

PUBLIC HEARING

BOARD OF HOUSING QUALITY APPEALS

ALLISON CONFERENCE ROOM 215

In Person / Zoom Virtual Meeting

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

Meeting ID 840 9035 4059 Passcode 084395

OCTOBER 21, 2025 4:15 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

I. ROLL CALL

II. MINUTES – September 16, 2025

III. PETITIONS

- 1) 25-TV-72, 1100 N. Crescent Road**, Scott Selm (The Annex Group). Previously heard at the September 16, 2025 meeting. Tabled due to lack of quorum. Request for an extension of time to complete repairs.
- 2) 25-TV-73, 1424 N. Jackson Street**, Woodington Management, LLC (Jackson Heights). Request for an extension of time to complete repairs.
- 3) 25-TV-74, 308 E. 7th Street**, Brawley Property Management. Request for an extension of time to complete repairs.
- 4) 25-AA-75, 2710 S. McCartney Lane**, Donald & Joy Caldwell. Request for relief from an administrative decision.
- 5) 25-TV-76, 446 E 2nd Street**, Parker Real Estate & Management (Joseph Christine, LLC). Request for an extension of time to complete repairs.

IV. GENERAL DISCUSSION

Discussion of the Board of Housing Quality Appeals By-Laws

V. PUBLIC COMMENT

VI. ADJOURNMENT

Board of Housing Quality Appeals - Members

Jacob Cole	Mayoral Appointee	Current Term Exp. 01/31/2027	06/07/2021 to Present
Christina Geels	Mayoral Appointee	Current Term Exp. 01/31/2027	07/15/2022 to Present
Benjamin Atkinson	Mayoral Appointee	Current Term Exp. 01/31/2026	06/26/2025 to Present
Vacant	Mayoral Appointee	Current Term Exp. 01/31/2027	03/27/2025 to Present
Navdeep Badhni	Council Appointee	Current Term Exp. 01/31/2027	08/06/2025 to Present
Zoe Zollman	Council Appointee	Current Term Exp. 01/31/2026	08/06/2025 to Present
Joshua Brewer	Council Appointee	Current Term Exp. 01/31/2027	09/30/2025 to Present

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BOARD of HOUSING QUALITY APPEALS
Meeting: TUESDAY, SEPTEMBER 16, 2025, 4:15 PM
ALLISON CONFERENCE RM. 225
SUMMARY

MEMBERS PRESENT: **Present:** Benjamin Atkinson, Navdeep Badhni, Christina Geels, Zoe Zollman

STAFF PRESENT: **Present:** Michael Arnold, Daniel Bixler, Barry Collins, Rob Council, Kenny Liford, Jo Stong, Steve Tamewitz, Angela van Rooy (HAND), Taylor Brown (Legal)

GUESTS: **Present:** Melvin Charleston (present tenant 1100 N Crescent Road), Samantha Gustavia (former tenant 1100 N Crescent Road), Sherri Hillenburg (Elkins Apartments), Laura Lane (Herald-Tribune),
Zoom: Matthew Clark (3111 S. Leonard Springs Road), Anna Killion-Hanson (HAND), Jackie Scanlon (Planning & Transportation), Scott Selm (The Annex Group/Union at Crescent)

Meeting start time 4:15 PM.

I. MINUTES

Geels made motion to accept the August 19, 2025 minutes. Atkinson seconded. Motion passed, 4-0.

II. CONSENT AGENDA

25-TV-69, 1130 W. Kirkwood Avenue, Parker Real Estate & Management (Joseph Christine, LLC). Request for an extension of time to complete repairs. Staff recommendation to deny the request for an extension of time and set deadline for September 30, 2025 for all repairs.

25-TV-71, 1501 S. Arbors Lane, Timothy Roberts (BH Walnut Springs, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 15, 2025 deadline.

Approved.

III. PETITIONS

1) **25-TV-68, 422 N. Fess Avenue**, Elkins Apartments. The petitioner, Sherri Hillenburg, was present to request an extension of time to complete repairs. Staff recommendation to grant the request with a November 10, 2025 deadline. Permit length issues are subject to the meeting of deadlines and come at the end of the rental cycle process. Geels made the motion to grant the request with a November 30, 2025 deadline. Zollman seconded. Motion passed, 4-0.

2) **25-TV-52, 3111 S. Leonard Springs Road**, Matthew Clark (Woodland Springs United, LLC). Tabled from August 19, 2025 meeting. The petitioner, Matthew Clark, was present via Zoom to request an extension of time to complete repairs. Staff recommendation to grant the request with a September 30, 2025 deadline. Geels made motion to grant the request per staff recommendation with a September 30, 2025 deadline for all life safety issues, a November 15, 2025 deadline for all remaining items with the exception of the dormers, and a March 15, 2026 deadline for the dormers. Zollman seconded. Motion passed, 4-0.

3) **25-TV-72, 1100 N. Crescent Road**, Scott Selm (The Annex Group). The petitioner, Scott

Selm, was present to request an extension of time to complete repairs. Noted that units specifically covered by petition were Building B, Units 113, 216, 313, 318 & 411, all vacant. Former tenant (Gustavia) spoke to issue of habitability of the property. Due to lack quorum (Zollman recusal), item tabled until the October 21, 2025 meeting:

- 4) **25-TV-70, 121 S. Jefferson Street**, Cheryl Underwood. Pulled by Badhni. Petitioner was not present to request an extension of time to complete repairs. Staff recommendation to grant the request for an extension of time with an October 07, 2025 deadline. Geels made motion to grant the request per staff recommendation. Zollman seconded. Motion passed, 4-0.

IV. GENERAL DISCUSSION

Discussion of BHQA By-laws. Issues included staff approval of petitions on the agenda for more than two months, meeting time and location and what constitutes a quorum.

Discussion will recur next month.

Geels made motion that Life safety items on consent agenda petitions which miss quorum for two consecutive meetings will automatically be granted staff recommendation for compliance date, with all other non-life safety violations and administrative requests brought to the board through routine process. Badhni seconded. Motion passed.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Geels made motion for adjournment. Atkinson seconded. Motion passed unanimously. Meeting adjourned 4:56 PM.

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

Meeting Date: October 21st, 2025

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

Petition Number: 25-TV-72

Address: 1100 N. Crescent Rd

Petitioner: Scott Selm

Inspector: Kenny Liford/Steve Tamewitz

Staff Report: Cycle completed on 06/10/2025

Cycle report mailed on 07/07/2025

BHQA application received on 08/28/2025

Reinspection scheduled for 10/21/2025 on 08/29/2025

Petition was tabled at the September 16th meeting

Staff recommendation: Grant the extension of time for the 5 units in need of remediation.

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: Have all life safety violations in the 5 units needing an extension completed and inspected by the 10/21/2025 reinspection date. All other violations in the 5 units must be corrected by 11/15/2025.

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 #: rentpro_10992
Application Date: 11/5/2018

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1100 N Crescent RD
Parcel Number: 53-05-32-200-006.001-005

Owner

The Annex Group
8680 Edison Plaza DR
Fishers IN 46038

Agent

Union at Crescent LP
409 Massachusetts AVE Suite 300
Indianapolis IN 46260

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:

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: Can we please receive an extension for the repairs we're unable to complete by 9/5/25. We have completed a majority of the inspection repairs and have scheduled a reinspection confirmed for 10/21/25. There are 5 units that require significant remediation using EPA approved methods. We have received a quote for \$120,000 and have a tentative start date of 9/3/25. There is a chance we might have them completed by the reinspection date of 10/21/25 but not sure at this time.

CYCLE INSPECTION REPORT

10992

Owner(s)

The Annex Group
8680 Edison Plaza Dr
Fishers, IN 46038

Agent

Union at Crescent LP
409 Massachusettes Ave
Indianapolis, IN 46260

Prop. Location: 1100 N Crescent RD

Number of Units/Structures: 146/3

Units/Bedrooms/Max # of Occupants: Bld 1: 26/1/3 Bld 2:99/1/3 Bld 3: 21/1/3

Date Inspected: 06/10/2025
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 3

Inspector: Liford/Tamewitz
Foundation Type: Other
Attic Access: No
Accessory Structure: None

Note: This structure is fully sprinklered and meets the exception for minimum egress requirements as outlined in the 2014 IBC Sec. 1029.1

Existing window measurements are as follows.

Existing Egress:
Height: 26 inches
Width: 31.25 inches
Sill Height: 34.5 inches
Openable Area: 5.62 sq. ft.

Room dimensions are in the file.

Only rooms with violations will be listed on this report.

INTERIOR

Building A

Lower Level

Unit #A001-occupied

Whole unit

Remove all items that are obstructing continuous access to egress areas. The minimum clear aisle width shall not be less than 36 inches. A means of egress shall be free from obstructions that would prevent its use. BMC 16.04.020(a)(3), IFC 1030.3

The tenant of a residential rental unit is responsible for keeping the unit in a clean, sanitary and safe condition. BMC 16.04.030

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#A002-occupied

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Kitchen

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

Replace missing/broken cabinet drawer. BMC 16.04.060(a)

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

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

1st Floor

Common Hallway

No violations noted.

Unit #A101-occupied

Kitchen

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

Unit #A102-vacant

No violations noted.

Unit #A103-vacant

Laundry Room

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

Unit #A104-vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Hallway

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

Unit #A107-occupied

No violations noted.

Unit #A108-occupied**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)

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

Unit#A109-occupied

No violations noted.

Unit #A110-occupied**Kitchen**

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

Bathroom

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

2nd Floor**Common Hallway**

No violations noted.

Unit #A201-vacant

No violations noted.

Unit #A202-occupied**Kitchen**

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

Unit #A203-vacant**Kitchen**

Correct the polarity of the electrical receptacle. (**Right of sink**) The hot and neutral conductors are reversed. BMC 16.04.060(b)

Unit #A204-occupied**Mechanical Closet**

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

Kitchen

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 (repair faucet in a manner so that there is adequate water pressure and volume). BMC 16.04.060(c)

Front Left Bedroom

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

Secure all loose electrical receptacles in this room. BMC 16.04.060(b)

Unit #A207 -occupied**Kitchen**

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

Unit #A208-vacant**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), IRC M1502.3

Kitchen

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

Repair the stove to function as intended. (Front of stove is missing) BMC 16.04.060(c)

Unit #A209-vacant

This unit was not inspected at the time of this inspection, as it was not accessible (**No keys**). 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 #A210-vacant

No violations noted.

3rd Floor**Common Hallway**

Security the emergency/security light at the north end of the hallway. BMC 16.04.060(c)

Unit #A301 -vacant**Left Bedroom**

Replace broken/missing outlet cover plate. BMC 16.04.060(b)

Unit #A302-occupied**Laundry Room**

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

Unit #A303-occupied

No violations noted.

Unit#A304-vacant

This unit was not inspected at the time of this inspection, as it was not accessible (**No keys**). 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 #A307-vacant

There was no water service to this unit/room at the time of the Cycle Inspection. Water service shall be restored and all associated items shall be checked at re-inspection. Any violations noted at that time shall have the same 60 day compliance deadline as the remainder of this report. BMC 16.04.060(c)

Laundry closet

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

Mechanical closet

Replace the missing cover for the hvac unit. BMC 16.04.060(c)

Kitchen

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

Relace the missing kick board under the sink. BMC 16.04.060(a)

Unit #A308-vacant**Entry**

Repair or replace deadbolt on entry door so that it functions as intended. BMC 16.04.060(a)

Unit #A309-vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Laundry Room

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

Kitchen

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

Unit #310-occupied

No violations noted.

Building B**Lower Level****Unit 01-vacant****Kitchen**

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

Bedroom

Repair the hole(s) in the door or replace the door. BMC 16.04.060(a)

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 02-vacantKitchen

Replace missing/broken cabinet drawer. BMC 16.04.060(a)

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

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

Units 03 -vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Mechanical closet

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 04 -occupiedLeft 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

Hallway

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

Unit 05-vacantEntry

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

Kitchen

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

Bathroom

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

Front 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

Back 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 08 -vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Unit 09- occupied

This unit was not inspected at the time of this inspection, as it was not accessible (**No keys**). 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 10 -vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Living Room

Replace the missing thermostat. BMC 16.04.060(c)

Unit 11-Occupied**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

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 12-vacant

No violations noted.

Unit 13-Occupied

No violations noted.

First Floor**Unit B101**

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Kitchen

Repair the stove to function as intended. (Front of stove is missing) BMC 16.04.060(c)

Unit B102 -Occupied**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 B103-vacant

No violations noted.

Unit B104 -Occupied

Fueled equipment, including but not limited to **motorcycles, mopeds**, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a residential building. BMC 16.04.020(a)(3) (2014 IFC 313.1, 313.2)

Unit B105 -Vacant

This unit was not inspected at the time of this inspection, as it was not accessible (**No keys**). 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 B108-Occupied

No violations noted.

Unit B109-Occupied

No violations noted

Unit B110-Occupied

No violations noted.

Unit B111**Kitchen**

Replace the rotten shelving under the sink. BMC 16.04.060(a)

Unit B119-Occupied

This inspection revealed a serious 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, but who is ultimately responsible to pay for such extermination is not regulated or discussed by the Municipal Code. BMC 16.04.090

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), IRC M1502.3

Properly and permanently eliminate the biological growth on walls and ceiling using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Bathroom

Properly and permanently eliminate the biological growth on walls and ceiling using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

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

Kitchen

Provide electrical power to all receptacles so that they function as intended. BMC 16.04.060(c)

Unit B113-VacantEntry

Replace the damaged/missing trim around the entry door. BMC 16.04.060(a)

Living Room

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Back Right Bedroom

Properly and permanently eliminate the biological growth on walls and ceiling using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Unit B117-Occupied

This unit was not inspected at the time of this inspection, as it was not accessible (**No keys**). 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 B118-Vacant

No violations noted.

Unit B112Outside entry

Replace the damaged/missing trim around the entry door. BMC 16.04.060(a)

Kitchen

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

Bathroom

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

Living Room

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

Unit B120-occupied

No violations noted.

Unit B121-Vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Unit B122-Occupied**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), IRC M1502.3

Unit B123-Occupied**Left Bedroom**

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

Unit B124-Vacant

No violations noted.

Unit B125-Vacant

No violations noted.

Unit B126-Occupied**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 B127-Occupied

This unit was not inspected at the time of this inspection, as it was not accessible (**Tenant would not open door**). 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

2nd Level:**Unit B201****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)

Living Room

Replace broken/missing outlet cover plate. BMC 16.04.060(b)

Unit B202-vacant**Mechanical Closet**

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)

Unit B203 -Vacant

No violations noted.

Unit B204

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

Mechanical Room

No violations noted.

Unit B205

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 (Tenant Refused Entry)

Unit B208,

No violations noted.

Unit B209

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Unit 210

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

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)

S.E. Bedroom

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

Unit B211

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(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

N.E. Bedroom

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

Unit B212

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Mechanical Closet, Laundry Closet

Properly and permanently eliminate the biological growth on walls using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Kitchen

Replace missing stove. BMC 16.04.060(c)

Unit B213**Mechanical Closet, S.W Bedroom Closet**

Properly and permanently eliminate the biological growth on walls using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

N.E. Bedroom

Properly and permanently eliminate the biological growth on walls and ceiling using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

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

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 **(Hanging by Wires)**

Hall Bath

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

Unit B216**Laundry Closet**

Ensure dryer is functioning as intended and dryer vent is not clogged. BMC 16.04.060(a)
(Tenant states dryer not drying)

Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Unit B217**Bedroom**

Remove foil tape from wall mounted fire alarm. BMC 16.04.060(b)

Unit B218**Kitchen**

Replace missing trim. BMC 16.04.060(a) **(Interior entry)**

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

N.E. Bedroom

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

S.W. Bedroom

Provide electrical power to all receptacles so that it function as intended. BMC 16.04.060(c)

Mechanical Closet

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

Unit B219

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 B220**Kitchen**

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

Repair/replace missing heating elements on stovetop. BMC 16.04.060(c)

Bathroom

Repair the light fixture to function as intended. BMC 16.04.060(c) (**loose**)

Unit B221

No violations noted.

Unit B222

No violations noted.

Unit B223**Kitchen**

Gfi corner countertop no power

Bathroom

Repair the hole in the wall. BMC 16.04.060(a) (**above switches**)

Bedroom

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (**below electrical panel**)

Unit B224

Replace the missing smoke detectors. The missing smoke detectors were hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5 (**whole unit**)

Unit B225**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)

Hall Bath

Replace the damaged/missing trim around the door. BMC 16.04.060(a)

Unit B226**Laundry Room**

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

Kitchen

Replace missing/broken cabinet drawer. BMC 16.04.060(a)

3rd Level**Common Hallway**

Repair the broken window (**North end of hallway**). BMC 16.04.060(a)

Unit B301-Occupied**Kitchen**

Repair the dishwasher to function as intended. (Front of dishwasher is missing) BMC 16.04.060(c)

Living Room

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

Bedroom

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

Unit B302-Vacant

No violations noted.

Unit 303-Vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Unit B304 -Vacant**Kitchen**

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

Replace broken/missing outlet cover plate. BMC 16.04.060(h)

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

Back 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

Hall Bath

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

Unit B305-Vacant**Kitchen**

Properly repair, then clean and surface coat damaged or **stained** ceiling area. BMC 16.04.060(a)

Mechanical Closet

Properly and permanently eliminate the biological growth on walls and ceiling using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Unit B308-vacant**Bathroom**

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

Unit B309-Occupied**Bathroom**

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

Unit B310

No violations noted.

Unit B311-Occupied

This unit was not inspected at the time of this inspection, as it was not accessible (**No keys**). 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 B312-vacant

No violations noted.

Unit B313**Kitchen**

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

Hallway

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

Living Room

Replace the missing thermostat. BMC 16.04.060(c)

Front left Bedroom

Properly and permanently eliminate the biological growth on walls and ceiling using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Hall Bath

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

Unit B316-Vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Unit B317-Vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Living Room

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

Unit B318-Maintenance office

No violations noted.

Unit B319 Ron smith 812-391-0142

No violations noted.

Unit B320-vacant**Kitchen**

Complete the installation of all appliances. BMC 16.04.060(c)

Unit B321-vacant

No violations noted.

Unit B322-Vacant

No violations noted.

Unit B323-Vacant

Kitchen

Replace missing/broken cabinet drawer. BMC 16.04.060(a)

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

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 B324-occupied

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

Laundry Room

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

Unit B325-Vacant

Kitchen

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

Right Bedroom

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

Unit B326 -Occupied

No violations noted.

4th Level:

Common Hall

Provide electrical power to the receptacle(s) so that it functions as intended. BMC 16.04.060(c)

Unit B401

Kitchen

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

Properly service and repair air conditioning unit to function as intended. BMC 16.04.060(c)

Unit B402

Kitchen

Repair garbage disposal to function as intended. 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 (**battery missing**)

Unit B403

No violations noted.

Unit B404

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

S.E. Bedroom

Repair the hole(s) in the door or replace the door. BMC 16.04.060(a)

Unit B405

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 B408Kitchen

Repair/replace the light fixture to function as intended. BMC 16.04.060(c) (ceiling)

Bathroom

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

Unit B409

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 B410

No violations noted.

Unit B411Kitchen

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

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

There was no water service to this unit/room at the time of the Cycle Inspection. Water service shall be restored and all associated items shall be checked at re-inspection. Any violations noted at that time shall have the same 60 day compliance deadline as the remainder of this report. 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

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) **(two large holes in subfloor)**

N.E. Bedroom

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

S.E. Bedroom

Replace missing fire alarm. BMC 16.04.060(b)

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

Unit B412

No violations noted.

Unit B413

No violations noted.

Unit B416

No violations noted.

Unit B417

Kitchen

Properly repair or replace broken or missing cabinet door. BMC 16.04.060(a) **(right of oven)**

Replace missing/broken cabinet drawer. BMC 16.04.060(a) **(drawers on both sides of oven)**

Unit B418

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)

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

N.W. Bedroom

Replace the missing door. BMC 16.04.060(a)

S.W. 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

Bathroom

There was no water service to this unit/room at the time of the Cycle Inspection. Water service shall be restored and all associated items shall be checked at re-inspection. Any violations noted at that time shall have the same 60 day compliance deadline as the remainder of this report. BMC 16.04.060(c)

Unit B419

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Mechanical closet

Reattach water heater element access panel. BMC 16.04.060(c)

Unit B420

No violations noted.

Unit B421

No violations noted.

Unit B422

No violations noted.

Unit B423

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Properly repair or replace damaged door jamb. BMC 16.04.050(a) and BMC 16.04.060(a) (entry)

Kitchen

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

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

All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. Properly install approved food preparation equipment (stove). BMC 16.04.060(a)

Repair or replace stove door. BMC 16.04.060(c) (glass on door broken/missing)

Replace missing/broken cabinet drawer. BMC 16.04.060(a) (near stove)

Bathroom

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

Replace broken sink. BMC 16.04.060(c)

Unit B424

No violations noted.

Unit B425**Kitchen**

Replace missing stove handle. BMC 16.04.060(c)

Properly service and repair HVAC system. BMC 16.04.060(c) **(over 100 degrees upon entry)**

Bathroom

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

N.W. Bedroom, S.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) **(windows hard to open and close)**

Unit B426

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

N.E. Bedroom/Bathroom

Provide electrical power to the GFCI receptacle so that it functions as intended. BMC 16.04.060(c) **(near sink)**

Mechanical north hall

No violations noted.

Mechanical south hall

No violations noted.

Building C

Main Level

Unit C001

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

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

Replace sink cabinet base. BMC 16.04.060(a)

Living Room

Replace missing thermostat. 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

N.E. Bedroom

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

N.W. 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 fire alarm. The missing fire alarm was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

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

Repair or replace closet doors so they function as intended. 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) **(remove screws to open)**

Unit C002

Secure loose electrical receptacle. BMC 16.04.060(b) **(east countertop)**

Living Room

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

Unit C003

Living Room

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c) **(n.e. wall)**

S.E. Bedroom

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

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

N.E. Bedroom

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

Replace missing window child locks. BMC 16.04.060(c)

First Level

Unit C103

No violations noted.

Unit C108

S.W. Bedroom

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

Hall

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

Unit C102

No violations noted.

Unit C107**Kitchen**

Repair or replace broken microwave. BMC 16.04.060(c)

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

Provide electrical power to the receptacles so they function as intended. BMC 16.04.060(c)

Living Room

Replace broken/worn electrical receptacle. BMC 16.04.060(b) **(s.w. wall)**

Secure loose electrical receptacle. BMC 16.04.060(b) **(s.w. wall)**

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

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 **(living room, bedrooms)**

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b) **(s.e. wall)**

Unit C101

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Kitchen, Mechanical Closet

Repair the surface of the walls to be free of holes, cracks, peeling paint and/or sagging materials and seal. BMC 16.04.060(a)(f) **(replace missing drywall)**

Replace missing appliances. BMC 16.04.060(c) **(stove, washer/dryer)**

N.E. 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) **(north window no latch)**

N.W. Bedroom

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

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) **(east window)**

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

N.W Bedroom/Bathroom

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

Unit C106S.W. Bedroom

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

N.W. Bedroom

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

Mechanical Room Common Hall

Replace missing air handler filter. 16.04.060(c)

Second LevelUnit C201Kitchen

Replace the dishwasher BMC 16.04.060(c)

There was no cold water service to this unit/room at the time of the Cycle Inspection. Water service shall be restored and all associated items shall be checked at re-inspection. Any violations noted at that time shall have the same 60 day compliance deadline as the remainder of this report. BMC 16.04.060(c)

Living room

Replace the missing thermostat. BMC 16.04.060(c)

Hall

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

N.W. 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

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) **(repair both windows to lock)**

N.W. Bedroom/Bathroom

There was no cold water service to this unit/room at the time of the Cycle Inspection. Water service shall be restored and all associated items shall be checked at re-inspection. Any violations noted at that time shall have the same 60 day compliance deadline as the remainder of this report. BMC 16.04.060(c)

N.E. 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)

S.E. Bedroom

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

Unit C202

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

Properly secure countertop and cabinets to the wall. BMC 16.04.060(a) (countertop pulling away from wall)

Replace the missing refrigerator. BMC 16.04.060(c)

Repair or replace the microwave. BMC 16.04.060(c)

Living Room

Replace missing thermostat. BMC 16.04.060(c)

Repair the surface of the walls to be free of holes, cracks, peeling paint and/or sagging materials and seal. BMC 16.04.060(a)(f) **(n.e. wall)**

Bedroom/Closet

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) **(missing child safety stops)**

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

Closet

Properly and permanently eliminate the biological growth on walls using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Unit C203

Properly and permanently eliminate the biological growth on walls and ceilings using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold **(entire unit)**

Kitchen

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

N.E. Bedroom

Repair the hole(s) in the door or replace the door. BMC 16.04.060(a)

Bathroom

Properly replace missing shower head. BMC 16.04.060(c)

Unit C206

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

Unit C207**Living Room**

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

N.W. Bedroom

Repair the broken window. BMC 16.04.060(a)

S.W. Bedroom

Repair the broken window. BMC 16.04.060(a)

Unit C208

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

Third Level**Unit C301****Kitchen**

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

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c) (**west countertop GFCI**)

Hall Bathroom

Replace the missing toilet tank lid. 16.04.060(c)

S.E. Bedroom

Properly repair or replace damaged door jamb. BMC 16.04.050(a) and BMC 16.04.060(a)

N.W. Bedroom

Repair the broken window. BMC 16.04.060(a)

N.W. Bedroom/Bathroom

Properly repair or replace damaged door jamb. BMC 16.04.050(a) and BMC 16.04.060(a)

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

Unit C302

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)

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

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 missing closet door trim. BMC 16.04.060(a)

Bathroom

Repair or replace shower floor basin. BMC 16.04.060(c) (**crack in fiberglass basin**)

Secure loose faucet to countertop. BMC 16.04.060(c)

Unit C303Hall

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 Bathroom

Secure loose faucet to countertop. BMC 16.04.060(c)

Secure loose electrical receptacle. BMC 16.04.060(b) (**outlet pulled out of wall**)

Unit C306

Repair or replace washing machine to function as intended. 16.04.060(c) (**tenant states washer not pumping water out of machine**)

Unit C307Kitchen

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

Repair or replace entry door trim. BMC 16.04.060(a)

Living Room

Repair the broken window. BMC 16.04.060(a)

S.W. Bedroom

Remove tape from smoke detector housing. BMC 16.04.060(b)

Properly repair or replace damaged door jamb. BMC 16.04.050(a) and BMC 16.04.060(a)

Repair the hole(s) in the door or replace the door. BMC 16.04.060(a)

N. W. Bedroom

Properly secure loose door hinges and replace missing strike plate. BMC 16.04.060(a)

Hall Bathroom

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c) (**GFCI**)

Secure loose faucet to countertop. BMC 16.04.060(c)

Seal the base of sink to countertop. BMC 16.04.060(a)

Unit C308

Entire Unit

Replace missing baseboard/cove base trim. BMC 16.04.060(a)

Kitchen

Replace missing entry door trim. BMC 16.04.060(a)

N.W. Bedroom

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

Mechanical Closet, Common Hall

No violations noted.

Storage

No violations noted.

EXTERIOR

Building A

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Building B

Seal all around openings where hvac enters the building. BMC 16.04.050(a)

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Replace any/all missing trim pieces on the front of the of building. BMC 16.04.050(a)

Building C

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 mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

Required documentation

Provide documentation of the fire suppression/fire alarm systems annual inspection as required by the Indiana Fire Prevention Code. 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 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.

2 Inspectors-8 hours

1 Inspector-16 hours

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

Meeting Date: October 21 2025

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

Petition Number: 25-TV-073

Address: 1424 N Jackson St

Petitioner: Jackson Heights Apartments

Inspector: Arnold/Liford

Staff Report: May 30 2025 Cycle Inspection Scheduled
July 08 2025 Cycle Inspection Completed
July 24 2025 Cycle Inspection Sent
September 15 2025 BHQA Application Received

Petitioner is requesting an additional 60 days to complete the repairs listed on the Cycle Inspection report.

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: November 21 2025 Life Safety Items
December 21 2025 All Other Items

Attachments: Cycle Inspection Report; BHQA Application



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

RECEIVED
SEPT 15 2025

Property Address: 1424 North Jackson Street

Petitioner's Name: Jackson Heights 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: Scott May

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 month's agenda!

(Will be assigned by BHQA)

Petition Number: 25-TV-73

MA, KL

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 additional 60 days to complete the work at the Jackson Heights property. We currently have one maintenance technician out on medical (for the entire calendar year 2025, so far) and we just had our busiest season, July and August for turnovers of apartments, getting them ready for new tenants and all that goes along with that.

We just started on the work last week – September 8-12 – and will have 1 maintenance technician working full time on completing these repairs.

We thank you for your consideration.

Signature (Required):

Woodington Mgt / M.A. Waggoner

Name (Print):

Woodington Mgt / M.A. Waggoner

Date: 09-15-25

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

929

Owner(s)

Jackson Heights
3000 S Walnut Street Pike #F6
Bloomington, IN 47401

Agent

Woodington Management
Waggoner, Mary Ann
3000 S Walnut Street Pike #F6
Bloomington, IN 47401

Prop. Location: 1424 N Jackson ST

Number of Units/Structures: 140/9

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 12/2/5, Bld 2: 16/2/5, Bld 3: 11/2/5 1/3/5, Bld 4: 16/2/5,
Bld 5: 16/2/5, Bld 6: 16/2/5 2/1/5 2/3/5, Bld 7: 10/3/5 10/1/5, Bld 8: 6/3/5 6/1/5, Bld 9: 12/2/5 4/1/5

Date Inspected: 07/08/2025

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Inspector: Liford/Arnold

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1973. At that time there were no minimum requirements for emergency egress.

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

Existing Egress Window Measurements:

Height: 44 inches

Width: 21 inches

Sill Height: 38 inches

Openable Area: 6.42 sq. ft.

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

NOTE: All life safety violations in this report have been highlighted.

INTERIOR

Building 541

Unit A

Master 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)

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

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

Unit D

No violations noted

Unit B

Utility Room

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 C

Bath

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

Building 531

Unit A

Master Bedroom

Repair the sliding door to be easy to open. BMC 16.04.060(c)

Master Bath

Replace the missing sink stopper. BMC 16.04.060(a)

Unit D**Living Room**

Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a residential building. BMC 16.04.020(a)(3) (2014 IFC 313.1, 313.2)

Master Bath

Replace the missing sink stopper. BMC 16.04.060(a)

Hallway

Repair the carpet at the bedroom door. BMC 16.04.060(a)

Unit B**Kitchen**

Repair/replace the carpet and transition strip at the entry. BMC 16.04.060(a)

Replace the missing drawer front. BMC 16.04.060(a)

Bathroom

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

Unit C**Bathroom**

Repair/replace the vertical piece of the drop ceiling. BMC 16.04.060(a)

Master Bath

Replace the missing sink stopper. BMC 16.04.060(a)

Building 521**Unit A****Bedroom**

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)

Master Bath

Secure the cove base along the front of the tub. BMC 16.04.060(a)

Unit D**Master Bath**

Replace the missing sink stopper. BMC 16.04.060(a)

Bedroom

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 C**Bedroom**

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 B

No violations noted

Building 511**Unit A**

No violations noted

Unit D

The owner of a structure containing two or more dwelling units, a multiple occupancy or a rooming house shall be responsible for the extermination of pests. BMC 16.04.090(d)

Unit B**Entry**

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

Living Room

Repair/remove/replace the damaged screens. BMC 16.04.060(a)

Repair the broken window. BMC 16.04.060(a) (right window)

Bedroom

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)

Repair the window to close as intended. BMC 16.04.060(b)

Deck

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

Master Bath

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

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

Master Bedroom

Repair the damaged entry door trim. BMC 16.04.060(a)

Unit CBath

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

Replace the missing vanity cabinet door pulls. BMC 16.04.060(a)

Bedroom

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)

Building 501Unit A

No violations noted

Unit DHallway

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

Bath

Replace the missing sink stopper. BMC 16.04.060(a)

Master Bedroom

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

Unit B

Living Room

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (west wall)

Unit C

No violations noted

Building 573

Unit A

Master Bath

Properly repair and surface coat the damaged wall. BMC 16.04.060(a) (at shower head)

Unit D

Bath

Caulk the vertical edge of the shower surround. BMC 16.04.060(a) (adjacent to stool)

Unit C

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 (Sick)

Unit B

Master Bedroom

Properly repair and surface coat the damaged portion of the wall. BMC 16.04.060(a) (opposite of sliding door)

Building 563

Unit A

Hallway

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

Unit D

No violations noted

Unit B

No violations noted

Unit C

No violations noted

Building 553

Unit A

Kitchen

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

Bedroom

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

Bathroom

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (behind the door)

Repair/replace the water damaged ceiling tiles. BMC 16.04.060(a)

Master Bedroom

Replace the broken handle on the sliding door. BMC 16.04.060(c)

Unit D

Bathroom

Replace the missing ceiling tiles. BMC 16.04.060(a)

Hallway

Eliminate the gap in the carpet at the seam. BMC 16.04.060(a)

Kitchen

Repair/replace the exhaust fan. BMC 16.04.060(a) (rusted top)

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

Unit B

Kitchen

Repair the right front burner to function as intended. BMC 16.04.060(c)

Hallway

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

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

Master Bedroom

Replace the broken handle on the sliding door. BMC 16.04.060(c)

Unit C**Living Room**

Replace the broken outlet. BMC 16.04.060(b) (adjacent to the entry door)

Kitchen

Repair the sink faucet to eliminate the vibration when running. BMC 16.04.060(c)

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

Hallway

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

Building 543**Unit A**

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 D

No violations noted

Unit B**Kitchen**

Repair the dishwasher to function as intended. (per the tenant)

Seal the floor at the entry. BMC 16.04.060(a)

Hallway

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

Master Bathroom

Secure the flooring at the entry. BMC 16.04.060(a)

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

Master Bedroom

Replace the broken handle on the sliding door. BMC 16.04.060(c)

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)

Secure the exhaust fan to the underside of the cabinet. BMC 16.04.060(c)

Building 533**Unit A****Kitchen**

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

Unit D

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 (Refused access)

Unit C**Kitchen**

Repair the dishwasher to function as intended. BMC 16.04.060(c) (per tenant it is not draining and is leaking)

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

Eliminate the source of the leak from the ceiling and replace the damaged ceiling tiles. BMC 16.04.060(a)

Replace the missing sink stopper. BMC 16.04.060(a)

Bedroom

Repair window to latch securely. BMC 16.04.060(b)

Repair the broken window. BMC 16.04.060(a)

Unit B**Hallway**

Replace the missing smoke detector. IC22-11-18-3.5

Bathroom

Verify stool functions as intended. (per tenant no refilling or flushing properly)

Building 523**Unit A****Hallway**

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

Unit D**Bathroom**

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

Hallway

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

Bedroom

Rearrange belongings in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), BMC 16.04.060(b), 2014 IFC 1003.6, 1030

Unit BKitchen

Eliminate the link coming from under the refrigerator. BMC 16.04.060(c)

Replace the missing drawer front. BMC 16.04.060(a)

Master Bathroom

Secure the cove base on front of the bathtub. BMC 16.04.060(a)

Unit CKitchen

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

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

Master Bedroom

Secure the interior handle of the sliding door handle and replace the broken handle on the exterior. BMC 16.04.060(a)

Building 513**Unit A**

No violations noted

Unit DHallway

Secure the light fixture to the ceiling. BMC 16.04.060(b)

Unit BKitchen

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

Replace the missing vanity door pulls. BMC 16.04.060(a)

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)

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

Bathroom

Replace the missing/broken ceiling tiles. BMC 16.04.060(a)

Building 503**Unit A****Hallway**

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

Secure the bedroom door knob. BMC 16.04.060(a)

Repair the carpet at the bedroom doors. BMC 16.04.060(a)

Bathroom

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

Repair/replace the transition strip. BMC 16.04.060(a)

Master Bathroom

Repair the stool to flush and refill properly. BMC 16.04.060(c)

Replace the missing tub stopper. BMC 16.04.060(a)

Unit D**Kitchen**

Verify countertop outlets function as intended. BMC 16.04.060(b)

Repair/replace the transition strip. BMC 116.04.060(a)

Master Bathroom

Replace the missing sink stopper. BMC 16.04.060(a)

Bedroom

Rearrange belongings in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), BMC 16.04.060(b), 2014 IFC 1003.6, 1030

Unit B**Master Bedroom**

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (under the panel)

Repair/replace the entry door. BMC 16.04.06(a) (hole in door)

Hallway

Replace the missing smoke detector

Bathroom

Grout the shower surround where grout is missing. BMC 16.04.060(a)

Building 565**Unit A**

This unit was not inspected at the time of this inspection, as it was not accessible (**No keys**). 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 D**Master Bedroom/Bath**

Repair/replace the damaged handle to the sliding door. 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)

Hallway

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

Unit B**Living Room**

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

Master Bedroom/Bath

Properly repair, then clean and surface coat damaged or **stained** ceiling area. BMC 16.04.060(a)

Provide electrical power to the receptacle on the north wall so that it functions as intended. BMC 16.04.060(c)

Unit C**Kitchen**

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

Building 555**Unit A****Kitchen**

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

Unit D**Left Bedroom**

This room was not accessible at the time of this inspection. **(Locked door)** 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 B**Master Bedroom**

This room was not accessible at the time of this inspection. **(Locked door)** 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

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

Unit C**Kitchen**

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

Building 545**Unit A**

No violations noted.

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)

Unit C**Bathroom**

Repair the bent sink stopper plunger. BMC 16.04.060(c)

Hall

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

Master Bathroom

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

Deck

Secure the loose spindles. BMC 16.04.050(a)

Unit B**Master Bathroom**

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

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

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

Bathroom

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

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

Building 535**Unit D****Living Room**

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

Kitchen

Secure the exhaust fan to the under side of the cabinet. BMC 16.04.060(c)

Unit A**Bedroom**

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)

Master Bedroom

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

Master Bathroom

Replace the missing sink stopper. BMC 16.04.060(a)

Bathroom

Replace the missing sink stopper. BMC 16.04.060(a)

Unit 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 C**Kitchen**

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

Hallway

Repair the carpet at the Master Bedroom door. BMC 16.04.060(a)

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

Building 525**Unit A****Bedroom**

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 D

No violations noted

Unit 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)

Hallway

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

Bedroom

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 C**Hallway**

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

Building 515

Entry

Repair the crack in the floor to eliminate the trip hazard. BMC 16.04.060(a) (at entry door)

Unit A

Kitchen

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

Hallway

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

Unit D

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)

Hallway

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

Master Bathroom

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

Properly repair and surface coat the ceiling. BMC 16.04.060(a) (above the shower)

Unit B

Hallway

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

Repair the carpet at the bedroom door. BMC 16.04.060(a)

Unit C

No violations noted

Building 505

Unit A

No violations noted

Unit D

No violations noted

Unit C**Bedroom**

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 B**Hallway**

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

Master Bathroom

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

Bathroom

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

Building 645**Unit A**

No violations noted.

Unit D**Entry**

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

Hall Bath

Seal edge of floor covering adjacent to bathtub. 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)

Hallway

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

Unit B**Water Heater 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 C

No violations noted.

Building 641**Unit A****Living Room**

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

Master Bedroom

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

Unit D**Kitchen**

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

Unit B**Entry**

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

Kitchen

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

Replace the missing cover for the stove exhaust fan. BMC 16.04.060(c)

Water Heater Closet

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

Hallway

Replace the missing smoke detector. IC22-11-18-3.5

Unit C

No violations noted.

Building 637**Unit A**

No violations noted.

Unit D**Hallway**

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

Replace the dead battery in the thermostat so that it functions as intended. BMC 16.04.060(c)

Kitchen

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

Unit B**Bathroom**

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

Unit C**Master Bedroom/Bath**

Replace broken outlet. BMC 16.04.060(b)

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

Hallway

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

Building 633**Unit A****Kitchen**

Reattach the loose and hanging light under the range hood. BMC 16.04.060(c)

Hallway

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

Unit D**Middle Bedroom**

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

Landing between B and C

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

Unit B

This room was not accessible at the time of this inspection. **(Locked door)** 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 C**Entry**

Repair or replace door knob/lock assembly (**Doesn't latch**) in a manner so that it functions as intended. BMC 16.04.060(a)

Middle Bedroom

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 629**Unit A****Hall Bath**

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

Unit D**Left Bedroom**

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)

Landing between B and C

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

Unit B**Living Room**

Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a residential building. BMC 16.04.020(a)(3) (2014 IFC 313.1, 313.2)

Hall Bath

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

Unit CHall Bath

Replace the damaged sink. BMC 16.04.060(c)

Replace the missing sink stopper. BMC 16.04.060(a)

Hallway

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

Building 621Unit D

No violations noted.

Unit AHallway

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

Landing between B and C

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

Unit B

No violations noted.

Unit C

This unit was not inspected at the time of this inspection, as it was not accessible. **(Loose dog and tenants would not answer door)** 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

Building 625Unit AHallway

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

Unit DKitchen

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

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

Master Bedroom

Properly and permanently eliminate the biological growth on the south wall using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Landing between B and C

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

Unit B

No violations noted.

Unit CHall Bath

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

Hallway

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

Master Bedroom

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

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

Building 617Unit AKitchen

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

Water Heater

Install a cable clamp where the power supply enters the water heater. BMC 16.04.060(c)(b)

Hallway

Replace the missing smoke detector. IC22-11-18-3.5

Hall Bath

Remove the item stuck in the receptacle so that it functions as intended. BMC 16.04.060(b)

Unit DHall Bath

Repair the hole(s) in the door or replace the door. BMC 16.04.060(a)

Hallway

Replace the missing smoke detector. IC22-11-18-3.5

Living Room

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

Unit B

No violations noted.

Unit C

Entry

Properly repair the door casing around the deadbolt. BMC 16.04.060(a)

Hall Bath

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

Building 613

Unit A

Hall Bath

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

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

Bedroom

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

Hallway

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

Unit D

No violations noted.

Unit B

Hall Bath

Clean and service the exhaust fan 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

Unit C

No violations noted.

Building 609**Unit A****Kitchen**

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

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

Hallway

Replace the missing smoke detector. IC22-11-18-3.5

Living Room

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

Unit D**Entry**

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

Hallway

Replace the missing smoke detector. IC22-11-18-3.5

Unit C

No violations noted.

Landing between B and C

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

Unit B

No violations noted.

Building 605**Unit D****Hallway**

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

Unit A**Kitchen**

Replace the missing cover for the exhaust fan in the range hood. BMC 16.04.060(c)

Bathroom

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

Unit B

No violations noted.

Unit C**Living Room**

Properly repair, then clean and surface coat damaged or **stained** ceiling area. BMC 16.04.060(a)

Hallway

Replace the missing smoke detector. IC22-11-18-3.5

Master Bedroom

Properly repair, then clean and surface coat damaged or **stained** ceiling area. 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)

Middle Bedroom

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

Building 601**Unit D**

No violations noted.

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)

Water heater closet

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

Unit C**Entry**

Repair or replace closet doors so they function as intended. 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)

Repair the drawer to the bottom of the stove. BMC 16.04.060(c)

Replace missing/broken cabinet drawer. BMC 16.04.060(a)

Bathroom

Secure the sink bowl and properly caulk around edges to prevent water infiltration. BMC 16.04.060(a)

Master Bedroom

Repair the sliding door to latch properly. BMC 16.04.060(b)

Building 603**Unit A**

No violations noted.

Unit D

No violations noted.

Landing between B and C

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

Unit C

No violations noted.

Unit B**Kitchen**

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

Determine source and eliminate leak. BMC 16.04.060(a)

Master Bedroom

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

Building 607**Unit A****Entry**

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

Unit D**Hallway**

Replace the missing smoke detector. IC22-11-18-3.5

Master Bedroom/Bath

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

Hall Bath

Determine the source and eliminate the leak around the toilet. BMC 16.04.060(a)

Unit B**Kitchen**

Replace the missing cover for the exhaust fan in the range hood. BMC 16.04.060(c)

Unit C**Kitchen**

Replace the missing cover for the exhaust fan in the range hood. BMC 16.04.060(c)

Building 611**Unit D**

This room was not accessible at the time of this inspection. **(Loose dog)** 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 A**Hallway**

Replace the missing smoke detector. IC22-11-18-3.5

Right Bedroom

Repair the hole(s) in the door or replace the door. BMC 16.04.060(a)

Landing between B and C

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

Unit B

No violations noted.

Unit C**Kitchen**

Repair/replace the dishwasher to function as intended. BMC 16.04.060(c)

Attics

No accessible

EXTERIOR

General Statement for all buildings: Label the main electrical shutoff to each unit. BMC 16.04.020 IEC 230.70(b)

General Statement for all buildings: Properly repair or replace damaged or deteriorated siding 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)

Walkway from lower Parking lot to top of hill

Properly repair all steps and replace all rotting walkway boards. BMC 16.04.050(a)

Building 621-633

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Enclose all wiring for the HVAC unit behind #621 in proper conduit. BMC 16.04.050(c)

Deck behind 541: Properly repair/replace deck all rotting deck boards and posts. BMC 16.04.050(a)

Properly level the air conditioning units behind 501 A. BMC 16.04.050(c)

Properly repair or replace damaged or deteriorated corner siding pieces behind 563C 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)

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.

Estimated time for reinspection – 2 inspectors – 1 day

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

Meeting Date: October 21, 2025

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

Petition Number: 25-TV-74

Address: 308 E. 7th Street

Petitioner: Brawley Property Management

Inspector: Jo Stong

Staff Report: March 25, 2025: Conducted cycle inspection
April 11, 2025: Mailed cycle report
June 17, 2025: Agent scheduled reinspection
July 21, 2025: Conducted reinspection.
August 6, 2025: Mailed remaining violations report for gas heaters only
August 21, 2025: Front line staff spoke w/agent re: required documentation
September 12, 2025: Agent responded to email, stating the unit does not have central heat, but has electric baseboard heat, with two areas having gas wall heaters. The units were tested and the HVAC company recommended replacement.
September 16, 2025: Received appeal

During a cycle inspection of the above property violations of the Housing Code were found, including gas wall heaters requiring carbon monoxide tests. The petitioner is requesting an extension of time to complete the heaters that two wall heaters that did not pass the tests, stating that the heaters have been disabled. Electric heaters have been provided to these units temporarily and the petitioner is getting estimates for heating options.

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: November 4, 2025

Attachments: Remaining Violations Report; BHQA Application, CO test results



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 #: BHQA2025-0082
Application Date: 9/16/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 308 E 7th ST
Parcel Number: 53-05-33-310-219.000-005

Applicant
Brawley Property Management
PO Box 5543
Bloomington IN 47407

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:

House consists of 7 one bedroom apartments. There is no central heating or air, but units are a combination of window ACs, electric baseboard heaters, and in wall gas heaters depending on the unit. Two units have in wall gas heaters that did not pass CO test. We have disabled those heaters and are getting estimates for better options as replacements. Electric heaters are being provided to supplement as needed in the meantime. Providing a copy of the invoice for the CO tests here

REMAINING VIOLATIONS INSPECTION REPORT

Property was reinspected on July 21, 2025

2191

Owners

BMI 2020 LLC
P.O. Box 5543
Bloomington, IN 47407

Agent

Brawley Property Management
P.O. Box 5543
Bloomington, IN 47407

Prop. Location: 308 E 7th ST
Number of Units/Structures: 7/1
Units/Bedrooms/Max # of Occupants: Bld 1: 7/1/5

Date Inspected: 03/25/2025
Primary Heat Source: Gas/Electric
Property Zoning: RM
Number of Stories: 2
Landlord Has Affidavit: N/A

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

Required Documentation

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.

Failure to provide required documentation will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.03.050 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required review of the documents. Our mailing address and telephone number are listed below.

Gas Heater Inspection Documentation

Thoroughly clean and service all of the gas wall heaters, 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.



Sierra Heating & Cooling LLC

Brawley Property Management ATTN: Billing
PO Box 5543
Bloomington, IN 47407

☎ (812) 322-2307

✉ tim@thebrawleygroup.com

JOB	#37218
SERVICE DATE	Aug 21, 2025
PAYMENT TERMS	Net 30
DUE DATE	Sep 20, 2025
AMOUNT DUE	\$100.00

SERVICE ADDRESS

308 E 7th St
Bloomington, IN 47408

CONTACT US

PO Box 129
Bloomfield, IN 47424

☎ (812) 824-4505

✉ sierraheating01@gmail.com

INVOICE

Services	qty	unit price	amount
Service Call: 308 E 7th Street	1.0	\$100.00	\$100.00

Work Order #34091 - 1

Service call during regular business hours - 8/21

In wall gas heaters located in one upstairs unit (unit 6), and one unit on the back of the house (unit 3)
Please complete CO tests on these units ASAP for city rental permits

Technicians findings: Unit 6 CO test results in a reading of 12ppm, will not pass inspection.
Unit 3 CO test resulted in a reading of 16ppm, will also not pass inspection.
Stephen will discuss replacement options with Tim.

Carbon Monoxide Test (2 units)	1.0	\$0.00	\$0.00
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- On inspection of the system function, the furnace in unit 3 does not pass carbon monoxide testing with a result of 16ppm and is not within the desired level for a living space. Will not pass inspection.
- The furnace in unit 6 also does not pass carbon monoxide testing with a result of 12ppm and is not within the desired level for a living space. Will not pass inspection.

Subtotal	\$100.00
Total Tax	\$0.00
No Tax (0%)	\$0.00
Job Total	\$100.00
Amount Due	\$100.00

NOTICE: As of 7/14/2025, we have relocated to a new office space at 8313 S Fairfax Road in Bloomington. Feel free to drop payment off Monday-Thursday from 8am-

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

Meeting Date: October 21, 2025

Petition Type: Relief from an administrative decision

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

Petition Number: 25-AA-75

Address: 2710 S. McCartney Lane

Petitioner: Donald & Joy Caldwell

Staff Report: On September 19, 2025 the HAND department received an appeal asking for relief of the requirement for a rental permit for the above property. The petitioner states that the property was purchased for their daughter and granddaughter, Julie Marie & Ida Frye, who reside there. No other occupants reside there. They have no intention of making the property a rental.

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 owner and tenant are still unchanged from the current status. The property status will be checked yearly 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
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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 #: BHQA2025-0084
Application Date: 9/19/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 2710 S McCartney LN
Parcel Number: 53-01-50-184-036.000-009

Owner

Donald & Joy Caldwell
4133 Goose Creek Road
Freedom IN 47431

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 have purchased the (property/condo) at 2710 McCartney Lane, Bloomington, IN, for our daughter and granddaughter, Julie Marie & Ida Frye, who reside there. This is not a rental property. We have no intention of making this a rental property.

No other occupants will reside there."



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

Meeting Date: October 21st, 2025

Petition Type: An extension of time to complete a remodel of the property.

Petition Number: 25-TV-76

Address: 446 E. 2nd Street

Petitioner: Parker Real Estate Management

Inspector: Kenny Liford

Staff Report: August 25th, 2025 Completed Cycle Inspection.
September 19th, 2025 BHQA application received

The owner has requested an extension of time to complete a remodel of the entire property.

Staff recommendation: Approve the request.

Conditions: Have the remodel completed and a re-inspection scheduled by the deadline listed below.

Complete the remodel and schedule the 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: There is no deadline if this property is vacant. The property must be inspected before being occupied. H.A.N.D must also receive a certificate of occupancy from the Monroe County Building department.

Attachments: Cycle report, BHQA Appeal



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bloomington.in.gov

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PO Box 100
Bloomington IN 47404

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

City Permit #: BHQA2025-0083
Application Date: 9/19/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 446 E 2nd ST
Parcel Number: 53-08-04-200-054.000-009

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.
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 - 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:

Requesting the continuation of the HAND Rental Cycle to be pushed back 6-8 months until both properties are complete with the remodel.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

3026

Owners

Joseph Christine, LLC
P.O. Box 1112
Bloomington, IN 47402

Agent(s)

Parker Real Estate Management
P.O. Box 1112
Bloomington, IN 47402

Prop. Location: 448 E 2nd ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/3/5

Date Inspected: 08/25/2025
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

Inspector: Kenny Liford
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1899.
There were no requirements for emergency egress at the time of construction.

INTERIOR

Room dimensions and window measurements are in the file and are not included in this report.

NOTE: All life safety violations in this report have been highlighted.

Unit 446

Living Room, Bath, Kitchen, Mudroom
No violations noted.

Dining Room

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

BASEMENT (gas furnace)

No violations noted.

2nd FLOOR

West Bedroom, Bath, Southwest Bedroom, North Bedroom
No violations noted.

Unit 448-No water. No gas

There was no water service to this unit/room at the time of the Cycle Inspection. Water service shall be restored and all associated items shall be checked at re-inspection. Any violations noted at that time shall have the same 60 day compliance deadline as the remainder of this report. BMC 16.04.060(c)

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items 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(c)

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)

Dining Room, Kitchen

No violations noted.

BASEMENT

No violations noted.

2nd FLOOR**Hallway**

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

North 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)

East Bedroom

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

Southeast Bedroom

No violations noted.

Bath

Secure toilet to its mountings. BMC 16.04.060(c)

EXTERIOR**Front Porch**

Properly repair the deck floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.050(a)(b)

Front porch

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.050(a)

Clean debris from the roof, gutters and downspouts. 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)

Repair the guttering and fascia above the back porch to unit 448. BMC 16.04.050(a)

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)

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.

30 minute reinspection