancy Affidavit**

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(h), (e)

When issued, a **copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d)**: All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.



**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-24

Address: 124 S. Glenwood Avenue West

Petitioner: Mark Kleinbauer – Peck & Associates

Inspector: Rebecca Davis

Staff Report: December 06, 2024: Cycle inspection conducted.
December 19, 2024: Cycle report mailed.
February 17, 2025: 60 day deadline
February 28, 2025: Past 60 RV Report sent
BHQA Application received

Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: All other violations, including life safety: May 1, 2025
Exterior electrical repairs: May 31, 2025

Attachments: Cycle Report; RV Report; BHQA Application

4/9/25 M/C



City of Bloomington
 Housing and Neighborhood
 Development (HAND)
 bloomington.in.gov

401 N Morton ST Suite 130
 PO Box 100
 Bloomington IN 47404

City Permit #: BHQA2025-0035
 Application Date: 2/28/2025

Phone: (812) 349-3420
 Fax: (812) 349-4582
 hand@bloomington.in.gov

**Application For Appeal To The Board of
 Housing Quality Appeals**

Property Address: 124 S Glenwood AVE W
Parcel Number: 53-05-35-406-008.000-005

Owner
 Mullins, Iesciu
 664 N Grandview Avenue
 Bloomington IN 47408

Applicant
 Peek & Associates RE & Mgt Company LLC
 885 S College Mall Road #385
 Bloomington IN 47401

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:
 See attached.

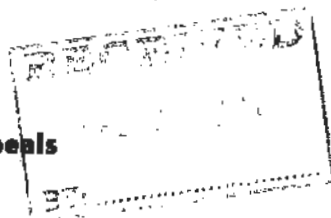
25-TV-24

NO FILE

RD



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**



Property Address: 124 S. Glenwood Ave West

Petitioner's Name: Peek & Associates for Iesciu Mullins

Address: 885 S. College Mall Road #385

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 360-3460

E-mail Address: mkleinab@homefinder.org

Owner's Name: Iesciu Mullins

Address: N. Grandview Ave

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: 812-841-1002

E-mail Address: lewhete@att.net

Occupants: Ashton Harper, Katie Goodman, Sasha Marfin (duplex)

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)


Petition Number: 25-TV-24

RD

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We respectfully request 30 more days to complete the exterior electrical repairs. Weather and finding a suitable licensed electrician has prevented us from getting it done. All other repairs are completed and the issue has not created any issues for a number of years since the pole was bent. Thanks for your consideration.

Signature (Required): 

Name (Print): Mark Kleinbauer Date: 2/26/25

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.



CYCLE INSPECTION REPORT

4474

Owner

Mullins, Iesciu
664 N Grandview Ave
Bloomington, IN 47408

Agent

Peek & Associates c/o Mark Kleinbauer
885 S. College Mall Road #385
Bloomington, IN 47401

Prop. Location: 124 S Glenwood AVE W
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/2/3

Date Inspected: 12/06/2024
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1

Inspector: Rebecca Davis
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: Garage

Monroe County Assessor's records indicate this structure was built in 1962.
There were no requirements for emergency egress at the time of construction.

Existing Egress Window Measurements (double-hung; both sashes removable):
Height: 34 inches
Width: 31 inches
Sill Height: 45 inches
Openable Area: 7.32 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

INTERIOR:

Room dimensions are in the file and are not included in this report.

Unit 1

North Entry:

No violations noted.

Laundry/Mechanical Room (gas furnace here):

See Other Requirements at the end of the report for required furnace documentation.

The inspector noted that the flue pipe venting the water heater connects to another larger pipe that had also been used to also vent the gas furnace. Where that larger pipe enters the wall it is lower than the end of the water heater vent. It is also lower than the now terminated connection to the former furnace vent. This does not meet code requirements as laid out in the code cite below.

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and **shall slope upward toward the vent or chimney at least ¼ inch per foot. Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the above mentioned criteria.** BMC 16.04.060(c)

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended.
BMC 16.04.060(c)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Hall:

No violations noted.

Bath:

Repair the right faucet knob to function as intended. BMC 16.04.060(a)

Repair the sink stopper actuator to function as intended. BMC 16.04.060(a)

Southwest Bedroom, Northwest Bedroom:

No violations noted.

Unit 2

Back Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Laundry/Mechanical Room (gas furnace here):

See Other Requirements at the end of the report for required furnace documentation.

No violations noted.

Kitchen:

No violations noted.

Living Room:

Replace the missing deadbolt strike plate on the entry door. BMC 16.04.060(b)

Bath:

Repair the bath drain to function as intended (drains very slowly). BMC 16.04.060(c)

Southeast Bedroom:

Replace the missing strike plate for the door knob so that the door functions as intended (stays shut). BMC 16.04.060(a)

Southwest Bedroom:

Repair/replace the cause of the flickering in the surface mount ceiling fixture. BMC 16.04.060(a)

Hall:

Replace the missing smoke detector. IC22-11-18-3.5

Common Entrance Hall (eastside of the structure):

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

EXTERIOR:

The inspector noted that the service mast connected to the electric meter has moved and is no longer plumb. This has resulted in damaged roof shingles, soffit, and a loose connection to the meter box. Repair the electrical service mast to be plumb and securely connected and weather tight. BMC 16.04.050(b)

Repair the damaged soffit. BMC 16.04.060(a)

Repair the damaged shingles and roof including any decking that may have been damaged, leaving the structure weather tight. BMC 16.04.050(a)

Secure guttering to the structure (front of structure, the gutter is slumping in the middle and tipped forward). BMC 16.04.050(a)

Garage:

Install a blank on the unused switch location on the right side of the double gang switch plate. BMC 16.04.060(b)

Repair the GFCI outlet to function as intended. BMC 16.04.060(a)

Continued

OTHER REQUIREMENTS:**Inventory & Damages List**

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

REMAINING VIOLATIONS INSPECTION REPORT

4474

Owner

Mullins, Iesciu
664 N Grandview Ave
Bloomington, IN 47408

Agent

Peek & Associates c/o Mark Kleinbauer
885 S. College Mall Road #385
Bloomington, IN 47401

Prop. Location: 124 S Glenwood AVE W
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/2/3

Date Inspected: 12/06/2024
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1
Landlord Has Affidavit: YES

Inspector: Rebecca Davis
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: Garage

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

REMAINING VIOLATIONS:

NOTE: All life safety violations in this report have been highlighted.

Unit 1

Laundry/Mechanical Room (gas furnace here):

See Other Requirements at the end of the report for required furnace documentation.

The inspector noted that the flue pipe venting the water heater connects to another larger pipe that had also been used to also vent the gas furnace. Where that larger pipe enters the wall it is lower than the end of the water heater vent. It is also lower than the now terminated connection to the former furnace vent. This does not meet code requirements as laid out in the code cite below.

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the above mentioned criteria. BMC 16.04.060(c)

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended.

BMC 16.04.060(c)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Bath:

Repair the right faucet knob to function as intended. BMC 16.04.060(a)

Repair the sink stopper actuator to function as intended. BMC 16.04.060(a)

Unit 2

Back Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Laundry/Mechanical Room (gas furnace here):

See Other Requirements at the end of the report for required furnace documentation.

Living Room:

Replace the missing deadbolt strike plate on the entry door. BMC 16.04.060(b)

Bath:

Repair the bath drain to function as intended (drains very slowly). BMC 16.04.060(c)

Southeast Bedroom:

Replace the missing strike plate for the door knob so that the door functions as intended (stays shut). BMC 16.04.060(a)

Southwest Bedroom:

Repair/replace the cause of the flickering in the surface mount ceiling fixture. BMC 16.04.060(a)

Hall:

Replace the missing smoke detector. IC22-11-18-3.5

Common Entrance Hall (eastside of the structure):

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

EXTERIOR:

The inspector noted that the service mast connected to the electric meter has moved and is no longer plumb. This has resulted in damaged roof shingles, soffit, and a loose connection to the meter box. Repair the electrical service mast to be plumb and securely connected and weather tight. BMC 16.04.050(b)

Repair the damaged soffit. BMC 16.04.060(a)

Repair the damaged shingles and roof including any decking that may have been damaged, leaving the structure weather tight. BMC 16.04.050(a)

Secure guttering to the structure (front of structure, the gutter is slumping in the middle and tipped forward). BMC 16.04.050(a)

Garage:

Install a blank on the unused switch location on the right side of the double gang switch plate. BMC 16.04.060(b)

Repair the GFCI outlet to function as intended. BMC 16.04.060(a)

DOCUMENTATION REQUIRED:

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

OTHER REQUIREMENTS:

The following documents were not provided to the office or reviewed by the inspector within 60 days of the mailing date on the inspection report, and as such a fine will be levied:

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

When issued, a **copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d)**: All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-25

Address: 3342 N. Kingsley Drive

Petitioner: Mark Kleinbauer – Peck & Associates

Inspector: Rebecca Davis

Staff Report: December 17, 2025: Cycle inspection conducted
December 31, 2025: Cycle report mailed.
February 28, 2025: BHQA application received.

Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: All other violations: May 01, 2025
Electrical and furnace repairs: May 15, 2025

Attachments: Cycle Report; BHQA Application

4/18/25 BAC



City of Bloomington
 Housing and Neighborhood
 Development (HAND)
 bloomington.in.gov

401 N Morton ST Suite 130
 PO Box 100
 Bloomington IN 47404

Phone: (812) 349-3420
 Fax: (812) 349-4582
 hand@bloomington.in.gov

City Permit #: BHQA2025-0034
 Application Date: 2/28/2025

**Application For Appeal To The Board of
 Housing Quality Appeals**

Property Address: 3342 N Kingsley DR
Parcel Number: 53-05-20-401-076.000-005

Owner
 Birie & Habtom Taye
 2126 E 7th ST
 Bloomington IN 47408

Applicant
 Peek Associates
 885 S College Mall Rd #385
 Bloomington IN 47401

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

See attachment: We respectfully request 30 more days to complete repairs. We need to install a new high efficiency gas furnace and finish the extensive electrical repairs. All other interior repairs are completed

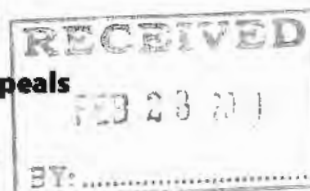
25-TV-25

NO FILE

RD



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**



Property Address: 3342 N. Kingsley

Petitioner's Name: Peek & Associates for Yirgalum Mahrle

Address: 885 S. College Mall Road #385

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 360-3460

E-mail Address: mkleinab@homefinder.org

Owner's Name: Yirgalum Mahrle

Address: 2126 E 7th Street

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: 812-360-7195

E-mail Address: rkhaile18@gmail.com

Occupants: Vacant

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)


Petition Number: 25-TV-25

RD

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We respectfully request 30 more days to complete repairs. We need to install a new high efficiency gas furnace and finish the extensive electrical repairs. All other interior repairs are completed.

Signature (Required): 

Name (Print): Mark Kleinbauer

Date: 2/26/25

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.



CYCLE INSPECTION REPORT

2024-10-0228

Owner(s)

Birie & Habtom Taye
2126 E 7th St
Bloomington, IN 47408

Agent

Peek Associates
885 S College Mall Rd #385
Bloomington, IN 47401

Prop. Location: 3342 N Kingsley DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 12/17/2024
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 2

Inspector: Rebecca Davis
Foundation Type: Basement
Attic Access: No
Accessory Structure: Detached Garage

Monroe County records show this structure was built in 1960. There were no minimum emergency egress requirements at the time of construction.

Existing Bedroom Window Egress Measurements are as follows:

Existing Egress Window Measurements: (Double Hung, Both Sashes Removable)
Height: 21 inches
Width: 29 inches
Sill Height: 27 inches
Openable Area: 4.23 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

INTERIOR:

Note: This property was vacant at the time of the cycle inspection.

NOTE: All life safety violations in this report have been highlighted.

BASEMENT:

Replace the missing smoke detector. IC22-11-18-3.5

Mechanical Room:

TPR valve discharge tube needs to be installed, meeting the requirements below. BMC 16.04.060(c)

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end

- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)
- If using PEX, the pipe must be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

Family Room (15 x 19):

No violations noted.

Half Bathroom:

Hire a certified electrician to review the double 30 breaker for the circuit labeled "garage" on one side and "furnace" on the other. The inspector believes that the breaker is overrated for the gauge of wire (12 and 14 gauge) serving the garage. Make any necessary repairs to correct. BMC 16.04.060(b)

MAIN LEVEL:

Living Room (12.3 x 20):

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

Correct the polarity of the electrical receptacles. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Kitchen (11 x 18.6):

Properly ground the electrical receptacles (east wall, left counter and north wall). If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

Finished Patio Room (13.6 x 19):

Properly ground the electrical receptacles (west,north,east walls). If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

UPPER LEVEL

Hallway:

Replace the missing smoke detector. IC22-11-18-3.5

SE Bedroom (13.7 x 10.4), SW Bedroom (9.6 x 14.5), NW Bedroom (9.8 x 11.1):

No violations noted.

Hall Bathroom:

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

Repair the sink stopper to function as intended. BMC 16.04.060(a)

EXTERIOR:

Note:

At the cycle inspection the owners and management mentioned that the outdoor pool was going to be removed. If the pool does remain it must be brought up to current pool and spa code. BMC 16.04.050(b)

Secure the outdoor outlet in the southeast inside corner of the house. BMC 16.04.050(b)

Ensure the conduit and outlet box in the southeast inside corner of the house is weathertight. BMC 16.04.050(b)

Correct the polarity of the electrical receptacle (southeast inside corner of the house). The hot and neutral conductors are reversed. BMC 16.04.050(b)

The inspector highly recommends the outlet mentioned above be replaced with a GFCI outlet.

Correct the polarity of the electrical receptacle (North side exterior of the garage). The hot and neutral conductors are reversed. BMC 16.04.050(b)

Determine if the 30 amp trailer outlet on the south side of the garage has been wired with the appropriate gauge wire. BMC 16.04.050(b)

Provide conduit to protect the power cable connected to the AC Unit. BMC 16.04.050(b)

Garage:

Note: Hire a certified electrician to review the wiring in the garage. There are multiple violations.

Correct the polarity of the electrical receptacles (all in garage). The hot and neutral conductors are reversed. BMC 16.04.060(b)

Discontinue use of the extension cord as permanent wiring. Replace extension cord providing electrical power to the outlets/ garage door outlet with permanent electrical wiring and electrical receptacle(s) installed in an approved manner. BMC 16.04.060(b), BMC 16.04.060(c)

All wires shall be junctioned inside of a junction box which is secured to the structure or appliance and covered with a plate. BMC 16.04.060(b)

Continued

OTHER REQUIREMENTS:

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-26

Address: 540 S Basswood Dr

Petitioner: Erika Santa

Inspector: C Hayes, M Arnold, R Council, J Stong

Staff Report: December 16, 2024 Completed cycle inspection
December 31, 2024 Mailed cycle report
February 10, 2025 Received BHQA application

During a cycle inspection of the above property multiple violations were noted. The petitioner is requesting an extension of time due weather and contractors to complete the work.

Staff recommendation: Approve the request for extension of time to complete the repairs.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 29, 2025 All life safety violations
May 1, 2025 All remaining violations

Attachments: Cycle Report; BHQA Application



City of Bloomington
 Housing and Neighborhood
 Development (HAND)
 bloomington.in.gov

401 N Morton ST Suite 130
 PO Box 100
 Bloomington IN 47404

Phone: (812) 349-3420
 Fax: (812) 349-4582
 hand@bloomington.in.gov

City Permit #: BHQA2025-0031
 Application Date: 2/10/2025

**Application For Appeal To The Board of
 Housing Quality Appeals**

Property Address: 540 S Basswood DR
Parcel Number: 53-08-06-100-042.000-009

Applicant

Erika Santa
 310 E 96th Street, Suite 400
 Indianapolis IN 46240

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

Re: Limestone Crossing Apartments, LP (7739) inspection that took place 12.16.2024.
 52 items have been completed and are ready for reinspection as of 2.10.2025. Additional personnel have been hired in efforts to complete all outstanding items. We request an extension to May 1, 2025 as drier weather is needed to address the drainage issue and to complete the remaining items; however, the site team is working to complete items daily.

25-TV-26
 CH, MS, RC, JS

CYCLE INSPECTION REPORT

7739

Owners

Kittle Property Group, Inc.
310 E. 96th St. Suite 400
Indianapolis, IN 46240

Agent

Limestone Crossing Apartments, LP
540 S. Basswood Drive
Bloomington, IN 47403

Prop. Location: 540 S Basswood DR

Number of Units/Structures: 208/17

Units/Bedrooms/Max # of Occupants: Bld 1: 12/2/5, Bld 2: 8/3/5, Bld 3: 16/3/5, Bld 4: 8/1/5, Bld 5: 12/2/5,
Bld 6: 12/2/5, Bld 7: 16/2/5, Bld 8: 16/2/5, Bld 9: 16/2/5, Bld 10: 8/1/5 8/2/5, Bld 11: 12/1/5, Bld 12: 8/3/5,
Bld 13: 16/3/5, Bld 14: 8/3/5, Bld 15: 8/3/5, Bld 16: 12/2/5, Bld 17: 12/1/5

Date Inspected: 12/16/2024

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Hayes/Arnold/Council/Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

The Monroe County Assessor's records indicate that these structures were built in 2002.
Minimum egress requirements for a multi-family dwelling built at the time of construction:

Openable area: 5.7 Sq. Ft.

Clear height: 24 inches

Clear width: 20 inches

Sill height: Not more than 44 inches above finished floor.

Existing egress window measurements for complex are as follows:

TYPE 1

Existing Egress Window Measurements (single-hung):

Height: 25 inches

Width: 36 inches

Sill Height: 24 inches

Openable Area: 6.25 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

TYPE 2

Existing Egress Window Measurements (single-hung):

Height: 26 inches

Width: 35 inches

Sill Height: 24 inches

Openable Area: 6.32 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

TYPE 3

Existing Egress Window Measurements (single-hung):

Height: 27 inches

Width: 34 inches

Sill Height: 24 inches

Openable Area: 6.38 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

NOTE:

🏠 Room dimensions are in the file or listed on the previous cycle inspection report.

🏠 Only Units/Rooms with violations shall be listed on this report.

NOTE: All life safety violations in this report have been highlighted.

INTERIOR:

BUILDING 500 (8):

Unit A:

Utility Closet:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Master Bathroom:

Reinstall the shower drain cover. BMC 16.04.060 (a)

Determine the source of the water leak at the base of the shower. (Tenant states water pools out of the shower)
BMC 16.04.060 (a)

Unit B:

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Hallway Bathroom:

Repair/replace the flooring. (Buhbling) BMC 16.04.060 (a)

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Right Bedroom:

Replace the missing electrical cover plate on the window wall. BMC 16.04.060 (b)

Unit C:

No violations noted.

Unit D:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination

within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Hallway Bathroom:

Repair the sink faucet to function as intended. BMC 16.04.060 (c)

Locate and repair the water leak under the sink. BMC 16.04.060 (a)

Hallway:

Repair/replace the deteriorating carpet. BMC 16.04.060 (a)

Master Bathroom:

Repair the bathtub faucet diverter so that it functions as intended. BMC 16.04.060 (a)

Unit E:

Laundry Closet:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Right Bedroom:

Properly remove the mold from the ceiling. BMC 16.04.060 (a)

Left Bedroom:

Secure the loose smoke detector. BMC 16.04.060 (b)

Unit F:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Deck:

Secure the loose light fixture. BMC 16.04.050 (b)

Utility Closet:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040 (Key)

Hallway Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Properly install or replace the aerator on the sink faucet so that it functions as intended.
BMC 16.04.060(c)

Unit G:

Right Bedroom:

Repair the hole in the wall adjacent to the door. BMC 16.04.060 (a)

Unit H:

Left Bedroom:

Repair the bubbling ceiling. BMC 16.04.060 (a)

Unit I, Unit J, Unit K:

No violations noted.

Unit L:

Repair the flooding sidewalk on the south side of the structure. (Water pools on the sidewalk when raining)
BMC 16.04.050 (b)

Utility Closet:

Properly remove the mold from the ceiling. BMC 16.04.060 (a)

Hall Bathroom:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit M:

Properly remove the mold from the windowsills throughout the apartment. BMC 16.04.060 (a)

Laundry Closet:

Repair the dryer to function as intended. BMC 16.04.060 (c)

Master Bathroom:

Secure the tub spout. BMC 16.04.060 (a)

Remove the water stain from the ceiling. BMC 16.04.060 (a)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit N:

Master Bathroom:

Replace the missing cabinet door. BMC 16.04.060 (a)

Unit O:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Laundry Closet:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Hallway:

Repair the peeling wall above the shower. BMC 16.04.060 (a)

Master Bathroom:

Repair the sink drain so that it functions as intended. BMC 16.04.060 (a)

Repair the shower drain so that it functions as intended. BMC 16.04.060 (a)

Unit P:

Repair the flooding sidewalk on the south side of the structure. (Water pools on the sidewalk when raining)
BMC 16.04.050 (b)

BUILDING 504:

Unit A:

Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Hall bath:

Secure loose electrical receptacle. BMC 16.04.060(b) **(GFCI)**

Secure loose toilet tank. BMC 16.04.060(a)

Unit B:

Kitchen:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a) **(By stove)**

Replace missing/damaged garbage disposal splash guard. BMC 16.04.060(c)

Discontinue use of the extension cord as permanent wiring. Replace extension cord providing electrical power to the dishwasher with permanent electrical wiring and electrical receptacle(s) installed in an approved manner. BMC 16.04.060(b), BMC 16.04.060(c) **(Dishwasher power on extension cord)**

Hall bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Southwest bedroom/bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit C:

Entry:

Properly secure door sweep on the bottom of the entrance door to reduce air infiltration as completely as possible. BMC 16.04.060(a)

Deck:

Secure loose light fixture. BMC 16.04.060(c)

Furnace closet:

Determine source and eliminate leak. BMC 16.04.060(a) **(Top of water heater)**

Hallway:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Adjacent to furnace closet)**

NE bedroom/bath:

Repair cold water supply to function in shower. BMC 16.04.060(c)

Secure loose electrical receptacle. BMC 16.04.060(b) **(At room entry)**

Unit D:

Kitchen:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Left of stove)**

Hall bath:

Secure toilet to its mountings. BMC 16.04.060(c)

NE bedroom/bath:

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Unit E:

Hall bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit F:

Entry:

Repair the hole in the wall. BMC 16.04.060(a)

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. BMC 16.04.060(a) **(Top of stairs, damaged carpet)**

Hall bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Laundry closet:

Repair or replace doorknob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

SE bedroom:

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit G:

Living room:

Repair window to latch securely. BMC 16.04.060(b) **(Left window)**

Kitchen:

Replace broken/worn electrical receptacle. BMC 16.04.060(b) **(At entry to kitchen)**

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

Hall bath:

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

Unit H:

Furnace closet:

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Unit I:

Hall bath:

Repair or replace nonfunctioning toilet fill valve. BMC 16.04.060(c)

SE bedroom/Bath:

Secure loose toilet tank. BMC 16.04.060(c)

Unit J:

Kitchen:

Replace missing/damaged garbage disposal splash guard. BMC 16.04.060(c)

Hall bath:

Secure loose toilet tank. BMC 16.04.060(c)

Unit K:

Entry:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit L:

Hall bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit M:

Front patio:

Replace broken/missing outlet cover. BMC 16.04.060(b)

Living room:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Tenant states water leaks in around windows. Make appropriate repairs to eliminate leaks and properly seal window frames. BMC 16.04.060(a)

Kitchen:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Right of sink)**

Discontinue use of the extension cord as permanent wiring. Replace extension cord providing electrical power to the dishwasher with permanent electrical wiring and electrical receptacle(s) installed in an approved manner. BMC 16.04.060(b), BMC 16.04.060(c)

Furnace closet:

Determine source and eliminate leak. BMC 16.04.060(a)

Eliminate the mold/mildew growth. BMC 16.04.060(a)

Secure condensate line to eliminate draining to floor. BMC 16.04.060(c)(b)

SE bedroom/bath:

Bath closet: Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Replace broken/missing outlet cover plate. BMC 16.04.060(b) **(East wall)**

Unit N:

SE bedroom/bath:

Properly repair or replace cracked bathtub basin. BMC 16.04.060(c)

Unit O:

Entry:

Repair damaged trim at door. BMC 16.04.060(a)

Kitchen:

Replace missing faucet knob. BMC 16.04.060(c)

Replace all missing cabinet faces. BMC 16.04.060(a)

Laundry closet:

Repair or replace doorknob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Hall bath:

Replace broken/missing light switch cover plate. BMC 16.04.060(b)

Replace missing/damaged door trim. BMC 16.04.060(a)

Replace all missing cabinet faces. BMC 16.04.060(a)

NE bedroom/bath:

Repair the hole in the wall. BMC 16.04.060(a) **(Closet)**

Unit P:

NE bedroom/bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

BUILDING 516:

Units A, B, C

No violations noted

Unit D

Kitchen

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Bedroom

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Unit E

Left bedroom

Seal seam along the left side of the window. BMC 16.04.060(a)

Master bedroom

Rearrange furniture and belongings in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030

Unit F

Hallway

Replace the missing door handle. BMC 16.04.060(a) (right laundry closet door)

Unit G

Hallway

Repair/replace the damaged laundry closet doors. BMC 16.04.060(a)

Unit H

Kitchen

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Unit I

Kitchen

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit J

Kitchen

Eliminate the leak at the base of the sink faucet. BMC 16.04.060(c)

Unit K

Right Bedroom

Re-install closet doors so they are on track. BMC 16.04.060(a)

Unit L

No violations noted

Unit M

Bedroom

Rearrange furniture and belongings in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030

Unit N

No violations noted

Unit O

Living Room

Replace the broken window latch. BMC 16.04.060(b) (center window)

Unit P

No violations noted

BUILDING 520:

Unit A:

Living room:

Replace broken/worn electrical receptacle. BMC 16.04.060(b) (Left of entry worn)

Secure loose electrical receptacle. BMC 16.04.060(b) (North wall, all.)

Closet:

This room does NOT meet the minimum safety requirements for a sleeping room, and may not be used for sleeping purposes. Remove all bedding. BMC 16.04.060(b)

Dining area:

Secure loose electrical receptacle. BMC 16.04.060(b)

SE bedroom:

Replace broken/missing outlet cover plate. BMC 16.04.060(b) **(Behind door)**

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Secure loose electrical receptacle. BMC 16.04.060(b) **(East wall)**

Hallway:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Secure loose electrical receptacle. BMC 16.04.060(b) **(North wall)**

West bedroom:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Rehang closet doors. BMC 16.04.060(a)

SW bedroom:

Secure all loose electrical receptacles. BMC 16.04.060(b)

Unit B:

Entry:

Secure loose electrical receptacle. BMC 16.04.060(b)

Living room:

Secure loose electrical receptacle. BMC 16.04.060(b) **(S wall)**

Kitchen:

Tenant states fridge goes off and on. Inspect for proper operation and repair/replace if necessary.

Hall bath:

Replace broken flush knob. BMC 16.04.060(a)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Furnace closet:

Properly secure loose duct work. BMC 16.04.060(c)

Laundry:

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (220v)

SW bedroom/bath:

Bath: Secure loose electrical receptacle. BMC 16.04.060(b) (By sink)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit C:

Entry:

Secure loose electrical receptacle. BMC 16.04.060(b)

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

Living room:

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (North wall)

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

NE bedroom:

Repair the hole(s) in the door or replace the door. BMC 16.04.060(a)

Secure loose electrical receptacle. BMC 16.04.060(b) (North wall)

Hall bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Furnace closet:

Properly secure loose duct work. BMC 16.04.060(c)

Eliminate the mold/mildew growth. BMC 16.04.060(a)

SW bedroom/bath:

Secure loose toilet tank. BMC 16.04.060(a)

Repair or replace nonfunctioning toilet fill valve. BMC 16.04.060(c)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit D:

Kitchen:

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. The tenant shall take immediate action to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e) (**Fruit flies**)

Hall bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Laundry closet:

Tenant states washer dryer not functioning correctly. Make appropriate repairs to appliances or replace units.
(Bad door sensor on dryer, washer not operating correctly.)

SW bedroom/bath:

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

Unit E:

Secure loose electrical receptacle. BMC 16.04.060(b) **(At entry)**

Dining area:

Secure loose electrical receptacle. BMC 16.04.060(b) **(South wall)**

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Hall bath:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Hallway:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Right wall)**

SW bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(North wall)**

Unit F:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Hall bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

S bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(West wall)**

Unit G:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance within the same 60-day deadline as the remainder of this property. BMC 16.03.040
(Tenant stated she has Covid)

Unit H:

Dining area:

Replace broken/missing outlet cover plate. BMC 16.04.060(b)

Kitchen:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

NE bedroom:

Rehang closet doors. BMC 16.04.060(a)

Replace the missing/broken electrical junction box cover plate. BMC 16.04.060(b) (**Cable box**)

Hall bath:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a) (**By tub**)

Hallway:

Replace broken/worn electrical receptacle. BMC 16.04.060(b)

NW bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (**South wall**)

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

BUILDING 528:

Unit A:

Entry:

All residential rental units shall conspicuously display the unit's address number on the front of the unit. BMC 16.04.100

Living room:

Secure loose electrical receptacle. BMC 16.04.060(b) (**North wall**)

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Hallway:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements (**Adjacent to furnace**)

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

NW bedroom/bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

NW bedroom/bath cont.:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Unit B:

Entry:

Secure loose electrical receptacle. BMC 16.04.060(b)

NW bedroom/bath:

Secure loose sink faucet. BMC 16.04.060(c)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit C:

Kitchen:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (**Left of stove**)

Unit D:

Kitchen:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (**Left of stove**)

Secure loose electrical receptacle. BMC 16.04.060(b) (**Above microwave**)

Hall bath:

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit E:

Kitchen:

Secure loose electrical receptacle. BMC 16.04.060(b) (**Above microwave**)

Furnace closet:

Eliminate the infestation of rodents. All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health.

BMC16.04.090 (a)

Laundry closet:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c)

Hall bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

NW bedroom/bath:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit F:

No violations noted.

Unit G:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance within the same 60-day deadline as the remainder of this property. BMC 16.03.040

Unit H:

Kitchen:

Secure loose electrical receptacle. BMC 16.04.060(b) **(At entry)**

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements **(Left of stove)**

NW bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(West wall)**

Unit I:

This unit was not inspected at the time of this inspection, as it was not accessible (no key). This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit J:

No violations noted.

Unit K:

Kitchen:

Replace the missing drawer front. BMC 16.04.060(a)

Unit L:

No violations noted.

BUILDING 532:

Units A, B

No violations noted

Unit C

Kitchen

Properly repair and surface coat the wall. BMC 16.04.060(a)

Bathroom

Replace the broken flush handle on the stool. BMC 16.04.060(c)

Unit D

No violations noted

Unit E

Bedroom

Rearrange furniture and belongings in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030

Hallway

The smoke detector in this room is not loud enough to provide proper notification. NFPA requires the alarm to be easily heard above maximum ambient sound. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit F

Kitchen

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Bedroom

Secure the air vent to the ceiling. BMC 16.04.060(a)

Units G,H

No violations noted

Unit I

Kitchen

Replace the missing outlet cover plate. BMC 16.04.060(b) (for microwave in cabinet)

Unit J

No violations noted

Unit K

Kitchen

Replace the missing outlet cover plate. BMC 16.04.060(b) (for microwave in cabinet)

Unit L

Kitchen

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

BUILDING 536:

Unit A:

Entire unit:

Once the interior renovation is complete all flooring, appliances, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(b)

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Replace missing/damaged garbage disposal splash guard. BMC 16.04.060(c)

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Furnace closet:

Correct lean on water heater. BMC 16.04.060(c) (**Leaning due to unlevel flooring**)

Eliminate the mold/mildew growth at the windows. BMC 16.04.060(a)

Properly repair, then clean and surface coat damaged or stained ceiling and walls. BMC 16.04.060(a)

Hall bath:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

Replace missing toilet seat. BMC 16.04.060(a)

Laundry:

Repair or replace doorknob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c)

Hall:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

West bedroom/bath:

Secure loose toilet tank to its mountings. BMC 16.04.060(c)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit B:

Entry:

Secure loose electrical receptacle. BMC 16.04.060(b)

Living room:

Secure loose electrical receptacle. BMC 16.04.060(b) (NW wall)

Deck:

Hammer down all nail heads to be flush. BMC 16.04.050(b)

Furnace closet:

Eliminate the mold/mildew growth. BMC 16.04.060(a)

Properly secure and seal loose duct work. BMC 16.04.060(c)

Kitchen:

Secure loose electrical receptacle. BMC 16.04.060(b) (Above microwave)

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Hall:

Secure loose electrical receptacle. BMC 16.04.060(b)

South bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (South wall)

West bedroom/bath:

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit C:

Kitchen:

Secure loose electrical receptacle. BMC 16.04.060(b) (Above microwave)

Unit D:

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Furnace closet:

Properly secure condensate line to be centered over floor drain. BMC 16.04.060(c)

(Condensate line draining to floor)

Hall bath:

Secure toilet tank to its mountings. BMC 16.04.060(c)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit E:

Hall bath:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Unit F:

Entry:

Secure loose electrical receptacle. BMC 16.04.060(b)

Repair door to latch securely. BMC 16.04.060(b)

Living room:

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Secure loose electrical receptacle. BMC 16.04.060(b) (North wall)

Secure loose electrical receptacle. BMC 16.04.060(b) (SE wall)

Kitchen:

Secure loose electrical receptacle. BMC 16.04.060(b) (Above microwave)

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (Under sink)

Hallway:

Secure loose electrical receptacle. BMC 16.04.060(b)

NW bedroom/bath:

Secure loose toilet tank to its mountings. BMC 16.04.060(c)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit G:

Living room:

Correct the polarity of the electrical receptacle. The neutral conductor is open. BMC 16.04.060(b)(West wall)

Kitchen:

Replace water damaged cabinet floor under sink. BMC 16.04.060(a)

Hallway:

Secure loose electrical receptacle. BMC 16.04.060(b) (North wall)

Hall bath:

Secure loose toilet tank to its mountings. BMC 16.04.060(c)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

SW bedroom:

Eliminate all unused openings in the electric service panel by installing approved rigid knockout blanks. BMC 16.04.060(b)

Replace broken/worn electrical receptacle. BMC 16.04.060(b) **(South wall)**

Unit H:

Kitchen:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements **(Left of stove)**

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements **(Right of sink)**

Hallway:

Replace broken/missing outlet cover plate. BMC 16.04.060(b)

Secure loose electrical receptacle. BMC 16.04.060(b)

Laundry closet:

Replace broken/missing outlet cover plate. BMC 16.04.060(b)

Furnace closet:

Eliminate the mold/mildew growth. BMC 16.04.060(a)

Hall bath:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

SW bedroom/bath:

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. BMC 16.04.060(a) **(At bathroom)**

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

NW bedroom:

Rehang closet doors. BMC 16.04.060(a)

Unit I:

Kitchen:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b) **(Left of sink)**

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D) **(Right of stove)**

Hallway:

Replace broken/worn electrical receptacle. BMC 16.04.060(b) (South wall)

Furnace closet:

Repair the hole in the wall. BMC 16.04.060(a)

Correct lean on water heater. BMC 16.04.060(c) (**Leaning due to unlevel flooring**)

Hall bath:

Secure loose electrical receptacle. BMC 16.04.060(b)

Secure loose toilet tank. BMC 16.04.060(a)

S bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (West wall)

West bedroom/bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit J:

Living room:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (**West wall**)

Kitchen:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Hall bath:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

SW bedroom:

Rehang closet doors. BMC 16.04.060(a)

NW bedroom:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit K:

Living room:

Secure loose electrical receptacle. BMC 16.04.060(b) (SE wall)

Hall bath:

Determine source and eliminate leak. BMC 16.04.060(a) (At shower head)

S bedroom/bath:

Secure loose electrical receptacle. BMC 16.04.060(b) (SE wall)

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (SE wall)

Secure loose electrical receptacle. BMC 16.04.060(b) (East wall)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit L:

Living room:

Secure loose electrical receptacle. BMC 16.04.060(b) (East wall)

Laundry area:

Properly repair and secure loose door frame and trim. BMC 16.04.060(a)

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended.
BMC 16.04.060(c)

Hall bath:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Repair or replace broken door. BMC 16.04.060(a)

SW bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (West wall)

NW bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (South wall)

BUILDING 508 (7):

Unit A:

Living Room:

Repair the windows to be weather tight and eliminate the water leak. (Leaks when raining) BMC 16.04.060 (a)

Unit B:

Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Laundry Closet:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Unit C:

No violations noted.

Unit D:

Hallway Bathroom:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Master Bathroom:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Unit E:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Laundry Closet:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Master Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit F:

Hallway Bathroom:

Repair/replace the sink faucet so that it functions as intended. (Hums when turned on) BMC 16.04.060 (a)

Unit G, Unit H:

No violations noted.

Unit I:

Master Bedroom:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5
(Must be interconnected with all others in this unit)

Utility Closet:

This room was not accessible at the time of this inspection. This room must be brought into compliance within the same 60-day deadline as the remainder of this property. BMC 16.03.040 (Key)

Unit J:

Stairs:

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

Laundry Closet:

Replace the missing closet door handle. BMC 16.04.060 (a)

Unit K:

Hallway:

Secure the loose light fixture. BMC 16.04.060 (b)

Unit L:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Utility Closet:

Properly remove the mold from the ceiling. BMC 16.04.060 (a)

Units M, N, O & P:

No violations noted.

BUILDING 512 (13):

Unit A:

Living Room:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Kitchen:

Repair/replace the sink faucet so that it functions as intended. (Does not turn back on after using the sprayer)
BMC 16.04.060 (c)

Hallway Bathroom:

Secure the loose kick board on the cabinet. BMC 16.04.060 (a)

Unit B:

Entry:

Replace the broken electrical cover plate. BMC 16.04.060 (b)

Repair the entry door to function as intended. (Hard to open) BMC 16.04.060 (a)

Unit C:

No violations noted.

Unit D:

Hallway Bathroom:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Repair/replace the toilet so that it functions as intended. (Tank will not fill per tenant) BMC 16.04.060 (c)

Master Bathroom:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Unit E:

Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Living Room:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Kitchen:

Replace the missing sink gasket for the garbage disposal. BMC 16.04.060 (a)

Utility Closet:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Hallway Bathroom:

Repair the sink faucet to function as intended. BMC 16.04.060 (a)

Locate and repair the water leak under the sink. BMC 16.04.060 (a)

Unit F:

Hallway Bathroom:

Repair/replace the broken door. BMC 16.04.060 (a)

Master Bathroom:

Replace the toilet seat so that it fits the toilet properly. BMC 16.04.060 (a)

Unit G:

North Bedroom:

Replace the missing electrical cover plate on the window wall. BMC 16.04.060 (b)

Unit H:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance within the same 60-day deadline as the remainder of this property. BMC 16.03.040 (Key)

Unit I:

No violations noted.

Unit J:

Stairs:

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

Living Room:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

North Bedroom:

Replace the electrical outlet on the window wall so that it functions as intended. (Ground blocked) BMC 16.04.060 (b)

Master Bathroom:

Repair the sink drain to function as intended. BMC 16.04.060(c)

Unit K:

Kitchen:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b) (Left of the stove)

Hallway Bathroom:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Master Bathroom:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Secure the loose electrical outlet. BMC 16.04.060 (b)

Replace the toilet seat so that it fits properly. BMC 16.04.060 (a)

Unit L:

No violations noted.

Unit M:

Utility Closet:

Repair the hole in the ceiling. BMC 16.04.060 (a)

Unit N:

No violations noted.

Unit O:

Install a handrail on the stairway that is capable of withstanding normally imposed loads. Every flight of stairs which is more than 3 risers high shall have handrails. BMC 16.04.060(b)

Kitchen:

Repair/replace the sink faucet so that it functions as intended. (Does not turn back on after using the sprayer) BMC 16.04.060 (c)

Unit P:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance within the same 60-day deadline as the remainder of this property. BMC 16.03.040 (Dog)

BUILDING 524 (14):

Unit A:

Master Bedroom:

Repair the bubbling ceiling. BMC 16.04.060 (a)

Unit B:

Kitchen:

Secure the loose sprayer base. BMC 16.04.060 (a)

Master Bathroom:

Repair the toilet to function as intended. BMC 16.04.060 (c)

Replace the broken toilet tank lid. BMC 16.04.060 (a)

Unit C:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit, its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d)

Hallway Bathroom:

Repair the sink drain to function as intended. BMC 16.04.060(c)

Unit D:

Utility Closet:

Properly remove the mold from the ceiling. BMC 16.04.060 (a)

Unit E:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit, its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Unit F:

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

West Bedroom:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Repair/replace the broken entry door. BMC 16.04.060 (a)

Master Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

NE Bedroom:

Repair/replace the broken entry door. BMC 16.04.060 (a)

Utility Closet:

This room was not accessible at the time of this inspection. This room must be brought into compliance within the same 60-day deadline as the remainder of this property. BMC 16.03.040 (Key)

Unit G:

Laundry Closet:

Repair the dryer so that it functions as intended. (Maintenance stated part is on order) BMC 16.04.060 (c)

Unit H:

W Bedroom:

Replace the broken electrical switch cover plate. BMC 16.04.060(f)

Hallway Bathroom:

Repair the broken towel bar. BMC 16.04.060 (a)

Utility Closet:

Properly remove the mold from the ceiling. BMC 16.04.060 (a)

BUILDING 544

Unit A:

Kitchen:

Install a grease screen on the exhaust fan of the range hood vent. BMC 16.04.060(a)

Properly secure the sprayer on the sink. BMC 16.04.060(c)

Unit B:

No violations noted.

Unit C:

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit D:

No violations noted.

Unit E:

Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Unit F:

Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Kitchen:

Properly secure the countertop over the dishwasher. BMC 16.04.060(a)

Units G & H:

No violations noted.

BUILDING 548:

Unit A:

No violations noted.

Unit B:

Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Deck:

Remove the abandoned wiring. BMC 16.04.060(c)

Kitchen:

Replace the deteriorated floor of the sink cabinet. BMC 16.04.060(a)

Unit C:

Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Unit D:

No violations noted.

Unit E:

Kitchen:

Properly secure the sprayer to the sink. BMC 16.04.060(a)

Right (northwest) Bedroom:

Repair the door to close properly. BMC 16.04.060(a)

Unit F:

Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Unit G:

Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Front Bedroom:

Repair the torn window screen. BMC 16.04.060(a)

Unit H:

No violations noted.

Unit I:

Kitchen:

Repair the sink sprayer to function as intended (will not shut off). BMC 16.04.060(c)

Unit J:

No violations noted.

Unit K:

Hall:

Repair the smoke detector to be interconnected with all others in this unit in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Unit L

Kitchen:

Repair the dishwasher to function as intended (tenant states that it opens by itself; does not clean dishes well). BMC 16.04.060(c)

Hall Bath:

Properly re-hang the towel bar. BMC 16.04.060(a)

Unit M:

No violations noted.

Unit N:

Right Bedroom:

Properly repair or replace the damaged door trim and frame. BMC 16.04.060(a)

Unit O:

No violations noted.

Unit P:

Kitchen:

Repair or replace the faucet and sprayer so that they function as intended. BMC 16.04.060(c)

Hall Bath:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

BUILDING 552:

Unit A:

Living room:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a) **(By closet)**

Replace broken/worn electrical receptacle. BMC 16.04.060(b) **(North wall, both receptacles)**

Kitchen:

Secure loose faucet handle. BMC 16.04.060(c)

Replace or repair stove to function as intended. BMC 16.04.060(c) **(Tenant states stove not functioning correctly)**

SW bedroom:

Replace broken/worn electrical receptacle. BMC 16.04.060(b) **(South wall)**

Replace broken/missing outlet cover plate. BMC 16.04.060(b) **(South wall)**

Replace broken/missing outlet cover plate. BMC 16.04.060(b) **(North wall)**

Repair/replace the damaged door. BMC 16.04.060(a) **(Broken)**

Hallway:

Replace broken/missing outlet cover plate. BMC 16.04.060(b)

Furnace closet:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Laundry closet:

Repair door to close correctly. BMC 16.04.060(a)

SE bedroom/bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit B:

Living room:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c) **(Reconnect air vent to duct)**

Deck:

Secure loose light fixture. BMC 16.04.060(c)

N bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(NE wall, right of window)**

Unit C:

Living room:

Provide operating power to the smoke detector. IC 22-11-18-3.5

Kitchen:

Correctly install grease screen in range hood. BMC 16.04.060(c)

It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure. The tenant shall take immediate action to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

S bedroom:

Rehang closet doors. BMC 16.04.060(a)

N bedroom/bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

N bedroom closet:

This room does NOT meet the minimum safety requirements for a sleeping room, and may not be used for sleeping purposes. Remove all bedding from this area. BMC 16.04.060(b)

East bedroom:

Secure all loose electrical receptacles. BMC 16.04.060(b)

Unit D:

Hall bath:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Replace damaged vanity cabinet floor. BMC 16.04.060(a)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Rehang towel bar. BMC 16.04.060(a)

N bedroom/bath:

Replace nonfunctioning fill valve on toilet. BMC 16.04.060(c)

East bedroom:

Secure all loose electrical receptacles. BMC 16.04.060(b)

Unit E:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance within the same 60-day deadline as the remainder of this property. BMC 16.03.040

Unit F:

Entry:

Properly install a door sweep on the bottom of the entrance door to reduce air infiltration as completely as possible. BMC 16.04.060(a)

Secure loose electrical receptacle. BMC 16.04.060(b)

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Living room:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Replace broken/worn electrical receptacle. BMC 16.04.060(b) (NW wall)

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Properly install or replace the aerator on the sink faucet so that it functions as intended.
BMC 16.04.060(c)

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

West bedroom:

Rehang door to allow proper function. BMC 16.04.060(a)

Hall bath:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

N bedroom:

Secure door hinges to allow proper function of door. BMC 16.04.060(a)

SE bedroom/bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit G:

Entry:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a) (**Tape joints**)

Deck:

Repair door to latch securely. BMC 16.04.060(b)

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Correctly install grease screen in range hood. BMC 16.04.060(c)

South bedroom:

Replace broken/worn electrical receptacle. BMC 16.04.060(b) (**North wall**)

Hall bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Laundry closet:

Repair doors to close correctly. BMC 16.04.060(a)

East bedroom:

Repair/replace the damaged door. BMC 16.04.060(a)

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. BMC 16.04.060(d) (**Dispose of food waste and accumulated garbage.**)

N bedroom/bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit H:

Living room:

Secure loose electrical receptacle. BMC 16.04.060(b) (**South corner**)

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

S bedroom:

Repair or replace damaged window screen. BMC 16.04.060(a)

Hall bath:

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Laundry closet:

Repair doors to close correctly. BMC 16.04.060(a)

Hallway:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a) (**Tape joints**)

N bedroom/bath:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

SE bedroom:

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. BMC 16.04.060(d) (**Dispose of scattered food and garbage**)

BUILDING 560:

Unit A:

Entry:

Secure light fixture. BMC 16.04.060(c)

Kitchen:

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

Hall bath:

Repair or replace nonfunctioning toilet fill valve. BMC 16.04.060(c)

S bedroom/bath:

Secure loose tank. BMC 16.04.060(c)

NE bedroom:

Adjust strike plate so door latches as intended. BMC 16.04.060(a)

Unit B:

Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Kitchen:

Correctly install grease screen in range hood. BMC 16.04.060(c)

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b) **(Right of sink not connected to GFCI)**

Unit C:

Hall bath:

Secure toilet to its mountings. BMC 16.04.060(c)

NE bedroom/bath:

Secure loose electrical receptacle. BMC 16.04.060(b) **(West wall)**

Secure toilet to its mountings. BMC 16.04.060(c)

Unit D:

Entry:

Secure loose light fixture. BMC 16.04.050(a) **(Exterior)**

Hall bath:

Repair door to latch securely. BMC 16.04.060(a)

Unit E:

Hall bath:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit F:

Entry:

Secure loose electrical receptacle. BMC 16.04.060(b)

Living room:

Secure loose electrical receptacle. BMC 16.04.060(b) **(South wall)**

Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D) **(Right of stove)**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Hall bath:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

SE bedroom/hath:

Secure loose electrical receptacle. BMC 16.04.060(b) **(West wall)**

Secure toilet to its mountings. BMC 16.04.060(c)

Unit G:

Kitchen:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Above microwave)**

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Replace missing cabinet face. BMC 16.04.060(a)

Furnace closet:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a) **(Peeling)**

S bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(South wall)**

Unit H:

Kitchen:

Replace broken/worn electrical receptacle. BMC 16.04.060(b) **(At entry)**

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Laundry closet:

Repair/replace the damaged door. BMC 16.04.060(a) **(Right)**

Furnace closet:

Replace missing air filter and cover. BMC 16.04.060(c)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

SE bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(East wall)**

Secure loose electrical receptacle. BMC 16.04.060(b) **(North wall)**

NE bedroom/bath:

Secure loose shower hardware. BMC 16.04.060(c)

Determine source and eliminate leak. BMC 16.04.060(a) **(At shower head)**

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. BMC 16.04.060(a) **(At entry)**

Unit I:

Entire unit:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Kitchen:

Replace the ungrounded electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. Label receptacle as no equipment ground. BMC 16.04.020(a)(5); IEC 406.3(D)
(Right of sink not popping on Gfci circuit)

Secure loose electrical receptacle. BMC 16.04.060(b) **(Above microwave)**

Laundry closet:

Repair washing machine to function as intended or replace appliance. BMC 16.04.060(c)

Hall bath:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Eliminate the mold/mildew growth at the ceiling. BMC 16.04.060(a)

BUILDING 564

Unit A:

No violations noted.

Unit B:

Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Unit C:

Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Unit D:

Kitchen:

Repair or replace the damaged (bent) stove top. BMC 16.04.060(c)

Repair the oven light to function as intended. BMC 16.04.060(c)

Properly secure the faucet to the sink. BMC 16.04.060(a)

Right Bedroom:

Replace existing smoke detector with a new smoke detector (not interconnected; alarm malfunctioning). IC 22-11-18-3.5

Master Bath:

Repair the toilet to function as intended (tenant states it does not flush debris well). BMC 16.04.060(c)

Unit E

No violations noted.

Unit F:

Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Kitchen:

Repair the GFCI outlet to the left of the sink to function as intended (will not trip). BMC 16.04.060(b)

Units G, H, I:

No violations noted.

Unit J: Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Unit K:

Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Hall Bath:

Repair the broken toilet seat. BMC 16.04.060(a)

Unit L:

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

BUILDING 556:

Unit A:

No violations noted.

Unit B:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

East Bedroom:

Replace the missing cable cover plate on the north wall. BMC 16.04.060 (a)

Utility Closet:

Secure the loose furnace plenum. BMC 16.04.060 (a)

Hallway Bathroom:

Replace the broken toilet seat. BMC 16.04.060 (a)

SW Bedroom:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Unit C:

Entry:

Replace the missing strike plates on the entry door. BMC 16.04.060 (a)

Kitchen:

Repair the dishwasher to function as intended. (Not draining) BMC 16.04.060 (c)

Unit D:

Hallway Bathroom:

Repair the sink drain to function as intended. BMC 16.04.060(c)

Living Room:

Provide operating power to the smoke detector. IC 22-11-18-3.5 (Beeping)

Unit E:

Utility Closet:

Repair the peeling ceiling. BMC 16.04.060 (a)

Master Bathroom:

Repair the door frame to function as intended. (Taped) BMC 16.04.060 (a)

Unit F:

Kitchen:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b) (Right of the stove)

Laundry Closet:

Repair/replace the dryer so that it functions as intended. (Tenant states it does not always work) BMC 16.04.060 (c)

SW Bedroom:

Properly remove the mold from the windowsill. BMC 16.04.060 (a)

NW Bedroom:

Properly remove the mold from the windowsill. BMC 16.04.060 (a)

Unit G:

Hallway Bathroom:

Repair the sink drain to function as intended. BMC 16.04.060(c)

Properly remove the mold from the ceiling. BMC 16.04.060 (a)

Laundry Closet:

Repair the water damaged ceiling. BMC 16.04.060 (a)

Master Bedroom:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Unit H:

Laundry Closet:

Repair the water damaged ceiling. BMC 16.04.060 (a)

Master Bathroom:

Repair the sink drain to function as intended. BMC 16.04.060(c)

BUILDING 568

Units A, B, C, D, E, F:

No violations noted.

Unit G:

Living Room:

Repair the door to the deck to function as intended and to latch properly. BMC 16.04.060(b)

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Units H, I, J, K, L:

No violations noted.

EXTERIOR:

General violations for all buildings:

Correct the grading to eliminate standing water. All residential rental unit premises shall be graded and maintained to prevent the accumulation of stagnant water thereon. BMC 16.04.040(b)

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

Seal around all air conditioner line sets entering the buildings. BMC 16.04.050 (a)

Replace all missing exhaust vent covers. BMC 16.04.050 (a)

Clean all exhaust vents. BMC 16.04.050 (b)

Power-wash or otherwise remove all mold and mildew on the siding of the structure. Exterior surfaces on residential rental units and their accessory structures shall be maintained free of mold. BMC 16.04.050(f)

Secure all loose cable wires on the buildings. BMC 16.04.050 (a)

Building 564:

Remove the hornets' nest from the window on the east side of the structure. BMC 16.04.050 (a)

Secure the loose electrical box (H) above the air conditioning unit. BMC 16.04.050 (b)

Building 552:

Secure the loose window screens on the north side. BMC 16.04.050 (a)

Building 560:

Repair the damaged vinyl siding on the east side north end. BMC 16.04.050 (a)

Building 544:

Secure the loose electrical box (west side south end). BMC 16.04.050 (b)

Reconnect the downspout elbow outside Unit B. BMC 16.04.050(a)

Building 548:

Replace the elbow for the downspout outside Unit F. BMC 16.04.050(a)

Redirect the downspout outside Unit O so that water is directed away from the building. BMC 16.04.050(a)

Building 536:

Replace the missing electrical box cover plate on the west side of the structure. (AC unit G) BMC 16.04.050 (b)

Building 528:

Seal the hole in the siding. (Adjacent to 4th ac unit from north end) BMC 16.04.050 (a)

Building 524:

Secure the loose vinyl on the east side of the structure. BMC 16.04.050 (a)

Building 508:

Secure the loose electrical covers on all air-conditioning units. BMC 16.04.050 (b)

Secure the loose siding board (Northeast corner of the structure adjacent to the air conditioners). BMC 16.04.050 (a)

Building 500:

Secure the loose electrical box (adjacent to the third AC unit on the northwest corner). BMC 16.04.050 (b)

Building 516:

Trim the bushes away from the structure on the east side. BMC 16.04.050 (a)

Secure the loose vinyl on the southeast corner of the structure. BMC 16.04.050 (a)

Building 532:

Replace the missing siding behind the air-conditioning units on the northeast corner. BMC 16.04.050 (a)

Replace the missing soffit above unit H under gutter. (West side) BMC 16.04.050 (a)

OTHER REQUIREMENTS:

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-27

Address: 3015 E. Longview Avenue

Petitioner: Lisa Kamen

Inspector: Jo Stong

Staff Report: December 12, 2024: Cycle inspection conducted
December 27, 2024: Inspection report mailed
February 27, 2025: Owner sch reinspection for April 7, 2025
February 28, 2025: Received appeal

During an inspection of this property it was noted that several windows and sliding glass doors were in need of repair or replacement. The petitioner is seeking an extension of time until May 31, 2025 for the replacement of these doors and windows. The petitioner states that all other repairs have been made and a reinspection of those has been scheduled.

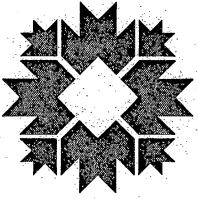
Staff recommendation: Grant an extension of time

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 31, 2025

Attachments: Cycle Report; BHQA Application

4/7/25 BJC



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0036
Application Date: 2/28/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 3015 E Longview AVE
Parcel Number: 53-05-35-300-025.000-005

Applicant

LISA KAMEN
1440 S. Liberty Drive
BLOOMINGTON IN 47403

Owner

Bryan Rental Inc
1440 S Liberty Dr
Bloomington IN 474035118

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

We request an extension for two items on our inspection for 3015 East Longview.

This is the replacement of the sliding glass doors and windows to the units needed.

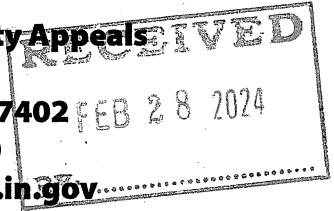
We ordered the sliding glass door and window from Pella to "test fit" before ordering the quality of each needed. We received these but did not install yet due to inclement weather. We will order from Pella and wait for the remaining sliding doors and windows to arrive.

We are requesting an extentson till May 31, 2025 for this to be completed. All other work has been done for our scheduled April 7, 2025 re-inspection date.

Thank You



Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov



Property Address: 3015 East Longview Avenue

Petitioner's Name: Lisa Kamen

Address: 1440 South Liberty Drive

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8123341936

E-mail Address: lk@bryanrental.com

Owner's Name: Bryan Rental Inc.

Address: 1440 South Liberty Drive

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8123341936

E-mail Address: lk@bryanrental.com

Occupants: Various Tenants

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)



Reminder:
A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 25-TV-27

JS

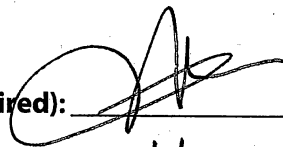
JS

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We request an extension for two items on our inspection for 3015 East Longview. This is the replacement of the sliding glass doors and windows to the units needed. We ordered the sliding glass door and window from Pella to "test fit" before ordering the quantity of each needed. We received these but did not install yet due to inclement weather. We will order from Pella and wait for the remaining sliding doors and windows to arrive. We are requesting an extension till May 31, 2025 for this to be completed. All other work has been done for our scheduled April 7, 2025 re-inspection date. Thank you

Signature (Required):



Name (Print):

Lisa Kamen

Date:

2/28/25

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.



CYCLE INSPECTION REPORT

1307

Owner

David H. Kamen
1440 S. Liberty Drive
Bloomington, IN 47403

Agent

Lisa Kamen
1440 S. Liberty Drive
Bloomington, IN 47403

Prop. Location: 3015 E Longview AVE

Number of Units/Structures: 20/5

Units/Bedrooms/Max # of Occupants: Bld 1: 4/2/5, Bld 2: 4/2/5, Bld 3: 4/2/5, Bld 4: 4/2/5, Bld 5: 4/2/5

Date Inspected: 12/12/2024

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Owner/Agent Has Affidavit: N/A

Inspector: Jo Stong

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1972.
There were no requirements for emergency egress at the time of construction.

Egress window measurements are as follows:

Existing Egress Window Measurements (sliding):

Height: 34 inches

Width: 16 inches

Sill Height: 45 inches

Openable Area: 3.78 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Room Dimensions are as follows:

Living Room 17 x 11-6

Kitchen 10 x 9

Right and Left Bedrooms 10-6 x 10

INTERIOR:

Only rooms with violations will be listed on this report.

BUILDING 1

Unit 1

Kitchen:

Repair the sliding glass door to latch securely. BMC 16.04.060(b)

Laundry:

Remove the excess dryer vent tube. BMC 16.04.060(b)

Right Bedroom:

Repair the west window to latch securely. BMC 16.04.060(b)

Unit 2

Kitchen:

Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Hall:

Repair or replace existing smoke detector so that it functions as intended. IC 22-11-18-3.5

Unit 3

No violations noted.

Unit 4

Mechanical Closet:

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

BUILDING 2

Unit 5

Kitchen:

Repair the sliding glass door to function as intended. BMC 16.04.060(b)

Hall:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Left Bedroom, Right Bedroom:

Note: The windows in these rooms were not inspected as they were covered with plastic and tape. The windows must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(b)

Unit 6

Kitchen:

Replace the broken handle on the sliding glass door. BMC 16.04.060(a), (b)

Repair the sliding glass door to function as intended. BMC 16.04.060(b)

Replace the missing smoke detector. IC22-11-18-3.5

Unit 7

Mechanical Room:

Repair the light to function as intended. BMC 16.04.060(c)

Laundry:

Reconnect the dryer vent. Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. BMC 16.04.060(c)

Kitchen:

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Bath:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Repair the tub faucet to eliminate the constant dripping. BMC 16.04.060(c)

Unit 8

West Bedroom:

Properly repair or replace the north window so that it functions as intended (coming apart). BMC 16.04.060(b)

BUILDING 3

Unit 9

Kitchen:

Repair the sliding glass door to function as intended. BMC 16.04.060(b)

Hall:

Replace the missing smoke detector. IC22-11-18-3.5

East Bedroom:

Repair the south window to open. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit 10

Kitchen:

Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Properly secure the loose faucet. BMC 16.04.060(c)

East Bedroom:

Repair the south window to open. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

West Bedroom:

Repair the south window to open. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit 11

Living Room:

Repair the outlet on the north wall to be flush with the wall. BMC 16.04.060(a)

Kitchen:

Repair the garbage disposal to function as intended. BMC 16.04.060(c)

Left Bedroom, Right Bedroom:

Note: The windows in these rooms were not inspected as they were covered with plastic and tape. The windows must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(b)

Bath:

Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)

Replace the deteriorated floor of the sink cabinet. BMC 16.04.060(a)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Replace the broken tiles. BMC 16.04.060(a)

UNIT 12

Right Bedroom:

Note: The window in this room was not inspected as it was covered with plastic and tape. The window must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(b)

BUILDING 4

Common Entry:

Repair the entry door closer to function as intended (slams shut). BMC 16.04.060(a)

Unit 13

No violations noted.

Unit 14

Hall:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be

located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 15

No violations noted.

Unit 16

West Bedroom:

Repair the west window to function as intended (comes out of the track). BMC 16.04.060(b)

BUILDING 5

Common Hall:

Properly secure door to the attic scuttle. BMC 16.04.060(a)

Unit 17

Kitchen:

Repair the hot water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

Repair the garbage disposal to function as intended. BMC 16.04.060(a)

Hall:

Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

Units 18, 19, & 20:

No violations noted.

EXTERIOR:

ALL BUILDINGS

Properly label electrical service meters/disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

BUILDING 2

Remove the trees growing against the deck. All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)

Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(d)

BUILDING 4

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Registration Form

Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.020, BMC 16.10.030(b)

Furnace Inspection Documentation

Thoroughly clean and service the furnaces, and inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include tests for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-28

Address: 120 S. Kingston Drive

Petitioner: Leasing Office

Inspector: Jo Stong, Chastina Hayes

Staff Report: September 26, 2024: Conducted cycle inspection
October 23, 2024: Mailed inspection report
January 13, 2025: Reinspection scheduled for March 4, 2025
February 19, 2025: Agent asked to reschedule reinspection. Declined. Staff recommended filing for extension of time through BHQA.
March 4, 2025: Conducted reinspection. Not all complied.
March 7, 2025: Received appeal
March 11, 2025: Mailed remaining violations report.

During a cycle inspection of the above property violations of the Bloomington Housing Code were noted. The petitioner is seeking an extension of time of 60 days to complete repairs, citing a staffing shortage as an impediment to completion.

Staff recommendation: Grant an extension of time

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 15, 2025

Attachments: Remaining Violations report with life-safety violations highlighted; BHQA Application

4/7/25 BJL



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

City Permit #: BHQA2025-0037
Application Date: 3/7/2025

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 120 S Kingston DR APT 13
Parcel Number: 53-05-35-300-030.000-005

Applicant

Leasing Office
120 S Kingston Dr, Apt. 13
Bloomington IN 47408

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

We are requesting a 60 day extension. We have 3 buildings still needing compliance to the original inspection. Our team has been short staffed and had changes since the inspection. a 60 days extension would ensure we could complete all items as required by HAND.

REMAINING VIOLATIONS REPORT

480

Owner(s)

David Bilfeld
382 NE 191ST St PMB 711313
Miami, FL 33179-3899

Agent

Distinct Mngt LLC
120 S. Kingston Dr. #13
Bloomington, IN 47408

Prop. Location: 120 S Kingston DR

Number of Units/Structures: 75/6

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 2/Eff/5 4/1/5 6/2/5, Bld B: 2/Eff/5 4/1/5 6/2/5, Bld C:
6/1/5 6/2/5, Bld D: 6/1/5 6/2/5, Bld E: 9/1/5 3/3/5, Bld F: 12/1/5 3/3/5

Date Inspected: 09/26/2024

Inspector: C Hayes/J Stong

Primary Heat Source: Other

Foundation Type: Basement

Property Zoning: RH

Attic Access: Yes

Number of Stories: 2

Accessory Structure: None

Owner/Agent Has Affidavit: N/A

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

BUILDING A:

Maintenance Room:

Boilers are to be inspected every twelve months as per Indiana Code. A completed copy of the State of Indiana final Boiler Inspection report stating that the system is functioning as intended must be reviewed by this office before a Rental Occupancy Permit will be issued. BMC 16.04.060(c)

Properly secure the floor drain cover. BMC 16.04.060(c)

Main Hallway of the building:

The smoke detectors in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 (All 3 levels)

Unit 1:

Rear Bedroom:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (East wall)

Unit 4:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements (Entire unit)

Unit 5:

Kitchen:

Properly secure the receptacle to the left of the sink. BMC 16.04.060(b)

Main Hallway of the building:

The smoke detectors in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 (All 3 levels)

Unit 7:

Rear Bedroom:

Properly ground the electrical receptacle under the window. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark

receptacle with the wording “no equipment ground.” BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Kitchen:

Install a grease screen over the fan in the range hood vent. BMC 16.04.060(c)

Unit 8:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording “no equipment ground.” BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements **(Entire unit)**

Bathroom:

Repair/replace the sink faucet so that it functions as intended. BMC 16.04.060 (c)

Unit 9:

Deck Door:

Repair the sliding glass door to latch securely. BMC 16.04.060(b)

Unit 10:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording “no equipment ground.” BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements **(Entire unit)**

Unit 11:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording “no equipment ground.” BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements **(Entire unit)**

Deck Door:

Repair the sliding glass door to latch securely. BMC 16.04.060(h)

Kitchen:

Properly terminate the line (hole) for the sprayer. BMC 16.04.060(c)

BUILDING B:

Main Hallway of the building:

The smoke detectors in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 (All 3 levels)

Bottom Stair:

Secure the loose stair tread. (4th down) BMC 16.04.060 (b)

Mechanical Room:

Boilers are to be inspected every twelve months as per Indiana Code. A completed copy of the State of Indiana final Boiler Inspection report stating that the system is functioning as intended must be reviewed by this office before a Rental Occupancy Permit will be issued. BMC 16.04.060(c)

Replace the badly-corroded parts of the boiler. BMC 16.04.060(c)

Unit 16:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements **(Entire unit)**

Kitchen:

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Bathroom:

Secure the loose floor adjacent to the cabinet. BMC 16.04.060 (a)

Unit 17:

Dining Room:

Properly ground the electrical receptacle on the west wall. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Repair the sliding glass door handle to function as intended, and to latch securely and easily. BMC 16.04.060(b)

Bath:

Repair the exhaust fan to function as intended (rattling). BMC 16.04.060(c)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 18:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements **(Entire unit)**

Main Hallway of the building:

The smoke detectors in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 (All 3 levels)

Unit 19:

Kitchen:

Properly ground the electrical receptacle to the left of the stove. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Rear Bedroom:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Bath:

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

Unit 20:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

(Entire unit)

Kitchen:

Repair/replace the screen door so that it functions as intended. BMC 16.04.060 (a)

Repair/replace the sliding glass door lock so that it functions as intended. BMC 16.04.060 (b)

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Secure the loose exhaust vent. BMC 16.04.060 (a)

Bathroom:

Repair/replace the exhaust vent on the ceiling so that it properly fits the hole in the ceiling. BMC 16.04.060 (a)

Unit 21:

Living Room:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

Repair the sliding glass door to latch easily and securely. BMC 16.04.060(b)

Kitchen:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

Unit 22:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements **(Entire unit)**

Kitchen:

Repair/replace the sliding glass door lock so that it functions as intended. BMC 16.04.060 (b)

Hallway:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 23:

Rear Bedroom:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Unit 24:

Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

BUILDING C:

ENTIRE BUILDING:

Ensure the HVAC system is functioning as intended (chiller down at inspection; being worked on). BMC 16.04.060(c)

Main Hallway of the building:

The smoke detectors in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 (All 3 levels)

Repair/replace the broken glass at the entry door to the hallway. BMC 16.04.060 (b)

Properly repair the hole in the ceiling on the first floor. BMC 16.04.060(a)

Replace the missing nosing on the stair tread. BMC 16.04.060(a)

Unit 25:

Entry:

Install an approved transition strip along the edge of floor covering to eliminate a trip hazard. BMC 16.04.060(a)

Unit 26:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements **(Entire unit)**

Bathroom:

Secure the loose ceiling vent. BMC 16.04.060 (a)

2nd Bedroom:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040 (Locked)

Unit 27:

It is strongly recommended that the battery-operated smoke detectors be replaced with hard-wired detectors in this unit (wiring exists for hard-wired detectors).

West Bedroom:

Repair the left casement window to open. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Kitchen:

Replace the missing cabinet face. BMC 16.04.060(a)

Dining Room:

Replace the missing sliding glass door screen. BMC 16.04.060(a)

Repair the sliding glass door to function as intended. BMC 16.04.060(b)

Unit 28:

Hallway:

Remove the tape from the smoke detector. BMC 16.04.060 (b)

Kitchen:

Repair/replace the screen door so that it functions as intended. BMC 16.04.060 (a)

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 29:

Entry:

Install an approved transition strip along the edge of floor covering to eliminate a trip hazard. BMC 16.04.060(a)

Unit 30:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements (Entire unit)

Kitchen:

Repair/replace the missing floor covering. BMC 16.04.060 (a)

Bathroom:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Main Hallway of the building:

The smoke detectors in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 (All 3 levels)

Replace the missing stair tread coverings. BMC 16.04.060 (a)

Properly remove the mold from the ceiling. BMC 16.04.060 (a)

Unit 31:

Kitchen:

Repair the stove to function as intended (knobs are broken). BMC 16.04.060(c)

Install a grease screen over the fan in the range hood vent. BMC 16.04.060(c)

Front Bedroom:

Repair the left casement window to function as intended (hardware stripped). BMC 16.04.060(b)

Repair the leak in the ceiling and properly repair the ceiling where it has been water-damaged. BMC 16.04.060(a), (c)

Repair the light in the closet to function as intended. BMC 16.04.060(c)

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Rear Bedroom:

Replace the missing kick plate on the heater. BMC 16.04.060(c)

Properly secure the cover plate on the ceiling. BMC 16.04.060(a)

Remove and replace the moldy insulation in the ceiling. BMC 16.04.060(a)

Repair the windows to function as intended. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Bath:

Properly seal/re-grout the tiles in the tub surround to prevent water infiltration. BMC 16.04.060(a)

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

Unit 32:

Repair the crack on the patio concrete. BMC 16.04.050 (a)

Unit 33:

Dining Room:

Repair the sliding glass door to slide easily. BMC 16.04.060(a)

Kitchen:

Properly secure the loose faucet. BMC 16.04.060(c)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Unit 35:

Bath:

Replace the vanity door. BMC 16.04.060(a)

Properly re-caulk around the sink countertop to eliminate water infiltration. BMC 16.04.060(a)

Kitchen:

Replace the missing cabinet door (corner). BMC 16.04.060(a)

Unit 34:

Bathroom:

Repair the deteriorating ceiling. BMC 16.04.060 (a)

Unit 36:

Secure the loose light switch at the entry door. BMC 16.04.060 (b)

Hallway:

Replace the missing smoke detector. IC22-11-18-3.5

Kitchen:

Repair/replace the sliding glass door lock so that it functions as intended. BMC 16.04.060 (b)

BUILDING D:

Main Hallway of the building:

The smoke detectors in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 (All 3 levels)

Mechanical Room:

Boilers are to be inspected every twelve months as per Indiana Code. A completed copy of the State of Indiana final Boiler Inspection report stating that the system is functioning as intended must be reviewed by this office before a Rental Occupancy Permit will be issued. BMC 16.04.060(c)

Eliminate all unused openings in the electric service panel by installing approved rigid knockout blanks (west ball, right box). BMC 16.04.060(b)

Unit 37:

Kitchen:

Repair the light to function as intended. BMC 16.04.060(c)

Bedroom:

Properly repair the ceiling and wall over the window and surface-coat in a workmanlike manner. BMC 16.04.060(a)

Remove the mold on the boiler unit. BMC 16.04.060(c)

Living Room:

Repair or replace the sliding glass door so that it functions as intended (duct-taped; not weather-tight). BMC 16.04.060(a), (b)

Unit 38:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements **(Entire unit)**

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Service and repair HVAC system to operate as intended. BMC 16.04.060(c)

Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

1st Bedroom:

Secure the loose cable outlet cover plate adjacent to closet. BMC 16.04.060 (a)

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Repair the leak under the sink. BMC 16.04.060 (a)

Unit 39:

Bath:

Provide a stopper for the sink. BMC 16.04.060(c)

Unit 40:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements **(Entire unit)**

Bathroom:

Repair the closet door to function as intended. BMC 16.04.060 (a)

Unit 41:

Deck:

Repair the skylight so that it functions as intended (trim has come off, paint peeling). BMC 16.04.060(a)

Repair the sliding glass door to latch easily and securely. BMC 16.04.060(b)

Kitchen:

Properly secure the faucet to the sink. BMC 16.04.060(c)

Repair the faucet to function as intended (will not shut off). BMC 16.04.060(c)

Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

Bath:

Properly repair or replace the loose toilet seat. BMC 16.04.060(a)

Properly seal/re-grout the tiles in the tub surround to prevent water infiltration. BMC 16.04.060(a)

Bedroom:

Ensure that the skylight is weather-tight. BMC 16.04.060(a)

Unit 42:

Replace the missing floor strip at the entry door. BMC 16.04.060 (a)

Bathroom:

Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

Kitchen:

Repair the deteriorating countertop adjacent to dishwasher (bottom). BMC 16.04.060 (a)

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Main Hallway of the building:

The smoke detectors in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 (All 3 levels)

Replace the missing floor covering adjacent to the laundry room door. BMC 16.04.060 (a)

Unit 43

Front Bedroom:

Remove the mold from the corner and properly treat to prevent reoccurrence. BMC 16.04.060(a)

Install an approved transition strip at the entry to reduce trip hazards. BMC 16.04.060(a)

Bath:

Replace the GFCI receptacle (left receptacle will not trip). BMC 16.04.060(b)

Properly repair the drywall around the tub. BMC 16.04.060(a)

Unit 44:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Living Room:

Repair/replace the sliding glass door lock so that it functions as intended. BMC 16.04.060 (b)

Bathroom:

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

Laundry Room:

Properly remove the mold from the walls and ceiling. BMC 16.04.060 (a)

Unit 45:

Entry:

Replace the cover for the hole behind the door. BMC 16.04.060(a)

Deck:

Repair the screen on the sliding glass door to slide easily. BMC 16.04.060(a)

Remove the old wires or cables just outside the sliding glass door, or properly secure them. BMC 16.04.060(c)

Repair the sliding glass door to latch easily and securely. BMC 16.04.060(b)

Front Bedroom:

Repair the closet doors to function as intended (replace trim). BMC 16.04.060(a)

Rear Bedroom:

Properly repair the floor to the left of the boiler unit. BMC 16.04.060(a)

Bath:

Repair the exhaust fan to function as intended. BMC 16.04.060(c)

Unit 46:

Hallway:

Replace the missing smoke detector. IC22-11-18-3.5

Kitchen:

Repair/replace the sliding glass door lock so that it functions as intended. BMC 16.04.060 (b)

Kitchen:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom:

Repair the damaged ceiling and walls. BMC 16.04.060 (a)

Unit 47:

Bath:

Remove the old moldy caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Seal around the tub faucet to prevent water infiltration. BMC 16.04.060(c)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Hall:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 48:

Hallway:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

BUILDING E:

Main Hallway of the building:

The smoke detectors in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 (All 3 levels)

Replace the missing smoke detector. IC22-11-18-3.5

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Mechanical Room:

Boilers are to be inspected every twelve months as per Indiana Code. A completed copy of the State of Indiana final Boiler Inspection report stating that the system is functioning as intended must be reviewed by this office before a Rental Occupancy Permit will be issued. BMC 16.04.060(c)

Properly secure the draft hoods on the water heaters. BMC 16.04.060(c)

Install a temperature/pressure relief (TPR) valve discharge tube on the left water heater.

TPR valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Eliminate all unused openings in the right electric service panel by installing approved rigid knockout blanks. BMC 16.04.060(b)

Determine the source and eliminate the leak in the northeast corner by the exterior door. BMC 16.04.060(a)

Laundry:

Determine the source and eliminate the leak in the corner by the door. BMC 16.04.060(a)

Properly repair the ceiling and wall where they have been water-damaged. BMC 16.04.060(a)

Secure the cove base to the wall. BMC 16.04.060(a)

Unit 49:

Dining Room:

Repair the sliding glass door to latch easily and securely. BMC 16.04.060(b)

Bath:

Properly seal/re-grout the tiles in the tub surround to prevent water infiltration. BMC 16.04.060(a)

Unit 50:

Replace the missing floor strip at the entry door. BMC 16.04.060 (a)

Deck:

Replace the broken outlet cover plate. BMC 16.04.060 (b)

Repair/replace the sliding glass door so that it functions as intended. (Hard to open) BMC 16.04.060 (b)

Living Room:

Repair the water damaged ceiling above the window. BMC 16.04.060 (a)

1st Bedroom:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

2nd Bedroom:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

3rd Bedroom:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Bathroom:

Properly remove the mold from the walls and ceiling. BMC 16.04.060 (a)

Repair the holes in the wall above the toilet. BMC 16.04.060 (a)

Hallway:

Provide operating power to the smoke detector. IC 22-11-18-3.5

Unit 51:

Bath:

Properly re-hang the towel bar. BMC 16.04.060(a)

Unit 52:

Hallway:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

3rd Bedroom:

Determine the source and eliminate the water leak. BMC 16.04.060(a)

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

2nd Bedroom:

Determine the source and eliminate the water leak. BMC 16.04.060(a)

Bathroom:

Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Deck:

Replace the broken outlet cover plate. BMC 16.04.060 (b)

Unit 53:

Dining Room:

Repair the sliding glass door to open easily and to latch easily and securely. BMC 16.04.060(b)

Living Room:

Repair or replace the receptacle under the doorbell (painted shut). BMC 16.04.060(c)

Repair the window to latch. BMC 16.04.060(b)

Properly repair the trim around the window. BMC 16.04.060(a)

Unit 54:

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

3rd Bedroom:

Determine the source and eliminate the water leak. BMC 16.04.060(a)

Master Bath:

Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Hallway:

Provide operating power to the smoke detector. IC 22-11-18-3.5

1st Bedroom:

Service and repair HVAC system to operate as intended. BMC 16.04.060(c)

Replace the missing cover on the HVAC system. BMC 16.04.060 (a)

Laundry Room:

Determine the source and eliminate the water leak. BMC 16.04.060(a)

Properly remove the mold from the walls and ceiling. BMC 16.04.060 (a)

Mechanical Room:

Determine the source and eliminate the water leak. BMC 16.04.060(a)

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Replace the missing cover plate on the junction box adjacent to the exterior door. BMC 16.04.060 (b)

Provide operating power to the smoke detector. IC 22-11-18-3.5

Properly remove the mold from the walls and ceiling. BMC 16.04.060 (a)

Unit 55:

Bedroom:

Properly repair the ceiling and wall over the window and surface-coat in a workmanlike manner. BMC 16.04.060(a)

Unit 56:

Bathroom:

Repair the overflow on the bathtub. BMC 16.04.060 (a)

Living Room:

Provide operating power to the smoke detector. IC 22-11-18-3.5

Unit 57:

Bedroom:

Secure the loose electrical receptacle on the south wall. BMC 16.04.060(b)

Unit 58:

Bathroom:

Remove the broken bulb from the light bar. BMC 16.04.060 (b)

Seal the base of shower surround at the top of the tub. BMC 16.04.060(a)

Kitchen:

Repair/replace the screen door so that it functions as intended. BMC 16.04.060 (a)

Secure the loose base under the cabinets. BMC 16.04.060 (a)

Living Room:

Repair the humped floor between the living room and kitchen. BMC 16.04.060 (a)

Replace the missing flooring on wall adjacent to sliding glass door. BMC 16.04.060 (a)

Unit 59:

Hall:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bath:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 60:

Kitchen:

Repair garbage disposal to function as intended. BMC 16.04.060(c)

BUILDING F:

Main Hallway of the building:

The smoke detectors in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 (All 3 levels)

Mechanical Room:

Boilers are to be inspected every twelve months as per Indiana Code. A completed copy of the State of Indiana final Boiler Inspection report stating that the system is functioning as intended must be reviewed by this office before a Rental Occupancy Permit will be issued. BMC 16.04.060(c)

Laundry Room:

Repair the light above the sink. BMC 16.04.060 (b)

Repair the overhead lights to function as intended. BMC 16.04.060 (b)

Replace the missing smoke detector. IC22-11-18-3.5

Unit 61:

Living Room:

Provide operating power to the smoke detector. IC 22-11-18-3.5

Unit 62:

Kitchen:

Provide operating power to the smoke detector. IC 22-11-18-3.5

Unit 63:

Hallway:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bedroom:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 64

Dining Room:

Secure the loose electrical receptacle on the west wall. BMC 16.04.060(b)

Unit 65

Entry:

Properly secure the threshold in the doorway. BMC 16.04.060(b)

Mechanical Room:

Repair the doors to function as intended. BMC 16.04.060(a)

Living Room:

Repair the sliding glass door to latch easily and securely. BMC 16.04.060(b)

Unit 67:

Deck:

Repair/replace the sliding glass door lock so that it functions as intended. BMC 16.04.060 (b)

Unit 68:

Bathroom:

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Bedroom:

Secure the loose wall vent. BMC 16.04.060 (a)

Living Room:

Repair/replace the sliding glass door lock so that it functions as intended. BMC 16.04.060 (b)

Unit 70:

Front Bedroom:

Secure the loose electrical receptacles on the north and east walls. BMC 16.04.060(b)

Bath:

Repair the exhaust fan to function as intended. BMC 16.04.060(c)

Properly secure the doors on the cabinet. BMC 16.04.060(a)

Unit 71:

Entry:

Install a threshold at the entry. BMC 16.04.060(a)

Deck Door:

Repair the sliding glass door to latch easily and securely. BMC 16.04.060(b)

Unit 72:

Living Room:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Hallway:

Replace the missing smoke detector. IC22-11-18-3.5

1st Bedroom:

Replace the missing smoke detector. IC22-11-18-3.5

Master Bedroom:

Replace the burnt electrical outlet on the door wall. BMC 16.04.060 (b)

Replace the missing smoke detector. IC22-11-18-3.5

2nd Bedroom:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 73:

Kitchen:

Repair/replace the sliding glass door lock so that it functions as intended. BMC 16.04.060 (b)

Repair/replace the sliding glass door so that it functions as intended. (Hard to open and close) BMC 16.04.060 (b)

Hallway:

Provide operating power to the smoke detector. IC 22-11-18-3.5

Rear Bedroom:

Repair or replace the switched outlet (top outlet has no power). BMC 16.04.060(c)

Secure the loose electrical receptacle under the window. BMC 16.04.060(b)

Unit 74:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 75:

Kitchen:

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Repair/replace the sliding glass door lock so that it functions as intended. BMC 16.04.060 (b)

Bathroom:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Bedroom:

Repair/replace the separating floor covering. BMC 16.04.060 (a)

Hallway:

Repair/replace the separating floor covering. BMC 16.04.060 (a)

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

EXTERIOR:

All Decks above grade level:

The decks on the upper levels of the buildings have guardrails that are 34.5 inches high. Modify the guardrails so that the height from the floor is at least 36 inches. All railings for balconies or porches shall not be less than three feet (3') in height above the floor of such balcony or porch. 1962 IBC Sec 3603

North E-W Walkway:

Install a guardrail or a fence along the northern walkway that is at least 42 inches in height on the east side of the property (the drop from the sidewalk and stairs is over 40 inches).

Every open portion of a stair, porch, landing or balcony which is more than 30 inches above the floor or grade below shall have guardrails that meet the criteria as outlined below. Install, repair, or replace the existing guardrail in a manner that meets the following criteria. BMC 16.04.020 and BMC 16.04.050(b)

- Guards shall form a protective barrier not less than 42 inches high, measured vertically above the leading edge of the adjacent walking surface.

- Guards shall be adequate in strength and attachment to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this loading to appropriate structural elements of the building.
- Guardrail intermediates (balusters) must be installed such that a 4" sphere cannot pass through any opening, and may not be installed in a manner that creates a ladder effect.
- Intermediate rails, balusters, and panel fillers shall be designed to withstand a horizontally applied normal of 50 pounds on an area not to exceed one square foot including openings and space between rails.

Courtyard:

Remove the dead branches in the south tree of the courtyard. All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)

Building A:

Secure the loose cable east side over the entry to units 7-12. BMC 16.04.050 (a)

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

Remove the trash and debris from the AC enclosure. BMC 16.04.040(d)

Building B:

Replace all broken electrical outlet cover plates on decks. BMC 16.04.050 (b)

Remove the trash and debris from the AC enclosure. BMC 16.04.040(d)

Building C:

No violations noted.

Building D:

Remove the tree from the foundation on the south side of the structure. BMC 16.04.050 (a)

Building E:

Replace all broken electrical outlet cover plates on decks. BMC 16.04.050 (b)

Replace the missing rail in the split rail fence. BMC 16.04.050(a)

Building F:

Replace all broken electrical outlet cover plates on decks. BMC 16.04.050 (b)

Seal the holes around air conditioner lines. BMC 16.04.050 (a)

Remove the trash and debris from the AC enclosure. BMC 16.04.040(d)

OTHER REQUIREMENTS:

The following document was not provided to the office or reviewed by the inspector within 60 days of the mailing of the Cycle Report, and as such a fine will be levied:

- **Inventory & Damages List**

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement.

BMC 16.03.050(e) and BMC 16.10.030(b)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d)**: All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-31

Address: 404 W 6th St

Petitioner: Granite Student Living/ Lance Keller

Inspector: Rebecca Davis

Staff Report: August 8, 2024: Cycle inspection conducted
September 25, 2024: Cycle report mailed
November 11, 2024: 60 day deadline
December 6, 2024: Past 60 RV report written
December 18, 2024: RV report mailed
January 14, 2025: Reinspection scheduled
February 6, 2025: Reinspection conducted with remaining violations
February 20, 2025: Second RV report mailed
March 13, 2025: Reinspection scheduled for 4/17/2025
March 14, 2025: BHQA application recieved

Staff recommendation: Grant an extension of time

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 15, 2025

Attachments: Cycle Report; RV Report; RV 2 Report; BHQA Application

4/8/25 DRC



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0040
Application Date: 3/14/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 404 W 6th ST
Parcel Number: 53-01-34-051-000.000-005

Applicant

Lance Kellar
401 E 4th Street
Bloomington IN 47408

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

The porch work will require substantial exterior work and landscaping. Requesting extension to June 27th for repairs

25-TV-31

RD



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 404 W 6th

Petitioner's Name: Granite Student Living

Address: 401 E 4th

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-727-7000 Email Address: Bloomington.Ops@GraniteSL.com

Property Owner's Name: C. J. Satellite

Address: PO Box 303

City: Clear Creek State: IN Zip Code: 47426

Phone Number: 812-606-7771 Email Address: JohnRL@bluemarble.net

Occupants: Matthew Wood

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number _____

SEE REVERSE

Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

The porch work will require substantial exterior work and landscaping. Requesting extension to June 27th for repairs

Signature (required):

Lance Kellar

Name (please print):

Lance Kellar

Date:

3/11/2025

You may attend the meeting. If you attend, please note that all petitioners presenting a matter to the Board shall be limited to no more than five minutes to present their case and arguments. Additional time can be granted if deemed appropriate by the Board. Please note that if your property is listed on the consent agenda it is more likely than not that your property will not be individually discussed during the Board's meeting.



CYCLE INSPECTION REPORT

1458

Owner

CJ Satellite, LLC
P.O. Box 337
Clear Creek, IN 47426

Agent

Granite Student Living
401 W 4th St
Bloomington, IN 47408

Prop. Location: 404 W 6th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/5

Date Inspected: 08/08/2024
Primary Heat Source: Electric
Property Zoning: CD
Number of Stories: 1

Inspector: Rebecca Davis
Foundation Type: Other
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1920.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

General Note: The inspector highly recommends the tenant arrange the apartment so the front room functions as the bedroom, since that is the only emergency egress location (exterior door). The room currently being used as the bedroom is in the back of the unit has no emergency egress in case of a fire.

Front Room/Bedroom (13-4 x 12-1), Bath, Kitchen (8-6 x 5-9), Living Room (16-9 x 16-9):
No violations noted.

Front Room/ Bedroom Closet:

Replace broken/missing outlet cover plate in the closet above the communications box. BMC 16.04.060(b)

Attic (electric furnace here):

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

EXTERIOR:

Stairs and Deck:

Properly pressure wash or otherwise treat the stairs and deck, including the area on the first level to eliminate the hazardous walking surface (slippery when wet). BMC 16.04.050(b)

Replace broken deck board on lower area steps up to the main platform (west side of deck). BMC 16.04.050(b)

Secure all loose deck boards (lower level area). BMC 16.04.050(b)

OTHER REQUIREMENTS:

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement.

Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.



REMAINING VIOLATIONS INSPECTION REPORT

1458

Owner

CJ Satellite, LLC
P.O. Box 337
Clear Creek, IN 47426

Agent

Granite Student Living
401 W 4th St
Bloomington, IN 47408

Prop. Location: 404 W 6th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/5

Date Inspected: 08/08/2024
Primary Heat Source: Electric
Property Zoning: MD-DE
Number of Stories: 1

Inspector: Rebecca Davis
Foundation Type: Other
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

REMAINING VIOLATIONS:
INTERIOR:

General Note: The inspector highly recommends the tenant arrange the apartment so the front room functions as the bedroom, since that is the only emergency egress location (exterior door). The room currently being used as the bedroom is in the back of the unit has no emergency egress in case of a fire.

Front Room/Bedroom (13-4 x 12-1), Bath, Kitchen (8-6 x 5-9), Living Room (16-9 x 16-9):
No violations noted.

Front Room/ Bedroom Closet:

Replace broken/missing outlet cover plate in the closet above the communications box. BMC 16.04.060(b)

Attic (electric furnace here):

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

EXTERIOR:

Stairs and Deck:

Properly pressure wash or otherwise treat the stairs and deck, including the area on the first level to eliminate the hazardous walking surface (slippery when wet). BMC 16.04.050(b)

Replace broken deck board on lower area steps up to the main platform (west side of deck). BMC 16.04.050(b)

Secure all loose deck boards (lower level area). BMC 16.04.050(b)

OTHER REQUIREMENTS:

The following documents were not provided to the office or reviewed by the inspector within 60 days of the mailing date on the inspection report, and as such a fine will be levied:

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement.

Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

REMAINING VIOLATIONS INSPECTION REPORT

This unit was reinspected on 02/04/2025

1458

Owner

CJ Satellite, LLC
P.O. Box 337
Clear Creek, IN 47426

Agent

Granite Student Living
401 W 4th St
Bloomington, IN 47408

Prop. Location: 404 W 6th ST

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/5

Date Inspected: 08/08/2024

Primary Heat Source: Electric

Property Zoning: MD-DE

Number of Stories: 1

Inspector: Rebecca Davis

Foundation Type: Other

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

REMAINING VIOLATIONS:
INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

General Note: The inspector highly recommends the tenant arrange the apartment so the front room functions as the bedroom, since that is the only emergency egress location (exterior door). The room currently being used as the bedroom is in the back of the unit has no emergency egress in case of a fire.

Attic (electric furnace here):

This room was not accessible at the time of the cycle inspection and was inspected for the first time on the 02/04/2025 reinspection. This room must be brought into compliance with-in the same deadline as the remainder

of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Provide screens for the attic vents above the soffit that are currently clear open (visible from attic space). BMC 16.04.060(a)

Replace the missing piece of siding on the north side of the structure (visibly from attic space). BMC 16.04.060(a)

EXTERIOR:

Stairs and Deck:

Replace broken deck board on lower area steps up to the main platform (west side of deck). BMC 16.04.050(b)

Secure all loose deck boards (lower level area). BMC 16.04.050(b)

OTHER REQUIREMENTS:

The following documents were not provided to the office or reviewed by the inspector within 60 days of the mailing date on the inspection report, and as such a fine will be levied:

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-33

Address: 207 E 12th St

Petitioner: Parker Real Estate Management

Inspector: Rebecca Davis

Staff Report: October 8, 2024: Cycle inspection conducted
October 30, 2025: Cycle report mailed
December 29, 2025: 60 day deadline
January 8, 2025: Reinspection scheduled
February 4, 2025: Reinspection conducted – Remaining violations
February 6, 2025: RV report mailed
February 25, 2025: Reinspection scheduled
March 10, 2025: BHQA application received
March 19, 2025: Reinspection with MA – remaining violations
March 31, 2025: Second RV report mailed

Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 31, 2025: Complete remaining violations

Attachments: Cycle Report; BHQA Application

4/18/24 BAC



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0038
Application Date: 3/10/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 207 E 12th ST
Parcel Number: 53-05-33-207-033.000-005

Applicant

Parker Real Estate Management
P O Box 1112
Bloomington IN 47402

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

We request an additional 60 days to repair the main beam of the home due to the extensive work that is necessary.

25-TV-33

RD



CYCLE INSPECTION REPORT

589

Owner(s)

Phil Jones
911 Prospect St. #3
Takoma Park, MD 20912

Agent

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 207 E 12th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 10/04/2024
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

Inspector: Rebecca Davis
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Det. Garage

Monroe County Assessor's records indicate this structure was built in 1920.
There are no minimum requirements for emergency egress at the time of construction.

INTERIOR

MAIN LEVEL

Living Room 12-6 x 14-10:
No violations noted.

Dining Room 10-8 x 14-10:

Install a smoke detector in an approved location (**currently too low**). If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

SE Bedroom 11-3 x 12-4:

Install a smoke detector in an approved location (**currently too low**). If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Tighten the door handle on main entry door so it functions as intended.

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1920
Height: 21 inches
Width: 24 inches
Sill Height: 24 inches
Openable Area: 3.50 sq. ft.

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room.

The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.

Bathroom:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. **If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground"**. BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Clean/treat the dark stain/mold adjacent to the exhaust fan and paint. BMC 16.04.060(a)

NE Bedroom 11-3 x 12-4:

No violations noted.

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1920

Height: 24 inches

Width: 24 inches

Sill Height: 24 inches

Openable Area: 4.00 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Kitchen 9-3 x 10-5:

The inspector highly recommends the installation of a GFCI to protect all kitchen counter outlets.

Enclosed Back Porch 11-6 x 5-6:

Repair the broken screen in the screen door. BMC 16.04.060(a)

BASEMENT

Stairway:

No violations noted.

Hallway:

Replace broken/missing outlet cover plate. BMC 16.04.060(b)

Repair the ceiling light so that all electrical wires are located within the ceiling box (currently pinched outside of the light). BMC 16.04.060(b)

The inspector noted significant decay in the wooden beam running across the hallway ceiling supporting the ground floor of the structure. Remove any structurally compromised material and replace with structurally sound, load bearing material. BMC 16.04.060(a)

NW Bedroom 14-10 x 9-2:

Provide operating power to the smoke detector. IC 22-11-18-3.5

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1920

Height: 21.5 inches

Width: 34 inches

Sill Height: 33.5 inches
Openable Area: 4.96 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Utility Room: Gas furnace located here, see other requirements.
Install stress relief clamp on dryer power cord. BMC 16.04.060(c)

Bathroom:

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

East Bedroom 14-0 x 10-0:

No violations noted.

Existing Egress Window Measurements: Dbl hung; Const. Yr. - 1920

Height: 21.5 inches

Width: 34 inches

Sill Height: 37 inches

Openable Area: 4.96 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

EXTERIOR

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)

Repair the short staircase off of the upper level deck to be level and eliminate current pitch forward. BMC 16.04.050(b)

Provide a vented cap or screen for the vent pipe coming out of the structure to the right side of the basement door. BMC 16.04.060(a)

Eliminate or secure the loose hanging cable wire to the right of the basement door. BMC 16.04.050(a)

Garage:

The tenants have no access to this structure and so it was not inspected.

OTHER REQUIREMENTS:

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

Registration Form

Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.020, BMC 16.10.030(b)

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.



REMAINING VIOLATIONS INSPECTION REPORT

Reinspection occurred on 1/31/2025

589

Owner(s)

Phil Jones
911 Prospect St. #3
Takoma Park, MD 20912

Agent

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 207 E 12th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 10/04/2024
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1
Landlord has Affidavit: No

Inspector: Rebecca Davis
Foundation Type: Basement
Attie Access: Yes
Accessory Structure: Det. Garage

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

REMAINING VIOLATIONS:
INTERIOR

MAIN LEVEL

SE Bedroom 11-3 x 12-4:

Install a smoke detector in an approved location (**currently too low**). If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Enclosed Back Porch 11-6 x 5-6:

Repair the broken screen in the screen door. BMC 16.04.060(a)

BASEMENT

Hallway:

The inspector noted significant decay in the wooden beam running across the hallway ceiling supporting the ground floor of the structure. Remove any structurally compromised material and replace with structurally sound, load bearing material. BMC 16.04.060(a)

NOTE: Replacement of this structural member may require a permit from the Monroe County Building Department. Please contact them at (812) 349-2580 to inquire.

EXTERIOR

Repair the short staircase off of the upper level deck to be level and eliminate current pitch forward. BMC 16.04.050(b)

Provide a vented cap or screen for the vent pipe coming out of the structure to the right side of the basement door. BMC 16.04.060(a)

DOCUMENTATION REQUIRED:

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

Registration Form

Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. **If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed.** BMC 16.03.020, BMC 16.10.030(b)

Continued

OTHER REQUIREMENTS:

The following documents were not provided to the office or reviewed by the inspector within 60 days of the mailing date on the inspection report, and as such a fine will be levied:

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

REMAINING VIOLATIONS INSPECTION REPORT

Reinspection occurred on 03/17/2025

589

Owner(s)

Phil Jones
911 Prospect St. #3
Takoma Park, MD 20912

Agent

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 207 E 12th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 10/04/2024
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1
Landlord has Affidavit: No

Inspector: Rebecca Davis
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Det. Garage

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

REMAINING VIOLATIONS:
INTERIOR

NOTE: All life safety violations in this report have been highlighted.

BASEMENT

Hallway:

The inspector noted significant decay in the wooden beam running across the hallway ceiling supporting the ground floor of the structure. Remove any structurally compromised material and replace with structurally sound, load bearing material. BMC 16.04.060(a)

NOTE: Replacement of this structural member may require a permit from the Monroe County Building Department. Please contact them at (812) 349-2580 to inquire.

EXTERIOR

Repair the short staircase off of the upper level deck to be level and eliminate current pitch forward. BMC 16.04.050(b)

DOCUMENTATION REQUIRED:

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

Registration Form

Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. **If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed.** BMC 16.03.020, BMC 16.10.030(b)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-34

Address: 1275 N. Maple Street

Petitioner: Willowbrook Apartments

Inspector: Stong, Liford

Staff Report: January 14, 2025: Conducted cycle inspection
January 28, 2025: Received new registration form. Updated reports
January 29, 2025: Mailed cycle report. 60 day deadline: March 30, 2025
March 27, 2025: Received appeal

During a cycle inspection of the above property violations of the Bloomington Housing Code were noted. The petitioner is seeking an extension of time of an additional 60 days to complete all repairs, including the installation of 13 new windows.

Staff recommendation: Grant an extension of time

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: June 15, 2025

Attachments: Cycle Report; BHQA Application

4/15/25 BJC



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0042
Application Date: 3/27/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1275 N Maple ST
Parcel Number: 53-05-32-100-024.000-005

Owner

Woodington Management LLC
3000 S Walnut Street Pike, F-6
Bloomington IN 47401

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

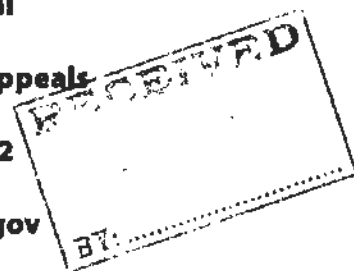
60 days for all repairs.

We are requesting additional time to complete the repairs at the Willowbrook Property. We have begun the process of completing the interior work and have 2 different contractors working on the exterior repairs. We have ordered 13 new windows to be in compliance with windows that are not working correctly and are still waiting on those to come in. We are requesting an additional 60 days to ensure that the windows arrive and that the remainder of the work at this property can be completed.

Thank you for your consideration.



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**



Property Address: 1201-1311 North Maple Street (1275 North Maple)

Petitioner's Name: Willowbrook Apartments

Address: 3000 S Walnut Street Pike, F-6

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123339201

E-mail Address: wagg1r@hotmail.com

Owner's Name: Matthew Ferguson

Address: 3000 S Walnut Street Pike, F-6

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123339201

E-mail Address: maryann@woodingtonproperties.com

Occupants:

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number:

25-TV-34

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We are requesting additional time to complete the repairs at the Willowbrook Property. We have begun the process of completing the Interior work and have 2 different contractors working on the exterior repairs. We have ordered 13 new windows to be in compliance with windows that are not working correctly and are still waiting on those to come in.

We are requesting an additional 60 days to ensure that the windows arrive and that the remainder of the work at this property can be completed.

Thank you for your consideration.

Signature (Required): Woodington Mgt / M.A. Waggoner

Name (Print): Woodington Mgt / M.A. Waggoner Date: 03-25-25

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.



CYCLE INSPECTION REPORT

6319

Owner

Willowbrook Apartments
3000 S. Walnut Street Pike, F-6
Bloomington, IN 47401

Agent

Woodington Management, LLC
3000 S. Walnut Street Pike, F-6
Bloomington, IN 47401

Prop. Location: 1275 N Maple ST

Number of Units/Structures: 56/15

Units/Bedrooms/Max # of Occupants: Bld 1211-1225: 8/2/5 2/2/5, Bld 1231-1245: 8/2/5, Bld 1257-1271: 8/2/5,
Bld 1277-1291: 8/2/5, Bld 1297-1311: 8/2/5, Bld 1201: 1/4/5, Bld 1203-1205: 2/4/5, Bld 1207: 1/4/5, Bld 1209:
1/4/5, Bld 1227-1229: 2/4/5, Bld 1255-1273: 2/4/5, Bld 1275: 1/3/5, Bld 1247-1249: 2/2/5, Bld 1293-1295: 2/2/5

Date Inspected: 01/14/2025

Primary Heat Source: Electric

Property Zoning: RM

Number of Stories: 2

Inspector: Liford, Stong

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

Variance:

06/04/2009 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on June 4, 2009 for the egress requirements. Project Name: WILLOWBROOK APARTMENTS WINDOWS, Variance Number: 09-06-4

INTERIOR:

**Room dimensions and floor plans are in the file and are not included in this report.
Only rooms with violations will be listed in this report.**

Unit 1293

Entry

Repair or replace deadbolt on entry door so that it functions as intended. BMC 16.04.060(a)

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Kitchen

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c)

Living Room

Repair or replace closet door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Hallway

Repair the surface of the ceiling to be free of holes, cracks, **peeling paint** and/or sagging materials. BMC 16.04.060(a)

Unit 1295

Living Room

Reattach the loose and hanging air return vent cover. BMC 16.04.060(a)

Bathroom

Repair the hole in the wall. BMC 16.04.060(a)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 1305

Living Room

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Hallway mechanical room

Repair/replace the damaged door. BMC 16.04.060(a)

Kitchen

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. BMC 16.04.060(a)

Unit 1309

Kitchen

Replace the missing cover for the fan above the stove. BMC 16.04.060(a)

Hallway

Repair the surface of the ceiling to be free of holes, cracks, **peeling paint** and/or sagging materials. BMC 16.04.060(a)

Mechanical Closet

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)

Bathroom

Repair the surface of the ceiling to be free of holes, cracks, **peeling paint** and/or sagging materials. BMC 16.04.060(a)

Unit 1307

Bathroom

Properly repair or replace broken or missing cabinet door knobs. BMC 16.04.060(a)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Kitchen

Repair the range burners to function as intended. BMC 16.04.060(c)

Unit 1311

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Hallway

Provide operating power to the smoke detector. IC 22-11-18-3.5

Back Bedroom

Replace broken/missing outlet cover plate. BMC 16.04.060(b)

Unit 1297

Living Room

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Kitchen

Replace the missing latch for the fuse panel. BMC 16.04.060(a)

Unit 1301

No violations noted.

Hallway outside of 1299

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

Unit 1299

Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Hallway

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Bathroom

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Secure toilet to its mountings. BMC 16.04.060(c)

Back bedroom

Repair the hole(s) in the door or replace the door. BMC 16.04.060(a)

Replace any/all broken or damaged door casing. BMC 16.04.060(a)

Unit 1303

Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Kitchen

Repair the hole in the wall. BMC 16.04.060(a)

Living Room

Repair the left window to latch securely. BMC 16.04.060(b)

Unit 1231

Living Room

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Kitchen

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Determine the source and eliminate the leak around the faucet. BMC 16.04.060(a)

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 1233

No violations noted.

Unit 1235

Living Room

Repair window to latch securely. BMC 16.04.060(b)

Mechanical Closet

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Back right Bedroom

Replace broken/missing outlet cover plate. BMC 16.04.060(b)

Unit 1237

Entry

Replace any/all broken or damaged door casing. BMC 16.04.060(a)

Back Right Bedroom

Repair/replace the damaged door. BMC 16.04.060(a)

Unit 1257

Kitchen

Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Hallway

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Bathroom

Replace broken/missing light switch cover plate. BMC 16.04.060(b)

Replace any/all broken or damaged door casing. BMC 16.04.060(a)

Unit 1259, 1261, 1263, 1267, 1271

No violations noted.

Unit 1265

Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Repair or replace deadbolt on entry door so that it functions as intended. BMC 16.04.060(a)

All residential rental units, their accessory structures and exterior premises shall be kept free from pests (**Bed bugs and Cockroaches**). All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d)

Unit 1269

Entry

Properly install a door sweep on the bottom of the entrance door to reduce air infiltration as completely as possible. BMC 16.04.060(a)

Living Room

Repair the windows to latch securely. BMC 16.04.060(b)

Unit 1277

All residential rental units shall conspicuously display the unit's address number on the front of the unit. BMC 16.04.100

Mechanical closet

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)

Hallway

Repair the hole in the wall. BMC 16.04.060(a)

Bathroom

Repair the surface of the ceiling to be free of holes, cracks, **peeling paint** and/or sagging materials. BMC 16.04.060(a)

Kitchen

Repair the surface of the ceiling to be free of holes, cracks, **peeling paint** and/or sagging materials. BMC 16.04.060(a)

Unit 1279, Unit 1281

No violations noted.

Unit 1283

Mechanical closet

Replace the missing cover for the heating unit. BMC 16.04.060(a)

Right Bedroom

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

Unit 1285

Mechanical closet

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)

Repair/replace the damaged door. BMC 16.04.060(a)

Unit 1287

Back Bedroom

Repair the hole(s) in the door or replace the door. BMC 16.04.060(a)

Unit 1289

No violations noted.

Unit 1291

Hallway

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 1275 (Former Clubhouse)

Install unit numbers on the exterior of the unit. All residential rental units shall conspicuously display the unit's address number on the front of the unit. BMC 16.04.100

Entry Hall:

Replace the damaged/missing floor covering. BMC 16.04.060(a)

Hall Bath Shower Room:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Living Room:

Replace the damaged/missing floor covering. BMC 16.04.060(a)

Repair all damaged window sills and frames. BMC 16.04.060(a)

Kitchen:

It is strongly recommended that the fire extinguisher be serviced to ensure that it functions as intended.

East Bedroom:

Repair the window to open. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

East Bath:

Repair the light to function as intended. BMC 16.04.060(c)

Northwest Bedroom:

Replace the missing smoke detector. IC22-11-18-3.5

Southwest Bedroom:

Repair the window to open easily. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit 1273

Hall:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Hall Bath:

Properly secure the shower arm. BMC 16.04.060(c)

Unit 1255

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Northeast Bedroom:

Repair the east window to latch. BMC 16.04.060(b)

2nd floor

East Bedroom:

Repair the window to function as intended (sash falls out). BMC 16.04.060(b)

Bath:

Properly re-caulk around the sink countertop to eliminate water infiltration. BMC 16.04.060(a)

1253

Bath:

The bath could not be inspected as a tenant was using it. The bath will be inspected at the reinspection.

Mechanical Room:

TENANT VIOLATION (the tenant will receive a separate report for this violation):

Remove the candles and flowers from this area. They are a fire hazard. BMC 16.04.060(b)

Unit 1251

Bath:

Properly repair the damaged ceiling and properly surface coat the repairs in a workmanlike manner. BMC 16.04.060(a)

Replace the broken exhaust fan and light. BMC 16.04.060(a)

Replace the non-functioning GFCI receptacle. BMC 16.04.060(b)

Left Bedroom:

Repair the sliding glass door to open. BMC 16.04.060(b)

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 1249

No violations noted.

Unit 1247

Kitchen:

Repair or replace the stove so that it functions as intended. BMC 16.04.060(c)

Provide electrical power to the receptacle behind the refrigerator (north wall) and properly secure it so that it functions as intended. BMC 16.04.060(b), (c)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

Mechanical Room:

Replace the bad breaker in the electrical panel box (GFCI breaker). BMC 16.04.060(b)

Hall:

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

Right Bedroom:

Repair the hole in the south wall. BMC 16.04.060(a)

Bath:

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c)

Unit 1229

Kitchen :

Properly secure the sprayer to the sink. BMC 16.04.060(a)

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Hall:

Clean the return air grille. BMC 16.04.060(c)

2ND FLOOR

Bath:

Repair or replace the broken medicine cabinet. BMC 16.04.060 (a)

Left Bedroom:

Repair the window to latch securely. BMC 16.04.060(b)

Unit 1227

This unit was not inspected at the time of this inspection, as it was not accessible (big dog). This unit must be inspected and brought into compliance within the same 60-day deadline as the remainder of this property. BMC 16.03.040

Unit 1209

All Bedrooms:

Note: The windows in these rooms were not inspected as they were covered with plastic and tape. The windows must be inspected and brought into compliance within the same 60-day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(b)

2ND FLOOR

Hall:

Provide operating power to the smoke detector. IC 22-11-18-3.5

Hall bath:

Repair or replace the GFCI outlet so that it functions as intended (will not trip). BMC 16.04.060(b)

Unit 1207

2ND FLOOR

Bath:

Properly rehang the towel bar. BMC 16.04.060(a)

Unit 1205

Hall Bath:

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

2ND FLOOR

Hall:

Provide operating power to the smoke detector. IC 22-11-18-3.5

Bath:

Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

Ensure that the hot water to this unit is functioning as intended (tenant reports upstairs sink and shower do not get hot). BMC 16.04.060(c)

Unit 1203

2ND FLOOR

Left Bedroom:

Repair the south window to latch securely. BMC 16.04.060(b)

Unit 1201

2ND FLOOR

Bath:

Properly secure the shower head and escutcheon. BMC 16.04.060(c)

Unit 1215

Kitchen:

Replace the missing door front on the cabinet. BMC 16.04.060(a)

Unit 1213

Kitchen:

Properly secure the range hood vent to the cabinetry. BMC 16.04.060(c)

West Bedroom:

Repair or replace the broken door frame. BMC 16.04.060(a)

East Bedroom:

Repair the window to latch securely. BMC 16.04.060(b)

Unit 1217

Bath:

Repair or replace the GFCI outlet so that it functions as intended (will not trip). BMC 16.04.060(b)

1211

East Bedroom:

Repair the window to open easily. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

1219

Bath:

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

1221

Bath:

Remove the existing caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

1223

Kitchen:

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Bath:

Remove bio substance from walls and ceiling. BMC 16.04.060(a)

Unit 1239

Entry:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060 (a)

Right Bedroom:

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Bath:

Properly ground the GFCI outlet. BMC 16.04.060(b)

Unit 1241

Kitchen:

Remove the open grill and propane tank from the unit. BMC 16.04.060(b)

Northeast Bedroom:

Repair the sliding glass door to open. BMC 16.04.060(b)

West Bedroom:

Repair the window to open. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit 1245

Bath:

Properly seal the cove base around the tub. BMC 16.04.060(c)

Hall:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Northeast Bedroom:

Repair the window to open easily. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(h)

Unit 1243

North Bedroom:

Repair the window to function as intended (top sash falls; bottom sash will not stay up). BMC 16.04.060(b)

Bath:

Properly ground the GFCI outlet. BMC 16.04.060(b)

EXTERIOR:

BUILDING 1305-1311

Replace the damaged exterior door to the stairway of units 1307 & 1311. BMC 16.04.050(a)

Scrape and paint the brick mold around the doors where paint is peeling or wood is exposed. BMC 16.04.050(c)(c)
(the painting violation has a one-year deadline from the date of the cycle inspection)

Unit 1309

Replace the missing spindles on the deck rail. BMC 16.04.050(a)

BUILDING 1277-1291

Properly secure the AC disconnect to the structure (west side). BMC 16.04.050(a), (b)

Repair the closing device on the door to units 1279-1283 to function as intended. BMC 16.04.060(a), (b)

Properly secure the loose siding on the west side. BMC 16.04.050(a)

Unit 1283

Replace the broken spindle on the deck rail. BMC 16.04.050(a)

BUILDING 1257-1271

Unit 1261

Replace the missing siding near this unit. BMC 16.04.050(a)

Unit 1269

Replace the missing crawlspace vent cover near this unit. BMC 16.04.050(a)

Unit 1265

Replace the missing siding near this unit. BMC 16.04.050(a)

BUILDING 1231-1245

Unit 1237

Properly secure the AC disconnect to the structure on the north side. BMC 16.04.50(a), (b)

Unit 1239

Properly secure the loose soffit to prevent the entry of birds and pests. BMC 16.04.050(a)

BUILDING 1247-1249

Replace the missing siding near the peak on the east side. BMC 16.04.050(a)

Remove the bird nest and repair the hole in the siding on the west side over the door to units 1241-1245. BMC 16.04.050(a)

Unit 1249

Remove the freezer from the exterior of the property. BMC 16.04.050(a)

Properly repair the concrete front porch so that the porch is level and the gap between the porch and the structure is eliminated. BMC 16.04.050(b)

BUILDING 1201

Properly secure the light fixture on the deck. BMC 16.04.050(a)

Repair the broken siding at the southwest corner. BMC 16.04.050(a)

BUILDING 1205

Repair the hole in the siding at the peak. BMC 16.04.050(a)

BUILDING 1207

Repair the siding at the northeast corner. BMC 16.04.050(a)

BUILDING 1229

Properly secure the light fixture on the west side. BMC 16.04.050(a)

BUILDING 1247-1249

Replace the crawlspace cover for unit 1247 to prevent the entry of weather and pests. BMC 16.04.050(a)

BUILDING 1255

Replace the crawlspace cover to prevent the entry of weather and pests. BMC 16.04.050(a)

BUILDING 1273

Replace the crawlspace cover on the north side to prevent the entry of weather and pests. BMC 16.04.050(a)

BUILDING 1275

Replace the deteriorated support beam on the front porch. BMC 16.04.050(a)

Scrape and paint window frames where paint is peeling or wood is exposed. BMC 16.04.050(c)(e)
(the painting violation has a one-year deadline from the date of the cycle inspection)

OTHER REQUIREMENTS:

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25 – TV - 035

Address: 400 W 2nd St

Petitioner: Parker Real Estate Management

Inspector: Michael Arnold

Staff Report: September 09, 2024 Cycle Inspection Scheduled
 October 25, 2024 Cycle Inspection Completed
 November 21, 2024 Cycle Inspection Sent
 January 22, 2025 Remaining Violations Report Written
 January 29, 2025 Remaining Violations Report Sent
 February 02, 2025 Reinspection Scheduled
 March 04, 2025 Reinspection Rescheduled
 March 25, 2025 Received BHQA Application

Petitioner is requesting additional time to complete repairs of the common hall floor covering and several exterior items. During the cycle inspection it was noted that there were deteriorated areas of the common hall/entry floor covering. For the exterior it was noted that a cleanout/drain cover needed to be replaced, some sidewalk repair was required and a retaining wall needed repairs. The petitioner of asking for a 60 day extension of time.

Staff recommendation: Approve the extension of time to complete the repairs

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: June 15, 2025

Attachments: Remaining Violations Report; BHQA Application

4/7/25 131C



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0043
Application Date: 3/28/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 400 W 2nd ST
Parcel Number: 53-08-05-100-067.000-009

Owner

Parker Real Estate Management
P O Box 1112
Bloomington IN 47402

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

Flooring at entrances and hallways

Exterior Repairs

Waiting on owner approval of which flooring to use to replace all entries and common hallways.

Due to time of year the exterior sidewalk, retaining wall, and drain work had to be pushed back until weather was better.

Requesting for 60-day extension



Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 400 west second street

Petitioner's Name: Parker Real Estate Management

Address: 621 N Walnut Street

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8122728329

E-mail Address: jbomba@parkermgt.com

Owner's Name: Johnway Corporation

Address: 2455 N Tamarack Trail #208

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 7657480674

E-mail Address: jhathawa@aol.com

Occupants: 24 units, 20 of which are currently occupied

The following conditions must be found in each case in order for the Board to consider the request:

- 1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 25-TV-35

M

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Flooring at entrances and hallways
Exterior Repairs

Waiting on owner approval of which flooring to use to replace all entries and common hallways.

Due to time of year the exterior sidewalk, retaining wall, and drain work had to be pushed back until weather was better.

Requesting for 60-day extension.

Signature (Required): 

Name (Print): Joseph Bomba

Date: 3/25/25

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.



JAN 29 2025

REMAINING VIOLATIONS INSPECTION REPORT

662

Owner

Johnway Corporation
10695 Pimlico Ci
Carmel IN 46280-1164

Agent

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 400 W 2nd ST
Number of Units/Structures: 24/1
Units/Bedrooms/Max # of Occupants: Bld 1: 24/1/5

Date Inspected: 10/25/2024
Primary Heat Source: Electric
Property Zoning: MM
Number of Stories: 3

Inspector: Mike Arnold
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: none

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

CH

INTERIOR**Lower Level**

Commercial space. Not permitted for residential occupancy.

Middle Level**East Entry for Units 1-12**

Secure the return air grate to the wall. BMC 16.04.060(a)

Repair/replace the damaged carpeting. BMC 16.04.060(a)

Laundry Area

Replace the missing 220 outlet cover plate. BMC 16.04.060(c)

Secure the dryer vent. BMC 16.04.060(c)

Unit 1**Bathroom**

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c) (loud squeak)

Unit 12**Bedroom**

Repair window to latch securely. BMC 16.04.060(b) (thumb latch is acceptable)

Unit 2**Entry**

Repair closet doors to open/close as intended. BMC 16.04.060(a)

Replace the missing entry door trim. BMC 16.04.060(a)

Bathroom

Re-install the baseboard trim. BMC 16.04.060(a) (behind the stool)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Hallway

Replace the missing smoke detector. IC22-11-18-3.5

Kitchen

Repair the drawer to open/close as intended. BMC 16.04.060(c) (off track) (second right of stove)

Replace the missing drawer handle. BMC 16.04.060(a) (right of stove)

Unit 11**Entry**

Repair closet doors to open/close as intended. BMC 16.04.060(a)

Bathroom

Repair the bathtub to drain properly. BMC 16.04.060(c)

Seal the top of the shower surround. BMC 16.04.060(a)

Unit 11 continued**Hallway**

Replace the missing smoke detector. IC22-11-18-3.5

Kitchen

Replace the missing drawer. BMC 16.04.060(a)

Repair/replace the broken cabinet door. BMC 16.04.060(a)

Repair the exhaust fan to function as intended. BMC 16.04.060(C)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Repair the faucet sprayer on the sink to function as intended or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 3**Hallway**

Secure the carpet at the bathroom door threshold. BMC 16.04.060(a)

Kitchen

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a) (side wall)

Unit 10**Hallway**

Replace the missing smoke detector. IC22-11-18-3.5

Bedroom

Repair window to latch securely. BMC 16.04.060(b) (thumb latch is acceptable)

Kitchen

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Unit 4**Hallway**

Replace the missing smoke detector. IC22-11-18-3.5

Bathroom

Repair the bathtub to drain properly. BMC 16.04.060(c)

Living Room

Eliminate the source of the leak at/around the air conditioner and properly clean and surface coat the water stained wall. BMC 16.04.060(a)

Unit 9**Entry**

Replace the missing closet door handle. BMC 16.04.060(a)

Kitchen

Repair the faucet sprayer on the sink to function as intended or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 8**General Condition**

Eliminate the wrinkles in the carpeting. (BMC 16.04.060(a))

Entry

Replace the missing closet door handle. BMC 16.04.060(a)

Bathroom

Replace the missing plumbing access panel. BMC 16.04.060(a) (for the bathtub – under the sink)

Living Room

Repair window to latch securely. BMC 16.04.060(b) (thumb latch is acceptable)

Kitchen

Repair the faucet sprayer on the sink to function as intended or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Unit 5**Kitchen**

Repair the dishwasher to function as intended. BMC 16.04.060(c) (not functioning properly per tenant)

Unit 6**Entry**

Replace the missing closet door handle. BMC 16.04.060(a)

Hallway

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Bedroom

Secure the transition strip. BMC 16.04.060(a)

Unit 7**General Condition**

No power – check electrical at reinspection

Upper Level**Common Hallway**

Replace the missing baseboard trim. BMC 16.04.060(a) (west end of hallway)

Unit 19**Entry**

Repair closet doors to open/close as intended. BMC 16.04.060(a)

Bathroom

Repair the carpeting at the threshold. BMC 16.04.060(a)

Hallway

Provide operating power to the smoke detector. IC 22-11-18-3.5

Bedroom

Secure loose electrical receptacle. BMC 16.04.060(b) (west wall)

Unit 18**General Condition**

No power – check electrical at reinspection

Bathroom

Replace the missing plumbing access panel. BMC 16.04.060(a) (for the bathtub – under the sink)

Replace the transition strip at the door. BMC 16.04.060(a)

Bedroom

Provide operating power to the smoke detector. IC 22-11-18-3.5

Unit 20**Kitchen**

Repair the faucet sprayer on the sink to function as intended or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 17**Bathroom**

Repair the sink to drain as intended. BMC 16.04.060(c)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Eliminate the drip from the shower head. BMC 16.04.060(c)

Bedroom

Replace the missing smoke detector. IC22-11-18-3.5

Unit 16**Bathroom**

Clean/replace the aerator on the sink faucet. BMC 16.04.060(c)

Kitchen

Repair the drawer to function as intended. BMC 16.04.060(c) (off track) (second drawer right of the stove)

Unit 21**Hallway**

Replace the missing smoke detector. IC22-11-18-3.5

Kitchen

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Unit 15**Bathroom**

Replace the missing sink stopper. BMC 16.04.060(c)

Unit 22

No violations noted

Unit 23**General Condition**

No power – check electrical at reinspection

Bedroom

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Living Room

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (west wall)

Kitchen

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Unit 14**Bathroom**

Secure the tub faucet handles. BMC 16.04.060(c)

Kitchen

Replace the missing stove burner knobs. BMC 16.04.060(c)

Unit 13

No violations noted

Unit 24**Bedroom**

Repair the closet doors to open/close as intended. BMC 16.04.060(c) (off track)

Living Room

Secure the loose subflooring. BMC 16.04.060(a) (center of the living room)

EXTERIOR

Replace the broken cleanout/drain cover. BMC 16.04.050(a) (in the parking lot in front of Mary M's entry)

Repair the sidewalk. BMC 16.04.040(c) (SE corner of the structure)

Repair the failed retaining wall. BMC 16.04.040(c) (NE corner of the structure)

OTHER REQUIREMENTS**Registration Form**

Complete the enclosed registration form. A street address is required for both owner and agent. This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.020, BMC 16.10.030(b)

OTHER REQUIREMENTS:

The following documents were not provided to the office or reviewed by the inspector within 60 days of the mailing date of the inspection report, and as such a fine will be levied:

- **Inventory & Damages List**

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement.

BMC 16.03.050(e) and BMC 16.10.030(b)

When issued, a **copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d)**: All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-36

Address: 3962 E 10th St

Petitioner: Derek Jones

Inspector: Rebecca Davis

Staff Report: September 26, 2024: Cycle inspection conducted
October 23, 2024: Cycle report mailed
December 22, 2024: 60 day deadline
December 31, 2024: Past 60 RV report mailed
January 21, 2025: Reinspection scheduled
February 10, 2025: BHQA Application received
February 14, 2025: Reinspection – BHQA items remaining violations

Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 1, 2025: Complete all remaining exterior repairs

Attachments: Cycle Report; BHQA Application

4/8/25 DAL



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

City Permit #: BHQA2025-0029
Application Date: 2/10/2025

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 3962 E 10th ST
Parcel Number: 53-05-35-100-018.000-005

Applicant

Derek Jones
512 W Pargrave Pl
Bloomington IN 47403

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

Exterior items unable to be completed yet due to weather.

25-TV-36

RD



CYCLE INSPECTION REPORT

7350

Owner(s)

Derek Jones
512 W Pargrave Pl
Bloomington, IN 47403

Prop. Location: 3962 E 10th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/3

Date Inspected: 09/26/2024
Primary Heat Source: Electric
Property Zoning: R2
Number of Stories: 2

Inspector: Rebecca Davis
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

Monroe County records show this structure was built in 1988. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches
Width: 18 inches
Sill Height: 48 inches
Openable Area: 4.75 sq. ft.

INTERIOR

MAIN LEVEL

Living Room (11-11 x 11-10):

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen:

Repair the leak from the sink faucet at the sink base. BMC 16.04.060(a)

Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Utility/Bathroom:

All individual power conductors should be wrapped with an insulative jacket all the way through the clamp which secures the wire to the appliance. BMC 16.04.060(c)

UPPER LEVEL

Bathroom:

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

Cover the opening for an obsolete vent in the (cast wall of the shower room). BMC 16.04.060(a)

Bedroom (12-7 x 11-6):

This room has a door to the exterior.

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5

EXTERIOR

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

Properly clean and/or treat the deck floor to eliminate the hazardous walking surface (floor is extremely slippery when wet). BMC 16.04.040(b)

Secure the guardrail around the lower deck so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

Replace broken or missing spindles in handrail/guardrail. BMC 16.04.020, BMC 16.04.050(b) and BMC 16.04.060(b)

Replace the GFCI near the front door (will not reset). BMC 16.04.050(b)

Replace the GFCI outlet cover out front with an outdoor rated cover (missing parts). BMC 16.04.050(b)

See following page for other requirements.

OTHER REQUIREMENTS:

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

C
elec

- Desired level: 0 parts per million (ppm)
- Acceptable level in a living space: 9 ppm
- Maximum concentration for flue products: 50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.



REMAINING VIOLATIONS INSPECTION REPORT

7350

Owner(s)

Derek Jones
512 W Pargrave Pl
Bloomington, IN 47403

Prop. Location: 3962 E 10th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/3

Date Inspected: 09/26/2024	Inspector: Rebecca Davis
Primary Heat Source: Electric	Foundation Type: Slab
Property Zoning: R2	Attic Access: No
Number of Stories: 2	Accessory Structure: None
Landlord Has Affidavit: No	

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

REMAINING VIOLATIONS:
INTERIOR

MAIN LEVEL

Living Room (11-11 x 11-10):

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen:

Repair the leak from the sink faucet at the sink base. BMC 16.04.060(a)

Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Utility/Bathroom:

All individual power conductors should be wrapped with an insulative jacket all the way through the clamp which secures the wire to the appliance. BMC 16.04.060(c)

UPPER LEVEL

Bathroom:

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

Cover the opening for an obsolete vent in the (east wall of the shower room). BMC 16.04.060(a)

Bedroom (12-7 x 11-6):

This room has a door to the exterior.

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5

EXTERIOR

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

Properly clean and/or treat the deck floor to eliminate the hazardous walking surface (floor is extremely slippery when wet). BMC 16.04.040(b)

Secure the guardrail around the lower deck so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

Replace broken or missing spindles in handrail/guardrail. BMC 16.04.020, BMC 16.04.050(b) and BMC 16.04.060(b)

Replace the GFCI near the front door (will not reset). BMC 16.04.050(b)

Replace the GFCI outlet cover out front with an outdoor rated cover (missing parts). BMC 16.04.050(b)

DOCUMENTATION REQUIRED:

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

C
elec

OTHER REQUIREMENTS:

The following documents **were not provided** to the office or reviewed by the inspector **within 60 days** of the mailing date on the inspection report, and as such a **fine will be levied**:

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement.

Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.



REMAINING VIOLATIONS INSPECTION REPORT

Reinspection conducted 02/12/2025

7350

Owner(s)

Derek Jones
512 W Pargrave Pl
Bloomington, IN 47403

Prop. Location: 3962 E 10th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/3

Date Inspected: 09/26/2024
Primary Heat Source: Electric
Property Zoning: R2
Number of Stories: 2
Landlord Has Affidavit: No

Inspector: Rebecca Davis
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

REMAINING VIOLATIONS:
EXTERIOR

NOTE: All life safety violations in this report have been highlighted.

Properly clean and/or treat the deck floor to eliminate the hazardous walking surface (floor is extremely slippery when wet). BMC 16.04.040(b)

Secure the guardrail around the lower deck so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

Replace broken or missing spindles in handrail/guardrail. BMC 16.04.020, BMC 16.04.050(b) and BMC 16.04.060(b)

DOCUMENTATION REQUIRED:

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

OTHER REQUIREMENTS:

The following documents were not provided to the office or reviewed by the inspector within 60 days of the mailing date on the inspection report, and as such a fine will be levied:

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-38

Address: 701 N Walnut St

Petitioner: Philip Baney

Inspector: Chastina Hayes

Staff Report: November 19, 2024 Completed cycle inspection
December 11, 2024 Mailed cycle report
February 6, 2025 Received BHQA application
February 13, 2025 Completed reinspection
February 28, 2025 Mailed remaining violations report
March 18, 2025 Meeting cancelled due to lack of quorum

During a cycle inspection of the above property it was noted that the handrail was not properly secure. The petitioner is requesting an extension of time due to weather related issues.

Staff recommendation: Approve the request for extension of time to complete the repairs.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 29, 2025 All life Safety
May 1, 2025 All remaining violations including the exterior handrail

Attachments: Remaining violations Report; BHQA Application

4/7/25 o/c



City of Bloomington
 Housing and Neighborhood
 Development (HAND)
 bloomington.in.gov

401 N Morton ST Suite 130
 PO Box 100
 Bloomington IN 47404

Phone: (812) 349-3420
 Fax: (812) 349-4582
 hand@bloomington.in.gov

City Permit #: BHQA2025-0027
 Application Date: 2/6/2025

**Application For Appeal To The Board of
 Housing Quality Appeals**

Property Address: 701 N Walnut ST
Parcel Number: 53-05-33-204-132.000-005

Applicant
 Philip Baney
 701 North Walnut Street
 Bloomington IN 47404

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

1. An extension of time to complete repairs. (Petition type: TV)
 - i. Specify the items that need the extension of time to complete.
 - ii. Explain why the extension is needed.
 - iii. Specify the time requested.
2. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - i. Specify the code reference number you are appealing.
 - ii. Detail why you are requesting the variance.
 - iii. Specify the modifications and or alterations you are suggesting.
3. Relief from an administration decision. (Petition type: AA)
 - i. Specify the decision being appealed and the relief you are seeking.
4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

Request to complete this portion of the Cycle Inspection in the Spring when temperatures rise. I am concerned the construction adhesive on the pavers will not properly adhere and cause an additional safety risk. Estimated completion by 5/1/2025

25-TV-38

NO FILE

CU

REMAINING VIOLATIONS REPORT

10322

Owner(s)

IUSH-Bloomington LLC
606 Liberty Ave Ste 600D
Pittsburgh, PA 15222

Agent

MVPM LLC
524 N College Avenue
Bloomington, IN 47404

Prop. Location: 701 N Walnut ST

Number of Units/Structures: 32/1

Units/Bedrooms/Max # of Occupants: Bld 1: 2/Eff/5 25/1/5 5/2/5

Date Inspected: 11/15/2024

Primary Heat Source: Electric

Property Zoning: MD-DG

Number of Stories: 3

Landlord Has Affidavit: No

Inspector: Chastina Hayes

Foundation Type: Slab

Attic Access: No

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

First Level:

Unit 001:

Bedroom:

Secure the loose ceiling vent. BMC 16.04.060 (a)

Unit 002:

Bathroom:

Repair the bathtub drain to function as intended. BMC 16.04.060©

Unit 101:

1st Bathroom:

Repair the towel bar to function as intended. BMC 16.04.060 (a)

Secure the loose tub spout. BMC 16.04.060 (a)

Kitchen:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Seal the hole in countertop adjacent to the faucet. BMC 16.04.060 (a)

Unit 203:

Kitchen:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Bathroom:

Secure the loose tub spout. BMC 16.04.060 (a)

Unit 204:

Kitchen:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Unit 205:

Bedroom:

Replace the missing escutcheon ring. BMC 16.04.060 (a)

Unit 209:

Bathroom:

Secure the loose tub spout. BMC 16.04.060 (a)

Kitchen:

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

Unit 210:

Bathroom:

Secure the loose tub spout. BMC 16.04.060 (a)

Unit 211:

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Bathroom:

Secure the loose tub spout. BMC 16.04.060 (a)

Unit 212:

Kitchen:

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Secure the loose electrical outlet (right of stove). BMC 16.04.060 (b)

Laundry Room:

Repair the water damaged ceiling above the furnace. BMC 16.04.060 (a)

Master Bath:

Secure the loose tub spout. BMC 16.04.060 (a)

Repair the bathtub drain to function as intended. BMC 16.04.060(c)

Hall Bath:

Secure the loose tub spout. BMC 16.04.060 (a)

Third Level:

Unit 301:

Kitchen:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements, BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Hall Bath:

Repair the towel bar to function as intended. BMC 16.04.060 (a)

Unit 306:

Kitchen:

Seal the hole in countertop adjacent to the faucet. BMC 16.04.060 (a)

Bathroom:

Secure the loose tub spout. BMC 16.04.060 (a)

Unit 307:

Kitchen:

Seal the hole in countertop adjacent to the faucet. BMC 16.04.060 (a)

Unit 308:

Kitchen:

Seal the hole in countertop adjacent to the faucet. BMC 16.04.060 (a)

Unit 309:

Kitchen:

Seal the hole in countertop adjacent to the faucet. BMC 16.04.060 (a)

Unit 310:

Bedroom:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040 (Tenant)

Unit 311:

Whole Apartment:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5 (Must be interconnected)

Kitchen:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Seal the hole in countertop adjacent to the faucet. BMC 16.04.060 (a)

EXTERIOR:

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b) (North side adjacent to the air conditioning units)

OTHER REQUIREMENTS

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: April 15, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-39

Address: 609 S. Walnut St.

Petitioner: Liam P. Walsh

Inspector: Rob Council

Staff Report: **January 08, 2025** - Conducted cycle inspection of property.
January 28, 2025 – Mailed report to owner.
February 07, 2025 – Received BHQA application.

At a complaint inspection of the above property, several violations of the Residential Rental Unit and Lodging Establishment Program were found, including **windows in need of repair and electrical issues in need of repair.**

Petitioner is seeking an extension of time to complete repairs.

Staff recommendation: Grant request for extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: May 29, 2025

Attachments: Cycle Report; BHQA Application

4/17/25 OK



City of Bloomington
 Housing and Neighborhood
 Development (HAND)
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401 N Morton ST Suite 130
 PO Box 100
 Bloomington IN 47404

Phone: (812) 349-3420
 Fax: (812) 349-4582
 hand@bloomington.in.gov

City Permit #: BHQA2025-0028
 Application Date: 2/7/2025

**Application For Appeal To The Board of
 Housing Quality Appeals**

Property Address: 609 S Walnut ST
Parcel Number: 53-08-04-217-023.000-009

Owner, Applicant
 Liam P Walsh
 609 S. Walnut St.
 Bloomington IN 47401

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Requested Variance Type: TV

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

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4. Rescind a variance. (Petition type: RV)
 - i. Detail the existing variance.
 - ii. Specify the reason the variance is no longer needed.

Variance Request:

Requesting 60 days extension to May 29, 2025, from March 29, 2025, to complete repairs. Taking more time than expected to secure window parts and electrical services.

25-TV-39
 No File RC



CYCLE INSPECTION REPORT

3806

Owner(s)

Liam P. Walsh
609 S. Walnut St.
Bloomington, IN

Prop. Location: 609 S Walnut ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 01/08/2025
Primary Heat Source: Gas
Property Zoning: MD-DG
Number of Stories: 2

Inspector: Rob Council
Foundation Type: Basement
Attic Access: No
Accessory Structure: Det. Garage

**Monroe County Assessor's records indicate this structure was built in 1930.
There are no minimum requirements for emergency egress at the time of construction.**

INTERIOR:

Home is no longer a duplex.

MAIN LEVEL

Enclosed Back Porch:

Replace broken/missing light switch cover plate. BMC 16.04.060(b) (**At entry.**)

Kitchen (9-4 x 7-8):

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (**Under sink.**)

Hall Bathroom:

Every window shall be capable of being easily opened and held in position by its own hardware.
BMC 16.04.060(b)

Dining Room (13-8 x 11-4):

Every window shall be capable of being easily opened and held in position by its own hardware.
BMC 16.04.060(b) (**South wall.**)

Living Room (10-2 x 9):

No violations noted.

NW Bedroom (13 x 11-4):

No violations noted.

Existing Egress Window Measurements:

Height: 72 inches

Width: 26 inches

Sill Height: 21 inches

Openable Area: 13 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom:

No violations noted.

NE Bedroom (13 x 11-3) (Same windows)

No violations noted.

2nd LEVELStairway/Hallway:

No violations noted.

Living Room/Bedroom (24-4 x 14-10):

Repair window to latch securely. **(Broken latch.)** BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 33 inches

Width: 24 inches

Sill Height: 21 inches

Openable Area: 5.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom:

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

BASEMENTStairway:

No violations noted.

Main Room: (Gas furnace located here, see other requirements.)

Install cover on sump pump pit to eliminate trip hazard. BMC 16.04.060(b)

Terminate electrical wiring in an approved manner such as an electrical junction box. BMC 16.04.060(b)
(N. wall, by stage.)

Terminate electrical wiring in an approved manner such as an electrical junction box. BMC 16.04.060(b)
(E. wall by washer.)

Terminate electrical wiring in an approved manner such as an electrical junction box. BMC 16.04.060(b)
BMC 16.04.060(b) (Center beam, adjacent to washer.)

EXTERIOR:

No violations noted.

Det. Garage:

No violations noted.

OTHER REQUIREMENTS:**Registration Form:**

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed. BMC 16.03.020, BMC 16.10.030(b)**

Inventory Damage List:

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Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.