

PUBLIC HEARING

BOARD OF HOUSING QUALITY APPEALS

CITY HALL ALLISON CONFERENCE ROOM 225

In Person / Zoom Virtual Meeting

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

Meeting ID 840 9035 4059 Passcode 084395

JANUARY 21, 2025 4:15 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

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

I. **ROLL CALL**

II. **MINUTES** – December 17, 2024

III. **PETITIONS**

- 1) **24-TV-50, 114 S. Grant Street**, David Colman. Request for an extension of time to complete repairs. Item previously heard on September 17, 2024.
- 2) **24-TV-56, 401 S. Washington Street**, Ralph Dennie (Middle Way House). Request for an extension of time to complete repairs. Item postponed from the October 2024, November 2024 and December 2024 meetings.
- 3) **24-TV-60, 701 E. Summitview Place**, Angie Butler (Summit Pointe United, LLC). Request for an extension of time to complete repairs. Item postponed from December 2024 meeting.
- 4) **24-TV-61, 2945 S. Pinewood Drive**, Jabberwocky Real Estate – Richard Bettler (Manjula Reinhold). Request for an extension of time to complete repairs. Item postponed from December 2024 meeting.
- 5) **25-TV-01, 2504 S. Rogers Road**, David Thompson. Request for an extension of time to complete repairs.

- 6) **25-AA-02, 3241 N. Valleyview Drive**, Nathan & Amanda Hunter. Request for relief from an administrative decision,
- 7) **25-TV-03, 315 W. 17th Street, Apt 3**, MyBtown Properties (David B. Burns). Request for an extension of time to complete repairs.
- 8) **25-TV-04, 310 W. 12th Street**, Heather Fulton - Park On Morton (The Preiss Company). Request for an extension of time to complete repairs.
- 9) **25-TV-05, 250 E. 14th Street**, Daniel Brackett (Landmark Properties, Inc.). Request for an extension of time to complete repairs,
- 10) **25-TV-06, 1601 S. Walnut Street**, JMT Properties, LLC. Request for an extension of time to complete repairs.
- 11) **25-TV-07, 2431 N. Fritz Drive**, Anders Sandstrom & Nina Ardery. Request for an extension of time to complete repairs.
- 12) **25-TV-08, 585 S. Park Ridge Road, Apt. 9-201**, Tasha Hoover – GM, Reserve on Third (Reserve on Third, LLC – The Scion Group, LLC). Request for an extension of time to complete repairs.
- 13) **25-TV-09, 1119 E. 1st Street**, Fionnuala Thinnies. Request for an extension of time to complete repairs,
- [WITHDRAWN] 25-TV-10, 548 S. Basswood Drive, Apt. P**, Limestone Crossing Apartments (Kittle Property Group). Request for an extension of time to complete repairs,

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

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

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

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

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

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

Meeting start time 4:02 PM.

I. MINUTES

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

II. CONSENT AGENDA

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

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

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

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

Approved.

I. PETITIONS

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

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

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

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

Two petitions were heard:

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

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

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

II. **GENERAL DISCUSSION**

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

III. **PUBLIC COMMENT**

None.

IV. **ADJOURNMENT**

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

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

Meeting Date: January 21, 2025

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

Petition Number: 24-TV-50

Address: 114 S. Grant Street

Petitioner: David Colman

Inspector: Jo Stong

Staff Report: June 9, 2023: Conducted cycle inspection
June 14, 2023: Mailed cycle report
August 25, 2023: Mailed remaining violations report
November 17, 2023: Owner scheduled reinspection
November 30, 2023: Conducted reinspection. All but exterior painting complete
April 16, 2024: Conducted drive-by inspection: Painting not complete
April 26, 2024: Sent exterior extension reminder
June 20, 2024: Conducted drive-by inspection: Painting not complete. Start legal
August 7, 2024: Program manager spoke with owner, who indicated he did not think we could require paint on the whole structure.
August 8, 2024: Received appeal

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

Staff recommendation: Grant an extension of time

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

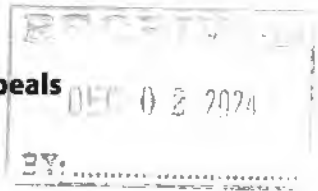
Compliance Deadline: July 5, 2025

Attachments: Cycle Report; BHQA Application, Photos

1/9/25
BPC



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



Property Address: 114 S. Grant St.

Petitioner's Name: David J. Colman

Address: 1116 E. 1st.

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 3221661

E-mail Address: venue.colman@gmail.com

Owner's Name: same

Address:

City:

State:



Zip Code:

Phone Number:

E-mail Address:

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

OLD BUSINESS 50

Petition Number: 24-TV-53

JS

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

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

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

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

Signature (Required):



Name (Print):

David J. Colman

Date:

11/25/24

Important information regarding this application format:

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

Print Form



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Inspection Information

Date Mailed: 6/14/2023

Owner, Applicant

COLMAN, DAVID
114 S. GRANT
BLOOMINGTON IN 47401

Re: 114 S Grant ST

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. **You have sixty (60) days from the date of this letter to correct the violations listed on the report.**

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than 8/13/2023 to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles of the BMC must be in compliance before a permit will be issued. Please be advised that non-compliance by the deadlines listed in this letter may limit the permit period to a maximum of three (3) years.

If the owner's or agent's contact information has changed since your last inspection, please submit a new registration form to the HAND Department. The registration must be signed by the owner of the property, not the agent. All rental forms and documents can be found at <https://bloomington.in.gov/hand>. If you do not have access to the internet, you may contact **HAND at 812-349-3420 and forms will be provided.**

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

Sincerely,

Housing & Neighborhood Development





CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

534

Owner

Colman, David
114 S. Grant
Bloomington, IN 47401

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

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

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

Monroe County records show this structure was built before 1970. There were no minimum emergency egress requirements at the time of construction.

INTERIOR:

Common Kitchen (13-8 x 11-3), Common Bath, Southeast Room (15-3 x 9-9):
No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 28 inches
Width: 41 inches
Sill Height: 22 inches
Openable Area: 7.97 sq. ft.

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

Northeast Bedroom (16-11 x 13-7):
No violations noted.

Existing Egress Window Measurements (double-hung):

Height: 31 inches
Width: 29 inches
Sill Height: 29 inches
Openable Area: 6.24 sq. ft.

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

u

Northwest Bedroom (18-0 x 12-4):

No violations noted.

Note: Egress window measurements are the same as in the northeast bedroom.

3rd FLOOR

Main Room (15-6 x 8-3) + (13-4 x 11-6). Study, Bath, Attic, Kitchen Area:

No violations noted.

Existing Egress Window Measurements (casement):

Height: 32.25 inches

Width: 20 inches

Sill Height: 22 inches

Openable Area: 4.48 sq. ft.

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

BASEMENT

The basement was not inspected. The basement 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

Previous inspection reports indicate that there is a gas furnace in the basement. See Other Requirements at the end of the report for required furnace documentation.

EXTERIOR:

The exterior stairs have been recently rebuilt. Provide documentation from the Monroe County Building Department that the exterior stairs have received a Certificate of Occupancy. BMC 16.01.060(f), BMC 16.04.020(a)(1)

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

OTHER REQUIREMENTS:

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement.

Duplicate copies of the inventory and damage list shall be retained by all parties. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

Registration Form

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

Furnace Inspection Documentation

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

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

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

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

This is the end of this report.



12-a-2024
West Side



12-9-2024
East Side

JS



12.9.24
North side
55

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

Meeting Date: January 21, 2025

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

Petition Number: 24-TV-56

Address: 401 S Washington St

Petitioner: Ralph Dennie

Inspector: Chastina Hayes

Staff Report: July 22, 2024 Completed cycle inspection
August 26, 2024 Mailed cycle report
October 08, 2024 Received BHQA application
November 19, 2024 BHQA meeting canceled due to lack of quorum
December 17, 2024 Meeting canceled due to lack of quorum

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

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

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

Compliance Deadline: April 1, 2025

Attachments: Cycle Report; BHQA Application

1/14/25
nbc

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

Meeting Date: December 17, 2024

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

Petition Number: 24-TV-56

Address: 401 S Washington St

Petitioner: Ralph Dennie

Inspector: Chastina Hayes

Staff Report: July 22, 2024 Completed cycle inspection
August 26, 2024 Mailed cycle report
October 08, 2024 Received BHQA application
November 19, 2024 BHQA meeting canceled due to lack of quorum

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

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

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

Compliance Deadline: April 1, 2025

Attachments: Cycle Report; BHQA Application

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

Meeting Date: November 19, 2024

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

Petition Number: 24-TV-56

Address: 401 S Washington St

Petitioner: Ralph Dennie

Inspector: Chastina Hayes

Staff Report: July 22, 2024 Completed cycle inspection
August 26, 2024 Mailed cycle report
October 08, 2024 Received BHQA application

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

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

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

Compliance Deadline: April 1, 2025

Attachments: Cycle 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



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

Property Address: The Rise/ Middle Way House

Petitioner's Name: Ralph Dennie

Address: 401 S Washington St

City: Bloomington **State:** IN **Zip Code:** 47401

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

Property Owner's Name: Middle Way House

Address: 320 S Washington St

City: Bloomington **State:** IN **Zip Code:** 47401

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

Occupants: 69

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

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

Please check the petition type that you are requesting:

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

OFFICE USE ONLY

Petition Number 24-TV-56

CH

SEE REVERSE

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

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

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

Repairs needing an extension on:

Windows

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

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

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

Signature (required): Ralph Dennie

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

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



CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Cycle Inspection Information

8/26/2024

Owner

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

Agent

Ralph Dennie
401 S Washington St
Bloomington IN 47401

RE: 401 S Washington ST

We have recently completed an inspection at **401 S Washington ST**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **10/25/2024**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 10/25/2024** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by 10/25/2024 may limit the permit period.

If the owner(s) or agent(s) contact information has changed since your last inspection, please submit a new registration form to the HAND Department. The registration must be signed by the owner of the property, not the agent. All rental forms and documents can be found online at bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and forms will be made available.

If you have any questions regarding the permit process, you may call 812-349-3420 8:00am-5:00pm, Monday through Friday.

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report

CYCLE INSPECTION REPORT

5269

Owner(s)

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

Agent

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

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

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

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

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

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

GENERAL STATEMENTS

Window Measurements in 2-bedroom units:

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

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

Window measurements in 3-bedroom units:

Existing Window Measurements (casement):

Height: 51 inches

Width: 25 inches

Sill Height: 26.5 inches

Openable Area: 8.85 sq. ft.

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

INTERIOR:

LEVEL ONE:

Main Hall: (adjacent to elevator)

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

Unit 105:

Bathroom:

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

Right Bedroom:

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

Unit 106:

Utility Closet:

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

2nd Bedroom:

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

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

Bathroom:

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

Unit 107:

Whole Unit:

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

Utility closet:

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

Back Left Bedroom:

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

Mechanical Room 111:

No violations noted.

Laundry Room, Sprinkler Room 110:

Replace the missing door knob. BMC 16.04.060 (a)

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

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

Unit 108:

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

Unit 109:

Kitchen:

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

LEVEL TWO:

Unit 205:

Kitchen:

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

Right Bedroom:

Secure the loose smoke detector. BMC 16.04.060 (b)

Unit 204:

Kitchen:

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

Living Room:

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

Unit 201:

Entry:

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

Utility Closet:

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

Middle Bedroom:

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

Last Bedroom Right Closet:

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

Hall Bath:

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

Left Bedroom:

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

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

Left Master Bath:

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

Unit 202:

Bathroom:

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

Left Bedroom:

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

Unit 203:

Whole Unit:

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

Kitchen:

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

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

Bathroom:

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

Back Right Bedroom:

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

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

Left Bedroom:

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

Master Bath:

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

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

Unit 206:

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

Unit 207:

Whole Unit:

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

Utility Closet:

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

Replace the furnace filter. BMC 16.04.060 (a)

Main Bathroom:

Replace the missing toilet seat. BMC 16.04.060 (a)

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

Back Left Bedroom:

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

Middle Bedroom:

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

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

Living Room:

Repair the deteriorating window sills. BMC 16.04.060 (a)

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

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

Master Bath:

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

Unit 208:

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

Unit 209:

Kitchen:

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

Utility Closet:

Secure the loose furnace plenum. BMC 16.04.060 (a)

Fire caulk line set penetrations. BMC 16.04.060(b)

Laundry Room 210:

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

LEVEL THREE:

Unit 308:

Kitchen:

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

Utility Closet:

Fire caulk line set penetrations. BMC 16.04.060(b)

Living Room:

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

Back Right Bedroom:

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

Middle Bedroom:

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

Main Bath:

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

Unit 309:

Whole Unit:

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

Living Room:

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

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

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

Back Right Bedroom:

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

Middle Bedroom:

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

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

Laundry Room 310:

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

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

Unit 307:

Kitchen:

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

Utility Closet:

Replace the missing furnace filter. BMC 16.04.060 (a)

Bath:

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

Middle Bedroom:

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

Master Bedroom:

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

Master Bath:

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

Unit 306:

Whole Unit:

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

Unit 305:

Kitchen:

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

Bathroom:

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

Right Bedroom:

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

Living Room:

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

Repair the deteriorating window sill. BMC 16.04.060 (a)

Unit 304:

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

Unit 301:

Bathroom:

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

Unit 303:

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

Unit 302:

Kitchen:

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

Living Room:

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

Left Bedroom:

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

Bathroom:

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

LEVEL FOUR:

Unit 405:

Kitchen:

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

Unit 406:

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

Unit 407:

Kitchen:

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

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

Master Bath:

Replace the deteriorating sink. BMC 16.04.060 (a)

Laundry Room 410:

No violations noted.

Unit 409:

Kitchen:

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

Utility Closet:

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

Unit 408:

Whole Unit:

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

Elevator:

Secure the loose handrail. BMC 16.04.060 (b)

EXTERIOR:

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

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

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

REQUIRED DOCUMENTATION

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

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

Registration Form

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

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

This is the end of this report.



CITY OF
BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

NOTICE OF BOARD ACTION

12/20/2024

Ralph Dennie
401 S Washington St
Bloomington, IN 47401

RE: Petition Number: 24-TV-56
Meeting Date: 12/17/2024
Property Address: 401 S Washington St

Dear Ralph Dennie,

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

Board Action: ☐ Approved ☐ Not Approved ☐ Continued ☒ Tabled

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

Deadline: Conditions will be heard at the January meeting

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

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

Sincerely,

Anna Killion-Hanson
Director, HAND

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

Meeting Date: January 21, 2025

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

Petition Number: 24-TV-060

Address: 701 E Summitview Pl

Petitioner: Angela Butler

Inspector: Arnold/Hayes/Council

Staff Report:

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

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

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

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

Compliance Deadline: January 31, 2025 All items on the Cycle Inspection report
May 31, 2025 Remaining deck issues

Attachments: RV 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**

*Rec'd
7-19-24*

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

Petitioner's Name: Angela Butler

Address: 701 E. Summitview Place

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 822-3034

E-mail Address: abutler@hometpg.com

Owner's Name: Summit Pointe United LLC

Address: 169 Ramapo Valley Road Suite ML 7

City: Oakland

State: New Jersey

Zip Code: 07436

Phone Number: 812-736-2566

E-mail Address: dmajors@hometpg.com

Occupants:

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 24-TV-48

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

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

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

Signature (Required): Angela Butler

Name (Print): Angela Butler

Date: 7/16/24

Important information regarding this application format:

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

Print Form

REMAINING VIOLATIONS REPORT

736

Owner(s)

Summit Pointe United Llc
701 E Summitview
Bloomington, IN 47401

Agent

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

Prop. Location: 701 E Summit View PL

Number of Units/Structures: 288/22

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

Date Inspected: 04/22/2024

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: No

Inspector: R Council/C Hayes/M Arnold

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

Life Safety Items Hi-lighted in Yellow

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

Clear height: 24"

Clear width: 20"

Maximum sill height: 44" aff

Openable area: 5.7 sq. ft.

Existing Egress Window Measurements:

Height: 25 inches

Width: 35 inches

Sill Height: 23 inches

Openable Area: 6.08 sq. ft.

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

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

INTERIOR:

BUILDING 1

Unit 624:

Entry:

Secure loose electrical receptacle. BMC 16.04.060(b)

Dining Room:

Replace missing knob on closet door. BMC 16.04.060(a)

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

Kitchen:

Repair microwave to function as intended. BMC 16.04.060(c)

Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b) (**Adjacent to half wall**)

Hall Bathroom:

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

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

Replace water damaged cabinet floor. BMC 16.04.060(a)

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

Master Bathroom:

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

Unit 626:**Bedroom:**

Secure loose electrical receptacle. BMC 16.04.060(b) (**Under window**)

Unit 628:**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 dishwasher to function as intended. BMC 16.04.060(c) (**Tenant states dishwasher will not drain**)

Living Room:

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

Secure loose electrical receptacle. BMC 16.04.060(b) (by fireplace)

Master Bathroom:

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

Unit 630:**Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

Living Room:

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

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 630 continued:**Master Bathroom:**

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

Unit 638:**Kitchen:**

Secure loose electrical receptacle. BMC 16.04.060(b) (GFCI)

Living Room:

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

Hall Bathroom:

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

Master Bathroom:

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

Unit 636:**Living Room:**

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

Kitchen:

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

Unit 634:**Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

Living Room:

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

Kitchen:

Repair dishwasher to function as intended. BMC 16.04.060(b)

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (**under desk**)

Unit 634 continued:**Hall Bathroom:**

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

Master Bathroom:

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

Unit 632:**Living Room:**

Repair sliding door to lock. BMC 16.04.060(b)

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Master Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (**Under window**)

Master Bathroom:

Determine the source and eliminate the water leak. BMC 16.04.060(a) (**Standing water on floor**)

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

Unit 640:**Kitchen:**

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

Living Room:

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

Unit 640 continued:**Furnace Closet:**

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

Hall Bathroom:

Secure loose cabinet face. BMC 16.04.060(a)

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

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

Unit 642:**Kitchen:**

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

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

Hall Bathroom:

Secure loose clothes dryer exhaust. BMC 16.04.060(c)

Repair shower head to function as intended. BMC 16.04.060(a)

Master Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware.
BMC 16.04.060(b) (will not open)

Unit 644:**Living Room:**

Repair the hole in the wall. BMC 16.04.060(a) (**Bottom right corner**)

Kitchen:

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

Unit 644 continued:**Furnace Closet:**

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Master Bedroom:

Secure hanging air vent. BMC 16.04.060(a)

Unit 646:**Kitchen:**

Replace missing handle on microwave. BMC 16.04.060(c)

Repair oven to function as intended. BMC 16.04.060(c)

Bath/Laundry:

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

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

Repair the hole in the wall. BMC 16.04.060(a) (**TP holder**)

Master Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (**Under window**)

Unit 652:**Bedroom:**

Secure hanging air vent. BMC 16.04.060(a)

Master Bedroom:

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

Unit 654:**Living Room:**

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

Bedroom:

Secure hanging air vent. BMC 16.04.060(a)

Unit 648:**Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

Deck:

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

Bedroom:

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

Unit 650:**Living Room:**

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements (**Left of sliding door**)

BUILDING 19:**Unit 672:**

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

Unit 674:**Bathroom:**

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

Unit 678:**Laundry Room:**

Repair the peeling ceiling. BMC 16.04.060 (a)

Bathroom:

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

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

Kitchen:

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

Unit 684:**Balcony:**

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

Unit 686:**Balcony:**

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

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

Unit 680:**Kitchen:**

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

Utility Closet:

Secure the loose exhaust on the water heater. BMC 16.04.060 (b)

Unit 682:**Kitchen:**

Repair the broken microwave door. BMC 16.04.060 (a)

Repair the peeling wall above the sink. BMC 16.04.060 (a)

Balcony:

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

Unit 656:**Kitchen:**

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

Unit 658:

There was no electrical service to this unit/room at the time of the Cycle Inspection. Electrical 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 660:

No violations noted

Unit 662:

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 (Key)

Unit 668:**Balcony:**

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

1st Bath:

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

Unit 670:**Kitchen:**

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

2nd Bedroom:

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

Balcony:

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

Unit 670 continued:

1st Bedroom:

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

1st Bath:

Secure the loose door handle. BMC 16.04.060 (a)

Secure the loose cove base adjacent to door. BMC 16.04.060 (a)

Unit 664:

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 (Key)

BUILDING 17:**Unit 716:****Kitchen:**

Repair/replace the torn vinyl flooring. BMC 16.04.060 (a)

Bathroom:

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

Unit 718:**Living Room:**

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

Kitchen:

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

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

Replace the missing refrigerator. BMC 16.04.060 (a)

Hallway:

Replace the missing closet door. BMC 16.04.060 (a)

Unit 718 continued:

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

2nd Bedroom:

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

Replace the missing door. BMC 16.04.060 (a)

Bathroom:

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

Replace the deteriorating sink faucet. BMC 16.04.060 (a)

Repair the peeling ceiling. BMC 16.04.060 (a)

Laundry Room:

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

Hallway:

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

Unit 720:

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

Unit 722:

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 728:

Balcony:

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

Unit 730:

Kitchen:

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

Balcony:

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

Unit 724:

Balcony:

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

Unit 726:

Balcony:

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

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

Kitchen:

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

Unit 700:

Kitchen:

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

Unit 700 continued:

Utility Closet:

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

Unit 704:**2nd Bath:**

Repair the toilet paper holder. BMC 16.04.060 (a)

Unit 706:**Kitchen:**

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

2nd Bathroom:

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

1st Bathroom:

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

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

Unit 702:**Kitchen:**

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

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

1st Bedroom:

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

Unit 708:**Kitchen:**

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

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

Hallway:

Secure the loose smoke detector. BMC 16.04.060 (b)

Unit 708 continued:

2nd Bathroom:

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

Unit 710:**1st Bath:**

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

Unit 712:**1st Bedroom:**

Repair/replace the electrical cover plate on the left wall. BMC 16.04.060 (b)

1st Bath:

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

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

2nd Bath:

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

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

Unit 714:**1st Bath:**

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

2nd Bedroom:

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

BUILDING 16:

Unit 750:

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 752:**Bathroom:**

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

Kitchen:

Repair the leak under the sink. BMC 16.04.060 (a)

Unit 754:**Entry:**

Repair/replace the torn vinyl flooring. BMC 16.04.060 (a)

Kitchen:

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

Unit 760:**Entry:**

Repair the loose door seal. BMC 16.04.060 (a)

Kitchen:

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

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

Bathroom:

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

Bedroom:

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

Unit 760 continued:

Balcony:

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

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

Unit 756:**Kitchen:**

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

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

Balcony:

Secure the loose deck boards. BMC 16.04.060 (b)

Bathroom:

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

Unit 758:**Bathroom:**

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

Bedroom:

Repair the water stained ceiling. BMC 16.04.060 (a)

Balcony:

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

Unit 732:**Bathroom:**

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 734:**Hallway:**

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

Unit 734 continued:

Bathroom:

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

Bedroom:

Repair the water stained ceiling and walls. BMC 16.04.060 (a)

Main Hallway:

Secure loose electrical receptacle. BMC 16.04.060(b) (Adjacent to unit 736)

Unit 738:**Kitchen:**

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

Hallway:

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

Unit 744:**Kitchen:**

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

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Balcony:

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

Unit 746:

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Balcony:

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

Unit 742:**Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

BUILDING 18:**Unit 782:**

Show documentation that the fireplace has been inspected within the last twelve months, and that it is safe for use, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

Bathroom:

Repair the bathtub faucet to function as intended. (Drips) BMC 16.04.060 (a)

Unit 780:

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 784:**Bathroom:**

Repair the shower faucet to function as intended. (Hard to turn on) BMC 16.04.060 (a)

Unit 786:

Show documentation that the fireplace has been inspected within the last twelve months, and that it is safe for use, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

2nd Bedroom:

Repair/replace the broken window pane. BMC 16.04.060 (b)

Unit 792:**Balcony:**

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

Unit 790:**Kitchen:**

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

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

Balcony:

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

Unit 764:

1st Bedroom:

Replace the missing door knob. BMC 16.04.060 (a)

Unit 766:**Entry:**

Repair the loose door seal. BMC 16.04.060 (a)

Kitchen:

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

Unit 768:**Hallway Bath:**

Repair the toilet to eliminate excessive water usage. BMC 16.04.060 (a)

Unit 770:

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 776:**Entry:**

Repair the loose door seal. BMC 16.04.060 (a)

Kitchen:

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

Utility Closet:

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

Unit 774:**2nd Bath:**

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

BUILDING 20

Unit 602:**Master Bathroom:**

Secure loose electrical receptacle. BMC 16.04.060(b)

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

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

Unit 608:**Kitchen:**

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)
(Right of sink)

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

Bathroom:

Rehang towel bar. BMC 16.04.060(a)

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

Replace damaged cabinet floor. BMC 16.04.060(a)

Unit 606:**Furnace Closet:**

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 606 continued:

Bathroom:

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

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

Unit 614:**Deck:**

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

Bedroom:

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

Bathroom:

Replace or repair light switch to function as intended. BMC 16.04.060(c)

Unit 612:**Deck:**

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

Unit 618:**Deck:**

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

Unit 622:**Kitchen:**

Replace or repair microwave to function as intended. BMC 16.04.060(c)

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

Bathroom:

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

Unit 620:

Kitchen:

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

Bathroom:

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

Master Bathroom:

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

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

Unit 600:**Bathroom:**

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

Replace or repair toilet fill valve. BMC 16.04.060(c)

BUILDING 21**Unit 601:****Kitchen**

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

Bathroom:

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

Hallway:

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

Bedroom:

Re-install the downed shelf and clothes bar. BMC 16.04.060(a)

Unit 603:**Living Room:**

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

Unit 603 continued:

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)

Hallway:

Repair/replace the furnace closet door handle. BMC 16.04.060(a)

Unit 605:**Living Room:**

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

Kitchen:

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

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

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

Unit 615:**Bathroom:**

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

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

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (above the switches)

Unit 611:**Deck:**

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

Unit 609:**Deck:**

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

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

Unit 609 continued:

Kitchen:

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

Unit 617:

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

Unit 619:**Deck:**

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

Living Room:

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

Unit 621:**Deck:**

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

Living Room:

Secure the sliding door handle. BMC 16.04.060(c)

Hallway:

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

Unit 623:**Deck:**

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

Living Room:

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

Unit 629:

Living Room:

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

Kitchen:

Secure the cove base. BMC 16.04.060(a) (under the sink cabinet)

Bathroom:

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

Unit 631:

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 (No Key)

Unit 627:**Living Room:**

Repair/replace the sliding door handle. BMC 16.04.060(c)

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

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

East Bathroom:

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

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

Unit 633:

Entry porch/stairs:

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

East Bathroom:

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) (Soft floor at door)

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

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

Properly remove the mold from the walls and ceiling. BMC 16.04.060 (a)

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

Furnace Closet:

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

Install the water heater safety panels. BMC 16.04.060 (a)

West Bedroom:

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

East Bedroom:

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

Unit 637:**Kitchen:**

Repair the broken microwave handle. BMC 16.04.060 (a)

Unit 637 continued:

Living Room:

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

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

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

Dryer Closet:

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

Unit 639:**Bathroom:**

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

Unit 641:**Kitchen:**

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

Bedroom:

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

Unit 649:**Balcony:**

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

Kitchen:

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

Unit 651:**Kitchen:**

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

Bathroom:

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

Unit 651 continued:

Balcony:

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

Unit 645:**Bathroom:**

Repair the toilet to eliminate excessive water usage. BMC 16.04.060 (a)

Unit 647:**Bathroom:**

Repair the toilet to function as intended. (Tenant states it does not flush right) BMC 16.04.060 (a)

Unit 653:**Left Bathroom:**

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

Living Room:

Repair the water damaged ceiling. BMC 16.04.060 (a)

Right Bedroom:

Repair the window to lock. BMC 16.04.060 (b)(locks will not unlatch)

BUILDING 3**Unit 705:****Living Room:**

Secure the sliding door handle. BMC 13.04.060(c)

Kitchen:

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

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

Unit 705 continued:

Laundry:

Verify the dryer exhaust line is in good condition and attached correctly. BMC 16.04.060(c)

Unit 707:**Living Room:**

Secure the sliding door handle. BMC 13.04.060(c)

Kitchen:

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

Bathroom:

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

Hallway:

Repair/replace the furnace closet door handle. BMC 16.04.060(a)

Properly repair and surface coat the wall and the baseboard trim. BMC 16.04.060(a) (between the kitchen and the furnace closet door)

Unit 711:**Kitchen:**

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

Secure the top of the faucet handle and verify the faucet functions as intended. BMC 16.04.060(c)

Bedroom:

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

Hallway:

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

Unit 709:**Bathroom:**

Properly repair or replace the cracked vanity top. BMC 16.04.060(a)

Common Hallway:

Remove the bicycle that is partially blocking the stairway. BMC 16.04.060(b) (adjacent to Unit 717)

Unit 717:

Laundry:

Replace the damaged dryer exhaust line. BMC 16.04.060(c)

Unit 719:

Dining Room:

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

Bathroom:

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

Unit 713:

Hallway:

Properly repair and surface coat the damaged wall. BMC 16.04.060(a) (at the return air vent)

Unit 715:

Deck:

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

Bathroom:

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

Unit 703:

Bathroom:

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

Master Bedroom/Bathroom:

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

Unit 723:**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

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f) (interior side of main entry door).

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

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 721:**Kitchen:**

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

BUILDING 4**Unit 757:****Furnace Closet:**

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

Master Bathroom:

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

Unit 759:**Hall Bathroom:**

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

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

Unit 761:**Hall Bathroom:**

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D) (reversed wired)

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

Unit 763:**Bedroom:**

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording “no equipment ground”. BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements (**Right of window**)

Master Bedroom:

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

Bathroom:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

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

Unit 771:**Kitchen:**

Repair or replace damaged cabinet floor under sink. BMC 16.04.060(a)

Deck:

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

Master Bathroom:

Properly secure faucet controls to studs. BMC 16.04.060(c)

Unit 769:**Deck:**

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

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Master Bathroom:

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

Unit 765:**Kitchen:**

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

Deck:

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

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware.
BMC 16.04.060(b)(no key)

Unit 765 continued:**Master Bedroom:**

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

Unit 775:**Kitchen:**

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

Furnace Closet:

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

Unit 773:**Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

Living Room:

Repair sliding door to latch securely. BMC 16.04.060(b) (no access no adult present)

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

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Bedroom:

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

Unit 773 continued:**Master Bedroom:**

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

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

Unit 777:**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)

Bath/laundry:

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

Unit 779:**Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 785:**Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

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

Kitchen:

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

Bath/laundry:

Repair or replace non-functioning diverting valve. BMC 16.04.060(c) **(Shower)**

Unit 787:**Deck:**

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

Unit 781:**Deck:**

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

Bath/laundry:

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

BUILDING 5:**Unit 727:****Kitchen:**

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

Unit 729:**Utility Closet:**

Properly remove the mold from the walls and ceiling. BMC 16.04.060 (a)

Unit 731:

Repair the heating and cooling system to function as intended. (Per tenant) BMC 16.04.060 (c)

Kitchen:

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

Bathroom:

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

Repair the shower faucet to function as intended. (Water temperature fluctuates per tenant) BMC 16.04.060 (a)

Unit 739:**Dining Room:**

Replace the missing ceiling vent. BMC 16.04.060 (a)

Balcony:

Repair the loose deck boards. BMC 16.04.050 (b)

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 737:

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)

Unit 735:**Balcony:**

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

Unit 733:**Balcony:**

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

Kitchen:

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

Unit 743:**Kitchen:**

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

Living Room:

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

Utility Closet:

Properly remove the mold from the ceiling. BMC 16.04.060 (a)

Unit 747:**Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

Bathroom:

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

Unit 745:**Main Hallway:**

Secure the loose electrical outlet adjacent to unit 747. BMC 16.04.060 (b)

Unit 755:**Bedroom:**

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

Bathroom:

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

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

Unit 753:**Balcony:**

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

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Hallway:

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

Bathroom:

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)

Unit 751:**Balcony:**

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

Secure the loose soffit. BMC 16.04.050 (a)

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

Bedroom:

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

Bathroom:

Repair the light above the shower to function as intended. (Flickers) BMC 16.04.060 (a)

Unit 749:**Bathroom:**

Repair the toilet to eliminate excessive water usage. BMC 16.04.060 (a)

BUILDING 6**Unit 801:****Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 805:**Bathroom:**

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

Unit 807:**Kitchen:**

Replace the strap on the fire extinguisher bracket. BMC 16.04.060(a)

Unit 811:**Bathroom:**

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

Unit 817:**Deck:**

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

Laundry:

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

Unit 819:**Deck:**

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

Unit 815:**Furnace Closet:**

Secure the access panel cover at the base of the water heater. BMC 16.04.060(c)

Unit 819:**Deck:**

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

Living Room:

Repair/replace the sliding door that is foggy between panes of glass. BMC 116.04.060(a)

Unit 821:**Living Room:**

Repair/replace the fireplace door handles so they function as intended. BMC 16.04.060(c)

Kitchen:

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

Unit 823:**Bathroom:**

Properly repair and surface coat the wall. BMC 116.04.060(a) (above the shower surround)

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

BUILDING 7**Unit 827:****Master Bedroom:**

Replace the outlet cover plate. BMC 16.04.060(b) (adjacent to the bathroom door)

Unit 825:**Bathroom:**

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

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

Hallway:

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

Kitchen:

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

Master Bedroom:

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

Unit 831:**Kitchen:**

Secure the faucet handle. BMC 16.04.060(c)

Laundry:

Repair the closet doors to open/close easily. BMC 16.04.06(c)

Bathroom:

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

Unit 829:**Laundry:**

Repair/replace the dryer exhaust. BMC 16.04.060(c)

Unit 835:

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 sick)

Unit 833:**Kitchen:**

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

Hallway:

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

Bathroom:

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

Unit 841:

Properly repair the sliding door to be weathertight. BMC 16.04.060(a)

Unit 843:**Deck:**

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

Living Room:

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

Kitchen:

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) (tenant left notes regarding rodent infiltration)

Bathroom:

Repair the cove base. BMC 16.04.060(a) (at tub)

Unit 837:

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

Bathroom:

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

Kitchen:

Replace the garbage disposal switch. BMC 16.04.060(b)

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

Unit 845:**Master Bathroom:**

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

Kitchen:

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

Unit 847:**Bedroom:**

Secure loose electrical receptacle. BMC 16.04.060(b) (between the door and the closet door)

BUILDING 8**Unit 901:****Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

Bathroom:

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

Unit 903:**Kitchen:**

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

Bathroom:

Properly repair or replace cracked tub basin. BMC 16.04.060(c)

Master Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Bedroom:

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

Unit 905:**Kitchen:**

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

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 907:**Living Room:**

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

Unit 909:**Living Room:**

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

Kitchen:

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

Unit 911:**Bathroom:**

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 913:**Living Room:**

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

Deck:

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

Kitchen:

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

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

Bathroom:

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

Bedroom:

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

Unit 915:**Bathroom:**

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

Unit 917:**Living Room:**

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

Unit 917 continued:**Furnace Closet:**

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Bathroom:

Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

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

Master Bathroom:

Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

Unit 919:**Living Room:**

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

Patio:

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

Bathroom:

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

Master Bedroom:

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

Unit 921:**Living Room:**

Replace broken/missing outlet cover plate. BMC 16.04.060(b) **(Left of sliding door)**

Hallway:

Secure service panel door. BMC 16.04.060(b)

Bathroom:

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

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

Master Bathroom:

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

Unit 923:**Living Room:**

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

Kitchen:

Repair damaged faucet controls. BMC 16.04.060(c)

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Master Bathroom:

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

BUILDING 9:

Unit 957:

Kitchen:

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

Left Bath:

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

Unit 959:

Kitchen:

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

Right Bedroom:

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

Unit 967:

Living Room:

Repair the sliding glass door to lock. BMC 16.04.060 (b)

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

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)

Utility Closet:

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

Unit 963:

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 971:**Kitchen:**

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

Bedroom:

Replace the broken window pane. BMC 16.04.060 (b)

Bathroom:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Balcony:

Stabilize the sagging deck. BMC 16.04.050 (b)

Unit 969:**Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

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

Balcony:

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

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

Unit 975:

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 (Key)

Unit 977:**Hallway:**

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

Kitchen:

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

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

Left Bedroom:

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

Unit 979:**Left Bathroom:**

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

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

BUILDING 10**Unit 925:****Kitchen:**

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

Master Bathroom:

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

Master Bedroom:

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

Unit 927:**Kitchen:**

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

Unit 929:**Kitchen:**

Eliminate the leak at the sink faucet handle. BMC 16.04.060(c)

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

Utility Closet:

Eliminate the leak at the water heater. BMC 16.04.060(c)

Master Bathroom:

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

Unit 931:**Living Room:**

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

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 937:**Deck:**

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

Master Bedroom:

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

Unit 939:**Deck:**

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

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

Kitchen:

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

Master Bathroom:

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

Unit 935:**Bathroom:**

Repair the sink faucet aerator to allow water to spray straight down. BMC 16.04.060(c)

Unit 933:**Deck:**

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

Kitchen:

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

Eliminate the source of the leak from the dishwasher. BMC 16.04.060(c) (tenant request)

Dining Room:

Repair the fan light to function as intended. BMC 16.04.060(b) (tenant complaint)

Unit 943:**Entry:**

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

Kitchen:

Repair/replace the transition strips. BMC 16.04.060(a) (remove the tape)

Unit 943 continued:**Hallway:**

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

Furnace closet doors to open/close easily. BMC 16.04.060(a)

Unit 941:**Living Room:**

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

Rear Bedroom:

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

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (left of the door)

Bathroom:

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

Hallway:

Repair/replace the carpeting. BMC 16.04.060(a)

Unit 945:**Kitchen:**

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

Front Bedroom:

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

Unit 947:**Living Room:**

Seal around the sliding door to ensure it is weathertight. BMC 16.04.060(a)

Hallway:

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (above the light switch)

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

Unit 947 continued:**Bathroom:**

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

Unit 953:**Deck:**

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

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

Bathroom:

Re-attach the dryer exhaust line. BMC 16.04.060(c)

Bedroom 2:

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

Unit 955:**Kitchen:**

Repair the sink faucet to shut off as intended. BMC 16.04.060(c) (to shut off with handle and not by pushing on the base)

Bedroom 1:

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

Bedroom 2:

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

Unit 951:**Deck:**

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

Unit 949:**Bathroom:**

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

BUILDING 11**Unit 1001:****Kitchen:**

Secure loose sink sprayer. BMC 16.04.060(a)

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

Laundry Closet:

Determine the source and eliminate the water leak. BMC 16.04.060(a) (At water supply)

Bedroom:

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

Master Bedroom:

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

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

Unit 1003:**Living Room:**

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

Kitchen:

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

Furnace Closet:

Secure loose access panel on furnace. BMC 16.04.060(c)

Bathroom:

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

Unit 1005:**Deck:**

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

Dining Room:

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

Unit 1003 continued:**Bathroom:**

Properly install or replace the aerator on the sink faucet so that it functions as intended.

BMC 16.04.060(c)

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

Unit 1007:**Living Room:**

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

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

Dining Room:

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

Kitchen:

Repair or replace damaged faucet controls. BMC 16.04.060(c)

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Hallway:

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

Bathroom:

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

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

Unit 1007 continued:**Master Bedroom:**

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

Unit 1011:**Living Room:**

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

Laundry:

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

Unit 1013:**Deck:**

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

Bathroom:

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

Unit 1015:**Living Room:**

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

Unit 1017:**Laundry:**

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

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

Unit 1019:**Patio:**

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

Kitchen:

Replace missing cabinet faces. BMC 16.04.060(a)

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

Laundry:

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

Bathroom:

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

Master Bedroom/Bathroom:

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

Unit 1021:**Living Room:**

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

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 1023:**Deck:**

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

Kitchen:

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

Unit 1023 continued:**Bedroom:**

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

BUILDING 12:**Unit 1025:****Right Bath:**

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

Left Bedroom:

Repair the window to lock. BMC 16.04.060 (b)

Unit 1027:**Right Bedroom:**

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

Secure the loose electrical outlet on the right wall. BMC 16.04.060 (b)

Unit 1035:**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)

Unit 1031:**Bathroom:**

Secure the loose electrical outlet. BMC 16.04.060 (b)

Unit 1037:**Entry:**

Repair the loose door seal. BMC 16.04.060 (a)

Unit 1039:

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

Main Hallway upstairs:

Secure the loose electrical outlet. BMC 16.04.060 (b)

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

Unit 1041:**Kitchen:**

Replace the missing drawer adjacent to the dishwasher. BMC 16.04.060 (a)

Bathroom:

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

Unit 1043:

No violations noted.

Unit 1045:**Right Bedroom:**

Repair the window to lock. BMC 16.04.060 (b)

Left Bedroom:

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

Unit 1047:**Left Bath:**

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

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

Unit 1047 continued:**Right Bath:**

Secure the loose light above shower. BMC 16.04.060 (b)

BUILDING 13**Unit 1071:****Porch:**

Replace the missing outlet cover. BMC 16.04.050(a)

Unit 1069:**Kitchen:**

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

Master Bedroom:

Repair the carpeting. BMC 16.04.060(a) (at the door)

Bedroom:

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

Bathroom:

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

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

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 1053:**Laundry Closet:**

Secure the 220 outlet to the wall. BMC 16.04.060(b)

Unit 1055:**Deck:**

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

Living Room:

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

Bathroom:

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

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

Unit 1057:**Bathroom:**

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

Laundry Closet:

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

Unit 1059:**Living Room:**

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

Bedroom:

Repair the broken window. BMC 16.04.060(a) (lower sash)

Bathroom:

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

Unit 1065:**Living Room:**

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

Kitchen:

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

Unit 1067:**Deck:**

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

Unit 1061:**Living Room:**

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

Unit 1063:**Living Room:**

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

Bathroom:

Repair the outlet to be wired correctly. BMC 16.04.060(b)

Unit 1049:**Entry:**

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

Unit 1051:**Master Bathroom:**

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

Kitchen:

Repair the sink faucet to shut off as intended. BMC 16.04.060(c) (to shut off with handle and not by pushing on the base)

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

BUILDING 14**Unit 1042:**

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

Unit 1040:**Living Room:**

Repair the carpeting at the transition strip. MC 16.04.060(a) (at entry)

Dining Room:

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

Kitchen:

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

Unit 1046:**Deck:**

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

Kitchen:

Eliminate the leak at the faucet handle. BMC 16.04.060(c)

Bedroom:

Repair/replace the outlet. BMC 16.04.060(b) (south wall – top outlet – ground hole blocked)

Master Bedroom:

Repair the latches on the storm window so it stays up as intended. BMC 16.04.060(b)

Master Bathroom:

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

Unit 1044:**Living Room:**

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

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

Kitchen:

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

Master Bedroom:

Replace the damaged door. BMC 16.04.060(a)

Unit 1044 continued:**Hallway:**

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

Repair/replace the missing/damaged handles on the laundry closet doors. BMC 16.04.060(a)

Unit 1038:**Bedroom:**

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (left latch won't open)

Unit 1036:**Deck:**

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

Unit 1026:**Deck:**

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

Unit 1024:**Living Room:**

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

Bathroom:

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

Bedroom:

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

Master Bedroom:

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

Unit 1024 continued:**Master Bathroom:**

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

Hallway:

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

Unit 1030:**Deck:**

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

Bathroom:

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

Hallway:

Secure the smoke detector to the wall. BMC 16.04.060(c)

Furnace Closet:

A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

Unit 1028:**Deck:**

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

Kitchen:

Repair the broken laminate. BMC 16.04.060(a) (end of kitchen counter)

Bathroom:

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

BUILDING 15

Unit 1018:

Laundry Closet:

Properly repair and surface coat the damaged portion of the wall. BC 16.04.060(a) (at laundry exhaust line)

Unit 1022:

Deck:

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

Hallway:

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

Unit 1020:

Deck:

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

Kitchen:

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

Bedroom:

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

Unit 1008:

Entry:

Repair the deadbolt lock to function as intended. BMC 16.04.060(c) (need to re-align)

Kitchen:

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 1014:

Living Room:

Sliding door to unlatch. BMC 16.04.060(c)

Unit 1002:**Kitchen:**

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

Laundry Closet:

Verify the dryer exhaust line is in good condition and properly installed. BMC 16.04.060(c) (accumulation of lint behind the dryer)

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 1000:**Bedroom:**

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

Common Hallway:

Replace the missing trim at the attic access scuttle. BMC 16.04.060(a)

Secure the metal trim. BMC 16.04.060(a) (at entry to Unit 1006)

Unit 1004:**Deck:**

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

EXTERIOR:**Clubhouse/Office Building:**

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

Building 20:

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

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

Building 17:

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

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

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

Building 21:

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

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

Building 3:

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

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

Building 5:

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

Building 6:

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

Building 7:

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

Building 9:

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

Building 10:

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

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

Building 11:

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

Building 15:

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

East Intersection of Summitview Pl and Alpine Trail:

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

Building 13:

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

Building 14:

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

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

General Condition:

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

OTHER REQUIREMENTS

Furnace Inspection Documentation:

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

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

Inventory Damage List:

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

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

This is the end of this report.

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

Meeting Date: January 21, 2025

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

Petition Number: 24-TV-61

Address: 2945-2955 S. Pinewood Ln.

Petitioner: Richard Bettler (Jabberwocky Real Estate)

Inspector: Rob Council

Staff Report: **August 1, 2024** - Conducted Drive-by of property to check occupancy. Found both units occupied and spoke with one tenant who had complaints. Started legal.

October 31, 2024 – Received and scheduled complaint inspection.

November 1, 2024 – Agent schedule cycle for November 19.

November 4, 2024 – Completed complaint inspection. Found valid.

November 8, 2024 – Mailed inspection report.

November 18, 2024 – HAND received BHQA request. Agent rescheduled cycle inspection to December 5.

December 17, 2024 – Board tabled this request until January 2025 meeting.

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

Staff recommendation: Deny request for extension of time.

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

Compliance Deadline: Immediate. Complaint deadline of November 22, 2024.

Attachments: Complaint 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**



Property Address: 2945 S Pinewood Dr, Bloomington, IN 47403

Petitioner's Name: Richard Bettler for Jabberwocky Real Estate

Address: 1316 S Palmer Ave

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: 8123256478

E-mail Address: rbettler@homefinder.org

Owner's Name: Manjula Reinhold

Address: 407 MITCHELL ST APT B

City: Southport

State: North Carolina

Zip Code: 28461

Phone Number: 8123259560

E-mail Address: tanithproperties@yahoo.com

Occupants: Timothy Moore

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 24-TV-61

RC

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.

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

Signature (Required):



Name (Print): Richard Bettler

Date: 11/18/2024

Important information regarding this application format:

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

Print Form



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Complaint Inspection Information

11/8/2024

Agent

Jabberwocky Real Estate
1316 S Palmer Avenue
Bloomington IN 47401

Owner

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

RE: NOTICE OF COMPLAINT INSPECTION

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

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

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Complaint Inspection Report



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

COMPLAINT INSPECTION REPORT

1641

Owners

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

Tenant

Timothy Moore
2945 S. Pinewood Drive
Bloomington, IN 47403

Prop. Location: 2945 S Pinewood LN

Number of Units/Structures: 2/1

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

Date Inspected: 11/04/2024

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 1

Inspector: Rob Council

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

COMPLAINT INSPECTION

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

Entire Unit:

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

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

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

Kitchen:

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

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

Bathroom:

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

East Bedroom:

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

This is the end of this report.

NOTICE OF BOARD ACTION

12/20/2024

Richard Bettler
1316 S. Palmer Ave.
Bloomington, IN 47401

RE: Petition Number: 24-TV-61
Meeting Date: 12/17/2024
Property Address: 2945-2955 S. Pinewood Ln.

Dear Richard Bettler,

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

Board Action: ☐ Approved ☐ Not Approved ☐ Continued ☒ Tabled

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

Deadline: N/A To be heard at January 21, 2025 meeting.

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

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

Sincerely,

Anna Killion-Hanson
Director, HAND

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

Meeting Date: January 21, 2025

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

Petition Number: 25-TV-001

Address: 2504 S Rogers St

Petitioner: David Thompson

Inspector: Michael Arnold

Staff Report: September 03, 2024 Cycle Inspection Scheduled
September 24, 2024 Cycle Inspection Completed
September 28, 2024 Cycle Inspection sent
November 22, 2024 Reinspection Scheduled
December 12, 2024 Reinspection Completed
December 12, 2024 Received BHQA Application

During the Cycle Inspection the south window in the SW bedroom would not open. At the reinspection, the window opened but would not stay on track or stay up. Petitioner is requesting additional time to repair this window.

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

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

Compliance Deadline: February 15, 2025

Attachments: RV Report; BHQA Application

1/9/25
mg



RECEIVED

DEC 12 2024

BY:

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

hand@bloomington.in.gov

Property Address: 2504 S. Rogers Rd Bloom, IN 47401

Petitioner's Name: DAVID THOMPSON

Address: 2537 E. Manor Ct

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812 327 0599 Email Address: jellydaveThompson@G-Mail.com

Property Owner's Name: DAVID Thompson

Address: 2537 E. Manor Ct.

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812 327 0599 Email Address: jellydaveThompson@G-Mail.com

Occupants: Brenda & Duane Lynn

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

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

Please circle the petition type that you are requesting:

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

REMINDER: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY

Petition Number 25-TV-1

SEE REVERSE

MA

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

Upon A Reinspection on a Cycle inspection, A Window was found to be Bad - It opens & shuts But seems that it may Be faulty & unsafe - we have ordered A New one to Put in its Place & Are requesting A Small Extension of time to do so - Most likely some one forgot a key & Pryed it open, of Course that doesn't Matter Thank You for Your Consideration - Manards said it should be in (the window) Around the Middle of JAN - when it does come in, we will install ASAP
Thanks, David

Signature (required):

Name (please print):

DAVID THOMPSON

Date:

12-12-24

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

DEC 20 2024

REMAINING VIOLATIONS INSPECTION REPORT

6774

Owner

David Allen Thompson
2537 E Manor Ct
Bloomington, IN 47401

*Also mailed to Agent
Terry Jewell
12654 E Hobbieville Rd
Springville, IN 47462*

Prop. Location: 2504 S Rogers ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 09/24/2024
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1

Inspector: Mike Arnold
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

Southwest Bedroom (13-3 x 7-8):

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

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

This is the end of this report.

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

Meeting Date: January 21, 2025

Petition Type: Relief from an administrative decision

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

Petition Number: 25-AA-02

Address: 3241 N. Valleyview Road

Petitioner: Nathan & Amanda Hunter

Staff Report:

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

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

Staff recommendation: Grant the relief from administrative decision.

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

Compliance Deadline: none

Attachments: Application for Appeal

1/16/25
[Signature]



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

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

Petitioner's Name: Nathan Hunter

Address: 4516 N Outback Road

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8128760677

E-mail Address: nathan@nathanhunterdesign.com

Owner's Name: Nathan and Amanda Hunter

Address: 4516 N Outback Road

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8128760677

E-mail Address: nathan@nathanhunterdesign.com

Occupants: Elijah and Kenya Hunter

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

25-AA-02

Petition Number: _____

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

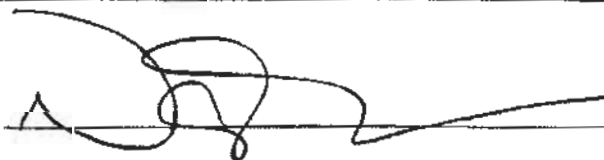
- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: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

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

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

Thank you!

Signature (Required):



Name (Print): Nathan Hunter

Date:

12/10/24

Important information regarding this application format:

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

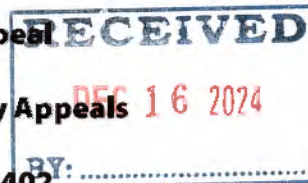
Print Form

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

Meeting Date:	January 21, 2025
Petition Type:	Request for an extension of time to complete repairs
Petition Number:	25-TV-03
Address:	315 W 17 th St Apt. 3
Petitioner:	David B. Burns
Inspector:	Rebecca Davis
Staff Report:	July 26, 2024 - Cycle Inspection conducted. September 9, 2024 – Cycle Report Mailed / 60 day deadline begins November 6, 2024 – Reinspection Scheduled December 11, 2024 – Reinspection Completed / BHQA Appeal Suggested December 16, 2024 – BHQA Appeal Received
Staff recommendation:	Grant the extension of time for the completion of the deck repairs. All other items were complied on the reinspection. Deck repairs have been extensive.
Conditions:	Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	February 11, 2025
Attachments:	Cycle Report; RV 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



Property Address: 315 W 17th St Apt 3

Petitioner's Name: MyBtown Properties

Address: 4757 N Mosswood Dr

City: Bloomington

State: Indiana

Zip Code: 47404

Phone Number: 8123220535

E-mail Address: ddburns@medlink.net

Owner's Name: David B. Burns

Address: 4757 N Mosswood Dr

City: Bloomington

State: Indiana

Zip Code: 47404

Phone Number: 8123220535

E-mail Address: ddburns@medlink.net

Occupants: 2

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

25-TV-03

Petition Number: _____

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

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

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

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

Signature (Required):



Name (Print): David B Burns

Date:

12/10/24

Important information regarding this application format:

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

Print Form

CYCLE INSPECTION REPORT

6960

Owner/Agent:

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

Prop. Location: 315 W 17th ST

Number of Units/Structures: 2/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5 1/3/5

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

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

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

Openable area: 4.75 Sq. Ft.

Clear height: 24 inches

Clear width: 18 inches

Sill height: Not more than 44 inches above finished floor.

INTERIOR:**UNIT C:****Main Level: Gas Furnace****Entryway, Living Room 19-2 x 10-2:**

No violations noted.

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

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

Bathroom:

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

2ND LEVEL:**Stairway/Hallway, Hall Bath, S Bedroom (15-1 x 14-8): Exit door for egress requirements.**

No violations noted.

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

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

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

BASEMENT

Stairway, Main Room:

No violations noted.

UNIT B:

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

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

Furnace Closet:

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

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

Bathroom:

No violations noted.

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

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

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

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

Height: 25.25 inches

Width: 43 inches

Sill Height: 22.5 inches

Openable Area: 7.54 sq. ft.

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

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

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

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

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

Height: 55 inches

Width: 20 inches

Sill Height: 24 inches

Openable Area: 7.64 sq. ft.

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

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

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

UNIT A:

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

No violations noted.

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

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

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

Height: 55 inches

Width: 20 inches

Sill Height: 24 inches

Openable Area: 7.64 sq. ft.

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

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

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

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

Height: 55 inches

Width: 20 inches

Sill Height: 24 inches

Openable Area: 7.64 sq. ft.

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

Kitchen/Dining Room (11-4 x 18-5), Bathroom:

No violations noted.

Laundry Room:

Replace the GFCI outlet under the panel (tester did not trip the outlet). BMC 16.04.060(b)

Upstairs:

Bedroom (23-11 x 12-8):

Repair the window on the right to open and close as intended. BMC 16.04.060(a)

Existing Egress Window Measurements: Single hung: Const. Yr. - 1994

Height: 25.25 inches

Width: 43 inches

Sill Height: 22.5 inches

Openable Area: 7.54 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

EXTERIOR:

Upstairs Deck:

The last 6 ft or so of the deck's ledger board on the northwest corner of the structure has become detached from the structure due to significant weathering of the structure in an area where a small roof terminates over the upper deck. The result of this is that the deck is under supported, and has significant movement.

Repair the deck in a manner that properly supports the north east corner adjacent to the structure. The structure should meet the current Indiana Residential Building Code, or provide documentation in the form of a signed and stamped letter from a structural engineer that supports that the current state of the deck is structurally sound. BMC 16.04.060(a) BMC 16.04.020(a)(h)

Replace deteriorated/compromised deck boards. BMC 16.04.050(b)

Secure loose deck boards. BMC 16.04.050(b)

Restore power to the GFCI on the deck (west side of structure). BMC 16.04.050(a)

Repair both GFCI outlets to be secure and flush with the faceplates (west and south side of the structure on deck). BMC 16.04.050(b)

Install a gutter on the west end of the roof which terminates over the northwest corner of the deck to divert the water runoff from the structure and deck. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

REMAINING VIOLATIONS INSPECTION REPORT

6960

Owner(s)

David Burns
4757 N. Moss Wood Dr.
Bloomington, IN 47404

Prop. Location: 315 W 17th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5 1/3/5

Date Inspected: 7/26/2024
Primary Heat Source: Gas
Property Zoning: MM
Number of Stories: 2

Inspector: Rebecca Davis
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16.10.040

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

EXTERIOR:

Upstairs Deck:

The last 6 ft or so of the deck's ledger board on the northwest corner of the structure has become detached from the structure due to significant weathering of the structure in an area where a small roof terminates over the upper deck. The result of this is that the deck is under supported and has significant movement.

Repair the deck in a manner that properly supports the northeast corner adjacent to the structure. The structure should meet the current Indiana Residential Building Code, or provide documentation in the form of a signed and stamped letter from a structural engineer that supports that the current state of the deck is structurally sound. BMC 16.04.060(a) BMC 16.04.020(a)(b)

Replace deteriorated/compromised deck boards. BMC 16.04.050(b)

Secure loose deck boards. BMC 16.04.050(b)

OTHER REQUIREMENTS:

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: January 21, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-04

Address: 310 W 12th St

Petitioner: Heather Fulton / Park on Morton

Inspector: Rebecca Davis / Kenny Liford

Staff Report: August 26, 2024 – Cycle Inspection Conducted
October 10, 2024 – Cycle Inspection Sent / 60 Day Deadline Begins
December 09, 2024 BHQA Appeal Received.

Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: February 3, 2025

Attachments: Cycle Report; BHQA Application

1/21/25
MC



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

Property Address: 310 W 12th St., Bloomington, IN 47404
~~710 N. Morton Street, Bloomington, IN 47404~~

Petitioner's Name: Heather Fulton for Park On Morton

Address: 710 N. Morton Street

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8123397242

E-mail Address: heather.fulton@tpco.com

Owner's Name: The Preiss Company

Address: 1700 Hillsborough Street

City: Raleigh

State: North Carolina



Zip Code: 27605

Phone Number: 8123397242

E-mail Address: pom@tpco.com

Occupants: _____

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

25-TV-04

Petition Number: _____

RD

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We would like an extension of time to complete the repairs for the last inspection results, please. It would be very much appreciated if we could have another month to get these completed.

We are still working on some lighting + other issues. Could we please have until Jan. 20th or after to complete these?

Thank-you

Signature (Required):

H. Fulton

Name (Print): Heather Fulton

Date:

12/09/24

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

RECEIPT (REC-002614-2024)
FOR CITY OF BLOOMINGTON

BILLING CONTACT

THP Park On Morton, LLC
710 N Morton St
Bloomington, In 47404



Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
rentpro_10156	BHQA Fee	Fee Payment	Cash	\$20.00
310 W 12Th St Bloomington, IN 47404				SUB TOTAL
				\$20.00
				TOTAL
				\$20.00

CYCLE INSPECTION REPORT

10156

Owner(s)

Thp Park On Morton Llc
710 N Morton St
Bloomington, IN 47404

Agent

The Preiss Co. C/O Mike Kivitz
710 N Morton St
Bloomington, IN 47404

Prop. Location: 304 W Georgia AVE

Number of Units/Structures: 114/3

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 304: 6/4/5, Bld 320: 8/4/5, Bld 310: 8/1/5 31/2/5 29/3/5 32/4/5

Date Inspected: 08/26/2024

Primary Heat Source: Electric

Property Zoning: MD

Number of Stories: 3

Inspector: Rebecca Davis/Kenny Liford

Foundation Type: Slab

Attic Access: No

Accessory Structure: none

Monroe County records indicate these structures were built in 2012-2013. These structures are fully sprinklered and meet the exception for minimum egress requirements as outlined in IBC Sec. 1026.1

FLATS

Four Bedroom

Kitchen (12-10 x 11-8)
Living Room (14-4 x 12-7)
Far Left Bedroom/Bathroom (12-0 x 10-7)
Left Bedroom/Bathroom (11-5 x 10-8)
Right Bedroom/Bathroom (11-10 x 10-9)
Far Right Bedroom/Bathroom (12-0 x 10-7)

Three Bedroom

Kitchen (12-8 x 11-5)
Living Room (18-9 x 13-9)
Right Bedroom/Bathroom (11-5 x 10-8)
Left Bedroom/Bathroom (11-10 x 10-9)
Far Left Bedroom/Bathroom (12-0 x 10-7)

Two Bedroom

Kitchen (14-1 x 13-6)
Living Room (14-8 x 13-7)
Rear Bedroom/Bathroom (15-3 x 8-11)
Front Bedroom/Bathroom (13-3 x 12-1)

One Bedroom

Kitchen (14-1 x 13-6)
Living Room (14-8 x 13-7)
Bedroom/Bathroom (15-3 x 8-11)

TOWNHOUSES

First Level

Living Room (22-3 x 13-7)
Kitchen (12-0 x 8-6)
½ Bathroom

Second Level

Front Bedroom/Bathroom [(12-5 x 7-11)+(6-0 x 4-0)]
Rear Bedroom/Bathroom [(12-5 x 7-11)+(6-0 x 4-0)]

Third Level**Front Bedroom/Bathroom** [(12-5 x 7-11)+(6-0 x 4-0)]**Rear Bedroom/Bathroom** [(12-5 x 7-11)+(6-0 x 4-0)]**Existing Egress:****Flats:****Height:** 32 inches**Width:** 32.5 inches**Sill Height:** 25 inches**Openable Area:** 7.22 sq. ft.**Note:** These measurements are for reference only. There is no violation of the emergency egress requirements.**Townhouses:****Height:** 31.5 inches**Width:** 29 inches**Sill Height:** 25 inches**Openable Area:** 6.34 sq. ft.**Note:** These measurements are for reference only. There is no violation of the emergency egress requirements.**INTERIOR:****MAIN BUILDING****Ground Level****Common Hall****General Violation:**

Several of the emergency light units were not functioning as intended. Maintenance noted that these had been called out for repair in their recent fire safety inspection report. Repair or replace all malfunctioning emergency light units. BMC 16.04.060(b)

Strong Recommendation:

It was noted during inspection that a smoke detector model which was in widespread use throughout the development had aged beyond the 10 year smoke detector expiration date, meaning the manufacturer will not guarantee it to provide adequate protection. It is strongly recommended to review the age of all smoke detectors and replace all that have aged beyond 10 years.

Unit 1001:**Bedroom B Bathroom:**

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 1002:**Kitchen:**

Secure loose electrical receptacle (GFCI right of stove). BMC 16.04.060(b)

Secure loose electrical receptacle (GFCI left of stove). BMC 16.04.060(b)

Laundry Closet:

Install latches for laundry closet doors. BMC 16.04.060(a)

Mechanical Closet:

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Bedroom B:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit 1003:

There is no Unit 1003

Unit 1004:Mechanical Closet:

During the inspection the condensate line was noted to be clogged causing water over flow onto the floor of the mechanical closet. Maintenance was able to unclog the line during inspection. Thoroughly dry out the closet and make any necessary repairs caused due to water damage if present. BMC 16.04.060(a)

Bedroom B Bathroom:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Bedroom A:

Repair the window to open and close easily and without special effort. BMC 16.04.060(b)

Unit 1005:Mechanical Closet:

Determine the cause of and eliminate the mold/mildew growth in the closet. BMC 16.04.060(a)

Ground Level Common Study Room:

Replace the broken lock latch on the middle window. BMC 16.04.060(b)

First Level:Unit 2104:Bedroom A Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 2105:

Replace the missing sprayer button on the kitchen sink faucet. BMC 16.04.060(a)

Mechanical Closet:

Repair the sprinkler trim ring. BMC 16.04.060(b)

Bedroom A Bathroom:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 2106:Mechanical Closet:

The water heater pan was holding water. Determine the cause of the water leak and repair. BMC 16.04.060(c)

Eliminate the build up of dust from the closet. BMC 16.04.060(c)

Bedroom C:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit 2103:Laundry Closet:

Replace the missing latch from the left laundry closet door. BMC 16.04.060(a)

Mechanical Closet:

Eliminate the build up of dust from the closet. BMC 16.04.060(c)

During the inspection the condensate line was noted to be clogged causing water over flow onto the floor of the mechanical closet. Maintenance was able to unclog the line during inspection. Thoroughly dry out the closet and make any necessary repairs caused due to water damage if present. BMC 16.04.060(a)

Bedroom A

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit 2107:Bedroom C:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Bedroom A:

Repair the toilet paper holder to function as intended. BMC 16.04.060(a)

Unit 2108:Bedroom C:

Repair the right window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bathroom C:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Bedroom B:

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Common Hall Data Room (across from 207):

Provide a complete directory of all circuits in the electric service panels. BMC 16.04.020(a) IEC 408.4

Unit 2102:Laundry Closet:

Replace the missing left door latch. BMC 16.04.060(a)

Bathroom B:

Replace the missing tub stopper. BMC 16.04.060(a)

Unit 2109:Living Room:

Secure loose electrical receptacle (left of window). BMC 16.04.060(b)

Patio:

Repair the exterior patio door to function as intended. Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(a), BMC 16.04.060(b)

Kitchen:

Determine the cause of and eliminate the mold/mildew growth on the ceiling (stain) and paint. BMC 16.04.060(a)

Unit 2101:

No violations noted.

Unit 1109:Bedroom A:

Repair the bedroom door to open and close easily and latch without any special knowledge or effort. BMC 16.04.060(a)

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Living Room:

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bedroom B:

Repair the bedroom door to open and close easily and latch without any special knowledge or effort. BMC 16.04.060(a)

Unit 1110:Kitchen:

Replace the missing garbage disposal rubber drain guard. BMC 16.04.060(c)

Repair the damaged drywall ceiling at the corner of the laundry closet and the hallway. BMC 16.04.060(a)

Mechanical Closet:

During the inspection the condensate line was noted to be clogged causing water over flow onto the floor of the mechanical closet. Maintenance was able to unclog the line during inspection. Thoroughly dry out the closet and make any necessary repairs caused due to water damage if present. BMC 16.04.060(a)

Unit 1111:Bedroom B:

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bathroom C:

Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 1112:Bathroom A:

Secure loose electrical receptacle. BMC 16.04.060(b)

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Patio:

Replace the missing outdoor outlet cover. BMC 16.04.050(a)

Bedroom D:

Eliminate the mold/mildew growth at the windows. BMC 16.04.060(a)

Unit 1108:Left Hallway:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Bedroom A:

Repair the window to open and close easily and without special effort. BMC 16.04.060(h)

Bathroom B:

Secure toilet to its mountings. BMC 16.04.060(c)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 1107:Kitchen:

Secure the sink faucet to the sink base. BMC 16.04.060(c)

Replace the missing sprinkler trim ring. BMC 16.04.060(b)

Mechanical Closet:

Eliminate the build up of dust from the closet. BMC 16.04.060(c)

Unit 1106:Kitchen:

Restore the water pressure to the kitchen faucet. BMC 16.04.060(a)

Bathroom A:

Secure loose electrical receptacle. BMC 16.04.060(h)

Mechanical Closet:

Determine the cause of and eliminate the mold/mildew growth in the closet. BMC 16.04.060(a)

Bedroom B:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 1105:**Mechanical Closet:**

Repair the closet door the stop dragging on the floor. BMC 16.04.060(a)

Bedroom A:

Replace the broken window screen. BMC 16.04.060(a)

Unit 1104:**Kitchen:**

Replace the missing grease filter on the hood vent. BMC 16.04.060(a)

Restore the water pressure to the kitchen faucet. BMC 16.04.060(a)

Unit 1103:**Entry:**

Replace the broken door stop. BMC 16.04.060(a)

Mechanical Closet:

Replace the furnace filter. BMC 16.04.060(c)

Common Hallway:

Secure loose electrical receptacle (to the right of Unit 1102). BMC 16.04.060(b)

Unit 1102:**Mechanical Closet:**

Eliminate the build up of dust from the closet. BMC 16.04.060(c)

Unit 1101:**Mechanical Closet:**

Replace the furnace filter. BMC 16.04.060(c)

Eliminate the build up of dust from the closet. BMC 16.04.060(c)

Fill the hole (left of furnace) where the lines penetrate the wall and the fire caulk has fallen out. BMC 16.04.060(b)

Unit 3102:

This unit was not inspected at the time of this inspection, as it was missed. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 3101:

This unit was not inspected at the time of this inspection, as it was missed. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 3103:

This unit was not inspected at the time of this inspection, as it was missed. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

SECOND LEVEL:**Unit 2204:**Mechanical Closet:

Repair or replace the leaking/rusting water heater. BMC 16.04.060(c)

Replace the furnace filter. BMC 16.04.060(c)

Eliminate the build up of dust from the closet. BMC 16.04.060(c)

Bedroom C:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 2205:

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit 2206:Bedroom C:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Mechanical Closet:

Unclog the floor drain. BMC 16.04.060(c)

Unit 2203:Bathroom C:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 2207:Living Room:

Repair the window screen (left). BMC 16.04.060(a)

Bedroom C

Repair the door handle so the lock functions as intended. BMC 16.04.060(a)

Right Hallway:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 2208:Laundry Closet:

Replace the missing door latch (right door). BMC 16.04.060(a)

Bedroom A:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Mechanical Closet:

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Bedroom D:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Unit 2202:Mechanical Closet:

Repair the AC to function as intended. BMC 16.04.060(c)

Bathroom A:

Repair the sink handle. BMC 16.04.060(a)

Bathroom B:

Secure the toilet paper holder. BMC 16.04.060(a)

Unit 2209:Bedroom A:

Secure loose electrical receptacle (under the window). BMC 16.04.060(b)

Mechanical Closet:

Eliminate the build up of dust from the closet. BMC 16.04.060(c)

Bathroom B:

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 2201:Balcony:

Replace the missing weather proof outlet cover. BMC 16.04.060(b)

Every door (balcony) which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(a), BMC 16.04.060(b)

Bedroom B:

Remove the miscellaneous paper from fire damper in the ceiling. BMC 16.04.060(b)

Bedroom C:

Replace the broken handle on the toilet. BMC 16.04.060(a)

Unit 1210:Bedroom A:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Kitchen:

Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Bathroom B:

Replace missing flooring on the left side of tub. BMC 16.04.060(a)

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 1211:Bedroom B:

Secure loose electrical receptacle (left of window). BMC 16.04.060(b)

Laundry Closet:

Tenant stated the dryer was not drying clothes. Repair the dryer to function as intended. BMC 16.04.060(c)

Balcony:

Replace the missing weatherproof outdoor outlet cover. BMC 16.04.050(b)

Unit 1209:Entire Unit:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Mechanical Closet:

Determine the cause of and eliminate the mold/mildew growth in the lower right side of the closet, behind the water heater. BMC 16.04.060(a)

Bathroom B:

Replace the missing base trim to the right of the toilet. BMC 16.04.060(a)

Unit 1212:Balcony:

Replace the missing weatherproof outdoor outlet cover. BMC 16.04.050(b)

Unit 1208:Kitchen:

Repair the sprayer switch to function as intended. BMC 16.04.060(a)

Balcony:

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Mechanical Closet:

During the inspection the condensate line was noted to be clogged causing water over flow onto the floor of the mechanical closet. Maintenance was able to unclog the line during inspection. Thoroughly dry out the closet and make any necessary repairs caused due to water damage if present. BMC 16.04.060(a)

Bathroom C:

Replace the malfunctioning switch in the bathroom. BMC 16.04.060(a)

Bedroom D:

Replace the malfunctioning switch in the bathroom. BMC 16.04.060(a)

Common Hall Data Room: Determine the source of the water damage and eliminate. Repair damaged wall material and eliminate spore growth. BMC 16.04.060(a)

Secure loose electrical receptacle (north wall). BMC 16.04.060(b)

Unit 1207:

Mechanical Closet:

During the inspection the condensate line was noted to be clogged causing water over flow onto the floor of the mechanical closet. Maintenance was able to unclog the line during inspection. Thoroughly dry out the closet and make any necessary repairs caused due to water damage if present. BMC 16.04.060(a)

Unit 1206:

Mechanical Closet:

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Bathroom A:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 1205:

Bathroom B:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 1204:

Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 1203:

Kitchen:

Secure loose electrical receptacle. BMC 16.04.060(b)

Mechanical Closet:

During the inspection the condensate line was noted to be clogged causing water over flow onto the floor of the mechanical closet. Maintenance was able to unclog the line during inspection. Thoroughly dry out the closet and make any necessary repairs caused due to water damage if present. BMC 16.04.060(a)

Unit 1202:

No violations noted.

Unit 1201:

Bathroom C:

Secure loose electrical receptacle. BMC 16.04.060(b)

Bedroom B:

Restore appropriate water pressure to the shower/tub faucet. BMC 16.04.060(a)

Bathroom A:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 3201:

Entry:

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be

capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(a), BMC 16.04.060(b)

Left Hallway:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Bathroom C:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Bathroom B:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Bedroom D:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit 3202:

No violations noted.

Unit 3203:

Bedroom A:

Repair the bedroom window to latch. BMC 16.04.060(a)

Bathroom C:

Secure loose electrical receptacle. BMC 16.04.060(b)

Third Level

Third Floor Hallway

Ensure all emergency escape lights functions as intended. BMC 16.04.060(c)

Unit 3301

Bedroom A

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Unit 3302

No violations noted.

Unit 3303

Whole unit

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Unit 1312

Laundry Room

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c)

Living Room

Repair or replace lock on sliding glass door so that it functions as intended. BMC 16.04.060(b)

Unit 1309Kitchen

Determine source and eliminate the leak under the sink. BMC 16.04.060(a)

Unit 1311Kitchen

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 1310Living Room

All basement and ground floor windows and all upper windows adjacent to porch roofs, decks or other accessible exterior elements shall be capable of latching securely. Install a locking mechanism to the right window. BMC 16.04.060(b)

Unit 2301

No violations noted.

Unit 2309Mechanical Closet

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Bedroom C

Secure the loose electrical receptacle in the bathroom. BMC 16.04.060(b)

Bedroom B

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Unit 2302

No violations noted.

Unit 2308Laundry Room

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Bedroom D

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Unit 2307

No violations noted.

Unit 2303Laundry Room

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Kitchen

Properly secure the faucet on the sink. BMC 16.04.060(c)

Determine source and eliminate the leak under the sink. BMC 16.04.060(a)

Replace the water damaged shelving under the sink. BMC 16.04.060(a)

Unit 2306

All Bedrooms

Repair or replace diverters in shower faucet assembly. BMC 16.04.060(a)

Unit 2305

Kitchen

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 2304

No violations noted.

Unit 1308

Laundry Room

Repair or replace door knob/lock assembly in a manner so that it functions as intended.

Kitchen

Replace the missing handle for the microwave. BMC 16.04.060(a)

Unit 1307

Bedroom D

Repair the light switch in the bathroom to function as intended (Appears to have a short). BMC 16.04.060(a)

Unit 1302, 1303, 1304, 1305, 1306

No violations noted.

Unit 1301

Entry

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Bedroom C

Repair or replace lock on bathroom door so that it functions as intended. BMC 16.04.060(b)

FOURTH LEVEL

Fourth Floor Hallway

Ensure all emergency escape lights functions as intended. BMC 16.04.060(c)

Unit 3403

Kitchen

Properly secure the faucet on the sink. BMC 16.04.060(c)

Bedroom C

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 3402

Whole unit

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the

time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Kitchen

Replace missing/broken cabinet drawer. BMC 16.04.060(a)

Bedroom A

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Bedroom B

Repair the tub drain to function as intended. BMC 16.04.060(c)

Bedroom C

Repair the damaged or loose escutcheon ring. BMC 16.04.060(c)

Unit 3401

Whole unit

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Kitchen

Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

Bedroom D

Properly repair or replace broken or missing cabinet door. BMC 16.04.060(a)

Bedroom C

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 1401

Bedroom C

Repair the tub drain to function as intended. BMC 16.04.060(c)

Unit 1402, 1403, 1404

No violations noted.

Unit 1405

Bedroom B

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Unit 1406

Bedroom A

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Unit 1407

Bedroom A

Properly secure the faucet on the sink. BMC 16.04.060(c)

Common Elevator Lobby (Near 1408)

No violations noted.

Unit 1408**Laundry Room**

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c)

Living Room

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

Bedroom D

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Unit 1412, 1409

No violations noted.

Unit 1411**Living Room**

Deadbolt to function

Unit 1410, 2401, 2409

No violations noted.

Unit 2402**Mechanical closet**

Repair/replace the damaged door. BMC 16.04.060(a)

Unit 2408**Whole unit**

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Unit 2404**Kitchen**

Properly secure the faucet on the sink. BMC 16.04.060(c)

Bedroom A

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Unit 2405

No violations noted.

Unit 2406**Kitchen**

Replace the missing garbage disposal gasket. BMC 16.04.060(a)

Bedroom B

Repair the sink drain to function as intended. BMC 16.04.060(c)

Unit 2403Bedroom B

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Unit 2407

No violations noted.

TOWNHOUSES**Unit 304**Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Kitchen

Properly secure the faucet on the sink. BMC 16.04.060(c)

½ Bath

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Unit 306

No violations noted.

Unit 308Laundry Room

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

2nd LevelBedroom A

Properly repair or replace loose, damaged, or missing floor covering (**Bathroom**). BMC 16.04.060(a)

Unit 310

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (e)

½ Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 312Kitchen

Properly secure the faucet on the sink. BMC 16.04.060(c)

Unit 314

No violations noted.

Unit 334**2nd Level**Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Bedroom A

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Bedroom B

Repair replace the broken ceiling fan. BMC 16.04.060(a)

Unit 332Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Kitchen

Properly secure the faucet on the sink. BMC 16.04.060(c)

Unit 330Living Room

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Unit 328**2nd Level**Hallway

Repair the surface of the ceiling to be free of holes, cracks, **peeling paint** and/or sagging materials. BMC 16.04.060(a)

Unit 326Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Unit 324Kitchen

Replace the missing microwave handle. BMC 16.04.060(a)

2nd LevelBedroom B

Repair the light switch in the bathroom to function as intended (Appears to have a short). BMC 16.04.060(a)

Unit 322Kitchen

Repair the front right range burners to function as intended. BMC 16.04.060(c)

3rd LevelBedroom C

Repair the sink drain to function as intended. BMC 16.04.060(c)

2nd LevelBedroom B

Repair or replace the bathroom door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Unit 320**Whole unit**

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

2nd Level**Hallway**

Repair the surface of the ceiling to be free of holes, cracks, **peeling paint** and/or sagging materials. BMC 16.04.060(a)

3rd Level**Bedroom D**

Repair the surface of the ceiling(**Bathroom**) to be free of holes, cracks, **peeling paint** and/or sagging materials. BMC 16.04.060(a)

EXTERIOR

Properly repair or replace damaged or deteriorated siding (**under window in courtyard east of pool**) in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

Repair the broken Gfci and cover in the grilling area north of pool. BMC 16.04.050(b)

Townhomes

Replace the missing brickmold on the back entry door to unit 312. BMC 16.04.050(a)

Replace the broken Gfci cover at the back of unit 320. BMC 16.04.050(b)

Replace the missing brickmold on the back entry door to unit 324. BMC 16.04.050(a)

Replace the missing brickmold on the back entry door to unit 328. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Elevator Inspection Document

Provide documentation of the annual inspection by the State of Indiana for the elevator. BMC 16.01.060(c)

Fire Suppression/Fire Alarm System

Provide documentation of the fire suppression/fire alarm systems annual inspection as required by the Indiana Fire Prevention Code. BMC 16.01.060(f)

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: January 21, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-05

Address: 250 E 14th St Unit 1421

Petitioner: Daniel Bracket

Inspector: Chastina Hayes

Staff Report: November 18, 2024 Tenant scheduled complaint inspection
November 21, 2024 Completed complaint inspection with tenants
November 22, 2024 Mailed complaint report
December 10, 2024 Received BHQA application

During the complaint inspection gnats were found throughout the apartment. The trash room is adjacent to the unit and the dumpster is below the unit which is causing the infestation. The petitioner is requesting an extension of time to treat the issue.

Staff recommendation: Approve the request for extension of time to complete the repairs.

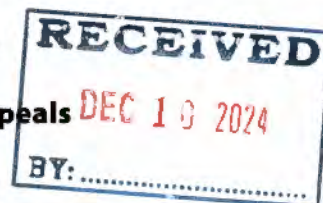
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: February 1, 2025

Attachments: Complaint Report; BHQA Application



**Application For Appeal
To The
Board of Housing Quality Appeals**
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov



Property Address: The Standard at Bloomington

Petitioner's Name: Daniel Brackett

Address: 250 E 14th Street

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: (812) 416-5046

E-mail Address: daniel.brackett@landmarkproperties.com

Owner's Name: Landmark Properties, INC

Address: 315 Oconee Street

City: Athens

State: Georgia

Zip Code: 30601

Phone Number: 706-543-1910

E-mail Address: info@thestandardbloomington.com

Occupants: Ethan Katz

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

25-TV-05

Petition Number: _____

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

The Standard at Bloomington has received the complaint inspection report and is aware of the situation. We have been in active communications with the residents and guarantors of this unit as we have been actively treating the unit. When the residents made us aware of the situation, our team contacted our pest control vendor and had them spray and treat the unit. However, it has been requested by the residents and guarantors that we discontinue the spray treatment inside of the unit. The reason behind the request to discontinue treating the unit is due to the amount of time that the residents need to vacate the unit for the spray to settle. As we continue to take action to correct this situation, The Standard actively taking the measures listed below to address the issue.

1. The Standard has contacted our trash removal/collection service to have the main compactor emptied on a routine basis. This is effective immediately and was scheduled on a routine basis as off 11/27/2024. We will continue to monitor and have the compactor emptied as routinely as needed, even if before the compactor is full.

2. The Standard has maintained the main compactor room by detail cleaning the area on daily basis and has outsourced a third-party vendor to assist. The Standards' maintenance and management team have walked the trash room located next to 1421 multiple times per day to ensure there is not any trash buildups and has reached out to our garbage collection company to ensure the trash room area around 1421 is also walked on a nightly basis during their contracted trash pickups Sunday through Thursday.

3. The Standard has installed multiple UV Light bug zappers and sticky traps within/around the main compactor room, and the garbage chute.

Signature (Required):

Daniel A. Brackett

Name (Print): Daniel A Brackett

Date: 12/6/24

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Complaint Inspection Information

11/22/2024

Agent

Alyssa Whitt
250 E 14th ST
Bloomington IN 47408

Owner

Landmark Properties, LLC
315 Oconee Street
Athens GA 30601

RE: NOTICE OF COMPLAINT INSPECTION

On **11/21/2024** a complaint inspection was performed at 250 E 14th ST. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report and call this office no later than **12/6/2024**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need time to correct the violations beyond **12/6/2024** or if you want to appeal any violation, an appeal form can be found at bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

If you have any questions regarding the permit process, please call weekdays between 8:00a.m. and 5:00p.m., at (812) 349-3420.

Sincerely,

Housing & Neighborhood Development
Encl: Complaint Inspection Report

COMPLAINT INSPECTION REPORT

76

Owner

Landmark Properties
315 Oconee St
Athens, GA 30601

Tenant

Ethan Katz
10775 Knight Dr
Carmel, IN 46032

Agent

Alyssa Whitt
250 E 14th St
Bloomington, IN 47408

Prop. Location: 301 E Brownstone Dr

Number of Units/Structures: 439/3

Units/Bedrooms/Max # of Occupants: Bld 1: 24/Eff; 28/1; 32/2; 50/4; 17/5 Bld 2: 26/Eff; 30/1; 20/2; 13/4; 18/5
Bld 3: 42/1; 26/2; 15/3; 25/4; 28/5

Date Inspected: 11/21/2024

Primary Heat Source: Electric

Property Zoning: MS

Number of Stories: 5

Inspector: Chastina Hayes

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: N/A

The following items are the result of a complaint inspection conducted on 11/21/2024. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

Building 250:

Unit 1421:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (**Gnats**)

Trash Room adjacent to the Unit:

Remove and properly dispose of all accumulated or scattered trash in the room to prevent the reinfestation of the gnats. BMC 16.04.040(d)

This is the end of the report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: January 21, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-06

Address: 1601 S. Walnut St.

Petitioner: JMT Properties LLC

Inspector: Rob Council

Staff Report: **October 29, 2024** - Conducted cycle of the property.
November 25, 2024 – Mailed inspection report.
December 16, 2024 – HAND received BHQA request.

At a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found. Including windows in need of repair or replacement.

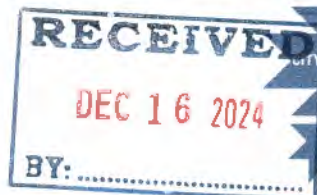
Petitioner is requesting an extension of time to complete concrete work.

Staff recommendation: Approve request for extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: April 01, 2025

Attachments: Cycle 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**

Property Address: 1601 S. WALNUT STREET

Petitioner's Name: JMT PROPERTIES LLC

Address: 827 W BAYWOOD DRIVE

City: BLOOMINGTON

State: Indiana

Zip Code: 47403

Phone Number: 8123600157

E-mail Address: joe@bpcccarpet.net

Owner's Name: JMT PROPERTIES LLC

Address: 827 W. BAYWOOD DRIVE

City: BLOOMINGTON

State: Indiana

Zip Code: 47403

Phone Number: 8123600157

E-mail Address: joe@bpcccarpet.net

Occupants:

Edwin Meadows, Malhar Lakshman, Francis Bassett-Dilley, Victor Luna

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

25-TV-06

Petition Number: _____

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.

windows marked for repairs are beyond their useful life. these windows can no longer be repaired. windows are being re-measured to 12/11/2024. delivery time could be 4-8 weeks due to holiday shutdowns and delays. installation these windows are then subject to "weather permitting" installation dates and times. requesting an extension of 60-90 days. to complete these repairs.

Signature (Required):

Joseph T. Bumbaca

Name (Print):

Joseph T. Bumbaca

Date:

12/11/24

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

3284

Owner(s)

Jmt LLC
1245 Old Capital Pike
Bloomington, IN 47403

Agent

Parker Real Estate Management
P O Box 1112
Bloomington, IN 47402

Prop. Location: 1601 S Walnut ST

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 10/29/2024

Primary Heat Source: Gas

Property Zoning: MM

Number of Stories: 2

Inspector: Rob Council

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

**Monroe County Assessor's records indicate this structure was built in 1925.
There are no minimum requirements for emergency egress at the time of construction.**

INTERIOR

MAIN LEVEL

Entryway:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

½ Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Repair toilet to flush properly. BMC 16.04.060(c)

Living Room (18-9 x 10-5):

Repair window to latch securely. BMC 16.04.060(b) (Northwest)

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c) **(Property was updated to be interconnected.)**

Kitchen:

No violations noted.

Dining Room (10-9 x 8):

Repair the broken window. BMC 16.04.060(a)

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Sunroom/ Enclosed Porch:

Replace the deteriorated glazing compound on the windows. BMC 16.04.050(a)

East Center Bedroom (10-9 x 10-7):

No violations noted.

Existing Egress Window Measurements:

Height: 27 inches

Width: 29.50 inches

Sill Height: 33.50 inches

Openable Area: 5.53 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

UPPER LEVEL:Stairway:

Properly repair or replace broken window sash/frame. BMC 16.04.060(b)

Replace the deteriorated glazing compound on the windows. BMC 16.04.050(a)

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

NE Bedroom (10-9 x 7-5):

No violations noted.

Existing Egress Window Measurements:

Height: 19 inches

Width: 28 inches

Sill Height: 35 inches

Openable Area: 3.69 sq. ft.

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.

Hallway:

No violations noted.

Bathroom:

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

NW Bedroom (26-10 x 11-6):

No violations noted.

Existing Egress Window Measurements:

Height: 48 inches

Width: 32 inches

Sill Height: 28 inches

Openable Area: 10.66 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

SE Bedroom (10-11 x 10-3):

No violations noted.

Existing Egress Window Measurements:

Height: 25 inches

Width: 29.50 inches

Sill Height: 29 inches

Openable Area: 5.12 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

BASEMENT

Secure hanging/loose joist crossmembers. BMC 16.04.060(a)

Replace the missing/broken electrical junction box cover plate. BMC 16.04.060(b) (**Under stairs**)

Repair or replace lock on exterior door so that it functions as intended. BMC 16.04.060(b)

EXTERIOR

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(c)(e)

Replace duct taped gutter downspout with appropriate downspout. BMC 16.04.050(a)

Properly repair termite damaged awning. BMC 16.04.050(a)

Inspect bulge at the base of chimney where past repairs have been made. Past repairs appear to be failing. Make appropriate repairs to chimney to eliminate bulge and ensure chimney is structurally sound. BMC 16.04.050(b)

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)
 Acceptable level in a living space: 9 ppm
 Maximum concentration for flue products: 50 ppm
 BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)

Registration Form:

Complete the enclosed registration form. A street address is required for both owner and agent. **This form must be signed by the owner. If this form is not provided to the HAND department by the compliance deadline and the matter is referred to the Legal Department a fine of \$25 will be assessed.** BMC 16.03.020, BMC 16.10.030(b)

Inventory Damage List:

The owner or his/her agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his/her agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied.** BMC 16.03.050(e) and BMC 16.10.030(b)

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

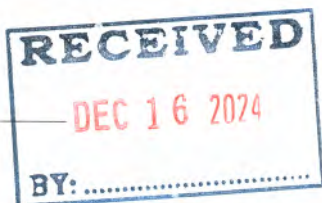
When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date:	January 21, 2025
Petition Type:	Request for an extension of time to complete repairs
Petition Number:	25-TV-07
Address:	2431 N Fritz Dr
Petitioner:	Anders Sandstrom and Nina Ardery
Inspector:	Rebecca Davis
Staff Report:	August 23, 2024 Cycle Inspection completed. October 3, 2024 Cycle Report Sent / 60 day deadline begins December 2, 2024 Reinspection Scheduled December 16, 2024 Reinspection completed. All complied except the repair of a broken window pane in the garage. Trouble with contractor timing. Suggested BHQA appeal.
Staff recommendation:	All else is complied. The only remaining violation is the broken window pain. The owners have had difficulty finding a contractor to repair. Grant the extension of time.
Conditions:	Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	January 31, 2025
Attachments:	Cycle 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**

Property Address: 2431 N. Fritz Dr., Bloomington, IN 47408

Petitioner's Name: Anders Sandstrom and Nina Ardery

Address: 430 W. 93rd St.

City: Indianapolis

State: Indiana

Zip Code: 46260

Phone Number: 3016134430

E-mail Address: nardery@erols.com

Owner's Name: Anders Sandstrom and Nina Ardery

Address: 430 W. 93rd St.

City: Indianapolis

State: Indiana

Zip Code: 46260

Phone Number: 3016134430

E-mail Address: nardery@erols.com

Occupants: Eivin Sandstrom, Camden Uzelac, Bennett Garvey

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

25-TV-07

Petition Number: _____

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
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 - 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.

A. 1. The glass in a window in the garage is cracked and we need more time to complete the repair.

2. We have made good-faith efforts to have the glass replaced to comply with HAND's timeline. The first contractor, after stringing us along for a while, ghosted us. The second one, after looking at the window, said that he could not do it, but recommended another company. The third company said that they could replace the glass, but that because it is one pane of a double-pane window, it is a custom job and the order would take at least four weeks.

3. Given that we are facing both holidays and a need for a custom order, we would like to request an additional six weeks to fix the cracked pane. We would like to stress that the glass is still present (although cracked) and is far away from living space.

Thank you for your consideration.

Signature (Required):



Name (Print): Anders Sandstrom

Date:

12/15/2024
2/28/07

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



Rental Cycle Inspection Information

10/3/2024

Owner

Nina Ardery & Anders Sandstrom
430 W 93rd Street
Indianapolis IN 46260

Agent

Eivan Sandstrom
2431 N Fritz DR
Bloomington IN 47408

RE: 2431 N Fritz DR

We have recently completed an inspection at **2431 N Fritz DR**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **12/2/2024**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 12/2/2024** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by 12/2/2024 may limit the permit period.

If the owner(s) or agent(s) contact information has changed since your last inspection, please submit a new registration form to the HAND Department. The registration must be signed by the owner of the property, not the agent. All rental forms and documents can be found online at bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and forms will be made available.

If you have any questions regarding the permit process, you may call 812-349-3420 8:00am-5:00pm, Monday through Friday.

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report

CYCLE INSPECTION REPORT

11084

Owners

Nina Ardery & Anders Sandstrom
430 W. 93rd Street
Indianapolis, IN 46260

Agent

Eivin Sandstrom
2431 E Fritz Dr
Bloomington, IN 47408

Prop. Location: 2431 N Fritz DR

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 08/23/2024

Primary Heat Source: Gas

Property Zoning: R2

Number of Stories: 1

Inspector: Rebecca Davis

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1954.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Living Room (22-0 x 19-4), North Bath, Dining/Florida Room (27-10 x 10-10), Kitchen (17-3 x 9-1), South Bath, Southeast Entry:

No violations noted.

Northeast Bedroom (14-8 x 11-2):

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, **it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected."** BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

Replace the missing window cranks on the north and south wall windows. BMC 16.04.060(b)

Existing Egress Window Measurements in both sleeping rooms (double-hung; both sashes removable):

Height: 50 inches

Width: 30 inches

Sill Height: 30 inches

Openable Area: 10.42 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Northwest Bedroom (11-8 x 11-2) + (11-6 x 3-8):

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, **it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording “no equipment ground.” All receptacles supplied by the GFCI receptacle must be labeled “no equipment ground” and “GFCI protected.”** BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

Existing Egress Window Measurements (double-hung; both sashes removable):

Height: 50 inches

Width: 30 inches

Sill Height: 30 inches

Openable Area: 10.42 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Northwest Entry Porch:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording “no equipment ground”. BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Southeast Bedroom (12-4 x 12-2):

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, **it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording “no equipment ground.” All receptacles supplied by the GFCI receptacle must be labeled “no equipment ground” and “GFCI protected.”** BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

Existing Egress Window Measurements (sliding):

Height: 17.25 inches

Width: 37 inches

Sill Height: 61 inches

Openable Area: 4.43 sq. ft.

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a window that is larger and that has a lower sill height to aid in emergency escape.

BASEMENT

Family Room, Bar Area, Mechanical Room, Northwest Storage Room, Sink & Shower Room:

No violations noted.

Workshop:

Secure the outlet plate to junction box (attached to a floor joist). BMC 16.04.060(b)

GARAGE

See Other Requirements at the end of the report for required gas heater documentation.

Repair the broken window (upper sash on the west side of the garage). BMC 16.04.060(a)

EXTERIOR:

Cover/ fill the gap beneath the picture window where the stone sill has shifted, to prevent water infiltration.

BMC 16.04.050(a)

The inspector strongly recommends that the ungrounded outlets (one on the east, two on the west) be replaced with GFCI outlets and appropriate exterior use outlet covers. If a GFCI receptacle is installed, mark receptacle with the wording “no equipment ground”.

OTHER REQUIREMENTS:

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: January 21, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-08

Address: 500 S Park Ridge Rd Bldg 9 Unit 201

Petitioner: Tasha Hoover – General Manager – Reserve on Third

Inspector: Rebecca Davis

Staff Report: This appeal for an extension of time is in relation to a series of three consecutive tenant complaints at the same rental unit, each detailing different violations of Title sixteen of the BMC. Throughout the following reinspections the inspector observed that while some progress was being made, there were remaining violations. The agent states in the appeal that they are hiring a professional vendor to complete the repairs to achieve compliance.

October 01, 2024 - #1 Complaint Inspection valid / report written

October 28, 2024 - #2 Complaint Inspection valid / report written

October 29, 2024 - #1 RV Report written

November 14, 2024 - #1 RV2 Written – past deadline
#2 RV1 Written – past deadline

December 04, 2024 - Reinspection Conducted on complaints #1 and #2
Remaining violations remain on both reports.
#1 RV3 written
#2 RV2 written

December 12, 2024 – #3 Complaint Inspection valid / report written

December 20, 2024 – BHQA Application Appeal for Ext of Time received

Staff recommendation: Grant the extension of time.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: January 31, 2025

Attachments:

Complaint #1 Report and RV x 3
Complaint #2 Report and RV x 2;
Complaint #3 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**



Property Address: Reserve On Third, 500 South Park Ridge Road, Bloomington, IN 47401

Petitioner's Name: Tasha Hoover, General Manager, Reserve On Third

Address: 585 South Park Ridge Road, Apt 9-201

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 7657035298

E-mail Address: live@reserveonthird.com

Owner's Name: Reserve On Third LLC- The Scion Group LLC

Address: 444 North Michigan Avenue, Suite 2600

City: Chicago

State: Illinois



Zip Code: 60611

Phone Number: 7657035298

E-mail Address: live@reserveonthird.com

Occupants: Mr. Christian Claycamp

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 25-TV-08

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.
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 - 1. Specify the code reference number you are appealing.
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 - 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.

City of Bloomington HAND Complaint #5853 for Apartment 9-201 located at 585 South Park Ridge Road. Requesting additional time to complete the repairs with a professional vendor. Requesting additional time to address the following items:

- Kitchen Area- microbial growth behind the fridge and in the pantry
 - ensure that there is no water intrusion issue remaining and all areas are fully dried out
 - pull out all appliances, and cabinets properly clean the area with anti-microbial cleaner
 - fully seal the area with Kilz or similar product, fully paint the area to match the existing paint
 - replace damaged trim/baseboard
- Shared Bathroom- Replace the subflooring
 - fully replace the subflooring (involves removing existing flooring, busting out the concrete firewall layer, remove the subfloor, remove the bathtub, remove the toilet, etc)
 - install new subfloor, pour concrete firewall layer, and lay new vinyl flooring
 - reinstall the bathtub and toilet
 - full clean the area with anti-microbial cleaner
 - fully seal the area with Kilz or similar product, fully paint the area to match the existing paint
- Hallway Area- bottom left hand corner of the laundry closet
 - ensure that there is no water intrusion issue remaining and all areas are fully dried out
 - full clean the area with anti-microbial cleaner
 - fully seal the area with Kilz or similar product, fully paint the area to match the existing paint

All work to be completed by January 31st, 2025.

Signature (Required):



Name (Print):

Tasha Hoover, General Manager, Reserve On Third

Date:

Dec. 20, 2024

Important information regarding this application format:

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2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

COMPLAINT INSPECTION REPORT

5853

Owners

Reserve on Third
444 N Michigan Ave Ste 2600
Chicago, IL 60611

Agent

Angela Stewart
500 S Park Ridge Rd (Office)
Bloomington, IN 47401

Tenant

Christian Claycamp
585 S Park Ridge Rd.
Bloomington, IN 47401

Prop. Location: 500 S Park Ridge RD

Number of Units/Structures: 188/16

Units/Bedrooms/Max # of Occupants: Bld 1: 12/3/5, Bld 2: 12/3/5, Bld 3: 12/3/5, Bld 4: 12/3/5, Bld 5: 12/3/5, Bld 6: 12/2/5, Bld 7: 12/2/5, Bld 8: 12/3/5, Bld 9: 12/3/5, Bld 10: 12/3/5, Bld 11: 12/3/5, Bld 12: 8/3/5, Bld 13: 12/3/5, Bld 14: 12/2/5, Bld 15: 12/3/5, Bld 16: 12/3/5

Date Inspected: 10/01/2024

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 3

Landlord Has Affidavit: N/A

Inspector: Rebecca Davis

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

The following items are the result of a complaint inspection conducted on 10/01/2024. **It is your responsibility to repair these items and to schedule a re-inspection within fourteen (14) days** of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

BLDG 9, UNIT 201

INTERIOR

Excessive levels of moisture were detected with the use of a moisture meter in the primary bathroom at the intersection of the ceiling and the south wall, traveling down the wall above the shower surround and bathroom door and into the rotten base board between the tub and the door casing.

Open up the drywall in the area of the excessive moisture and determine the source of the leak and eliminate the issue. BMC 16.04.060(a)

Properly treat for mold if it is discovered in the framing cavity and thoroughly dry out the area before covering it back up during the repair. BMC 16.04.060(a)

Replace all deteriorated / water damaged trim. BMC 16.04.060(a)

Properly patch drywall removed for the repair and finish in a professional manner, including sealing with finish paint. BMC 16.04.060(a)

Finish paint on stained ceiling areas in the apartment (ceiling in furnace closet, entry hall, above kitchen cabinets, primary bedroom) and the small area of unfinished drywall repair adjacent to casing in the hallway. BMC 16.04.060(a)

This is the end of this report.

REMAINING COMPLAINT VIOLATIONS

5853

Owners

Reserve on Third
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Agent

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Date Inspected: 10/01/2024

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 3

Landlord Has Affidavit: N/A

Inspector: Rebecca Davis

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

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If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being 16.10.030 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

BLDG 9, UNIT 201

INTERIOR

Excessive levels of moisture were detected with the use of a moisture meter in the primary bathroom at the intersection of the ceiling and the south wall, traveling down the wall above the shower surround and bathroom door and into the rotten base board between the tub and the door casing.

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Note: Over the course of the identification of the original violations and subsequent the passing of time of the initial 10/01/2024 Complaint Inspection Report, a new yet related set of violations has been identified, as indicated in the Complaint Inspection Report dated 10/28/2024.

The following is an excerpt from that report:

Repair the subfloor in both the shower room and the adjacent room that shares a wall with the shower. Floor is deteriorating due the excessive moisture damage.

Properly treat for mold if it is discovered in the framing cavity and thoroughly dry out the area before covering it back up during the repair. BMC 16.04.060(a)

Complete the repair with finished flooring and installation of any associated trim removed during the subfloor repair. BMC 16.04.060(a)

Please refer to that report for the deadline associated with those newly identified violations.

This is the end of this report.

REMAINING COMPLAINT VIOLATIONS

5853

Owners

Reserve on Third
444 N Michigan Ave Ste 2600
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Agent

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Prop. Location: 500 S Park Ridge RD

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Date Inspected: 10/01/2024

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 3

Landlord Has Affidavit: N/A

Inspector: Rebecca Davis

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **10/01/2024**. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

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BLDG 9, UNIT 201

INTERIOR

Excessive levels of moisture were detected with the use of a moisture meter in the primary bathroom at the intersection of the ceiling and the south wall, traveling down the wall above the shower surround and bathroom door and into the rotten base board between the tub and the door casing.

Open up the drywall in the area of the excessive moisture and determine the source of the leak and eliminate the issue. BMC 16.04.060(a)

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Replace all deteriorated / water damaged trim. BMC 16.04.060(a)

Properly patch drywall removed for the repair and finish in a professional manner, including sealing with finish paint. BMC 16.04.060(a)

Finish paint on stained ceiling areas in the apartment (ceiling in furnace closet, entry hall, above kitchen cabinets, primary bedroom) and the small area of unfinished drywall repair adjacent to casing in the hallway. BMC 16.04.060(a)

Note: Over the course of the identification of the original violations and subsequent the passing of time of the initial 10/01/2024 Complaint Inspection Report, a new yet related set of violations has been identified, as indicated in the Complaint Inspection Report dated 10/28/2024.

The following is an excerpt from that report:

Repair the subfloor in both the shower room and the adjacent room that shares a wall with the shower. Floor is deteriorating due to the excessive moisture damage.

Properly treat for mold if it is discovered in the framing cavity and thoroughly dry out the area before covering it back up during the repair. BMC 16.04.060(a)

Complete the repair with finished flooring and installation of any associated trim removed during the subfloor repair. BMC 16.04.060(a)

Please refer to that report for the deadline associated with those newly identified violations.

This is the end of this report.

REMAINING COMPLAINT VIOLATIONS

Reinspection on 12/03/2024

5853

Owners

Reserve on Third
444 N Michigan Ave Ste 2600
Chicago, IL 60611

Agent

Angela Stewart
500 S Park Ridge Rd (Office)
Bloomington, IN 47401

Tenant

Christian Claycamp
585 S Park Ridge Rd.
Bloomington, IN 47401

Prop. Location: 500 S Park Ridge RD

Number of Units/Structures: 188/16

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 12/3/5, Bld 2: 12/3/5, Bld 3: 12/3/5, Bld 4: 12/3/5, Bld 5: 12/3/5, Bld 6: 12/2/5, Bld 7: 12/2/5, Bld 8: 12/3/5, Bld 9: 12/3/5, Bld 10: 12/3/5, Bld 11: 12/3/5, Bld 12: 8/3/5, Bld 13: 12/3/5, Bld 14: 12/2/5, Bld 15: 12/3/5, Bld 16: 12/3/5

Date Inspected: 10/01/2024

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 3

Landlord Has Affidavit: N/A

Inspector: Rebecca Davis

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **10/01/2024**. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being 16.10.030 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

BLDG 9, UNIT 201

INTERIOR

Properly patch drywall removed for the repair and finish in a professional manner, including sealing with finish paint. BMC 16.04.060(a)

Finish paint on stained ceiling areas in the apartment (ceiling in furnace closet, entry hall, above kitchen cabinets, primary bedroom) and the small area of unfinished drywall repair adjacent to casing in the hallway. BMC 16.04.060(a)

Note: Over the course of the identification of the original violations and subsequent the passing of time of the initial 10/01/2024 Complaint Inspection Report, a new yet related set of violations has been identified, as indicated in the Complaint Inspection Report dated 10/28/2024.

The following is an excerpt from the remaining violations report in relation to the 10/28/2024 complaint inspection:

Repair the subfloor in both the shower room and the adjacent room that shares a wall with the shower. Floor is deteriorating due the excessive moisture damage. **(At reinspection an area in the shower room still had give after the repair and the area in the adjacent sink room had not been repaired).**

Properly treat for mold if it is discovered in the framing cavity and thoroughly dry out the area before covering it back up during the repair. BMC 16.04.060(a)

Complete the repair with finished flooring and installation of any associated trim removed during the subfloor repair. BMC 16.04.060(a)

Please refer to that report for the deadline associated with those newly identified violations.

This is the end of this report.

COMPLAINT INSPECTION REPORT

5853

Owners

Reserve on Third
444 N Michigan Ave Ste 2600
Chicago, IL 60611

Agent

Angela Stewart
500 S Park Ridge Rd (Office)
Bloomington, IN 47401

Tenant

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Bloomington, IN 47401

Prop. Location: 500 S Park Ridge RD

Number of Units/Structures: 188/16

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8/3/5, Bld 13: 12/3/5, Bld 14: 12/2/5, Bld 15: 12/3/5, Bld 16: 12/3/5

Date Inspected: 10/28/2024

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 3

Landlord Has Affidavit: N/A

Inspector: Rebecca Davis

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

The following items are the result of a complaint inspection conducted on **10/28/2024**. **It is your responsibility to repair these items and to schedule a re-inspection within fourteen (14) days** of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

BLDG 9, UNIT 201

INTERIOR

Repair the subfloor in both the shower room and the adjacent room that shares a wall with the shower. Floor is deteriorating due the excessive moisture damage.

Properly treat for mold if it is discovered in the framing cavity and thoroughly dry out the area before covering it back up during the repair. BMC 16.04.060(a)

Complete the repair with finished flooring and installation of any associated trim removed during the subfloor repair. BMC 16.04.060(a)

This is the end of this report.

REMAINING COMPLAINT VIOLATIONS

Reinspection On 12/03/2024

5853

Owners

Reserve on Third
444 N Michigan Ave Ste 2600
Chicago, IL 60611

Agent

Angela Stewart
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Bloomington, IN 47401

Tenant

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585 S Park Ridge Rd.
Bloomington, IN 47401

Prop. Location: 500 S Park Ridge RD

Number of Units/Structures: 188/16

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Date Inspected: 10/28/2024

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 3

Landlord Has Affidavit: N/A

Inspector: Rebecca Davis

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

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BLDG 9, UNIT 201

INTERIOR

Front Bath:

Repair the subfloor in both the shower room and the adjacent room that shares a wall with the shower. Floor is deteriorating due the excessive moisture damage. **(At reinspection an area in the shower room still had give after the repair and the area in the adjacent sink room had not been repaired).**

Properly treat for mold if it is discovered in the framing cavity and thoroughly dry out the area before covering it back up during the repair. BMC 16.04.060(a)

Complete the repair with finished flooring and installation of any associated trim removed during the subfloor repair. BMC 16.04.060(a)

This is the end of this report.

REMAINING COMPLAINT VIOLATIONS

5853

Owners

Reserve on Third
444 N Michigan Ave Ste 2600
Chicago, IL 60611

Agent

Angela Stewart
500 S Park Ridge Rd (Office)
Bloomington, IN 47401

Tenant

Christian Claycamp
585 S Park Ridge Rd.
Bloomington, IN 47401

Prop. Location: 500 S Park Ridge RD

Number of Units/Structures: 188/16

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 12/3/5, Bld 2: 12/3/5, Bld 3: 12/3/5, Bld 4: 12/3/5, Bld 5:
12/3/5, Bld 6: 12/2/5, Bld 7: 12/2/5, Bld 8: 12/3/5, Bld 9: 12/3/5, Bld 10: 12/3/5, Bld 11: 12/3/5, Bld 12:
8/3/5, Bld 13: 12/3/5, Bld 14: 12/2/5, Bld 15: 12/3/5, Bld 16: 12/3/5

Date Inspected: 10/28/2024

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 3

Landlord Has Affidavit: N/A

Inspector: Rebecca Davis

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

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BLDG 9, UNIT 201

INTERIOR

Repair the subfloor in both the shower room and the adjacent room that shares a wall with the shower. Floor is deteriorating due the excessive moisture damage.

Properly treat for mold if it is discovered in the framing cavity and thoroughly dry out the area before covering it back up during the repair. BMC 16.04.060(a)

Complete the repair with finished flooring and installation of any associated trim removed during the subfloor repair. BMC 16.04.060(a)

This is the end of this report.

COMPLAINT INSPECTION REPORT

5853

Owners

Reserve on Third
444 N Michigan Ave Ste 2600
Chicago, IL 60611

Agent

Angela Stewart
500 S Park Ridge Rd (Officc)
Bloomington, IN 47401

Tenant

Christian Claycamp
585 S Park Ridge Rd.Bld 9 #201
Bloomington, IN 47401

Prop. Location: 500 S Park Ridge RD

Number of Units/Structures: 188/16

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 12/3/5, Bld 2: 12/3/5, Bld 3: 12/3/5, Bld 4: 12/3/5, Bld 5:
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8/3/5, Bld 13: 12/3/5, Bld 14: 12/2/5, Bld 15: 12/3/5, Bld 16: 12/3/5

Date Inspected: 12/12/2024
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 3
Landlord Has Affidavit: N/A

Inspector: Rebecca Davis
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

The following items are the result of a complaint inspection conducted on **12/12/2023**. **It is your responsibility to repair these items and to schedule a re-inspection within fourteen (14) days** of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

Building 9, Unit 201

Kitchen:

The inspector noted extensive mold growth on the wall behind the refrigerator and inside of the pantry closet to the left of the refrigerator, as well as soft base trim saturated with moisture. The moisture meter did not indicate moisture in the effected drywall areas (including the stained ceiling above the upper cabinets) but did detect excessive moisture in the base trim, which was soft and damp.

Determine if the source of the moisture in the base trim is an active moisture issue, and if so, eliminate the source of the moisture. BMC 16.04.060(a)

Remove and replace the base trim. BMC 16.04.060(a)

Treat for mold/mildew growth and repaint the effected drywall/cabinets where mildew/mold growth is present (behind refrigerator, inside and behind the pantry cabinet, and anywhere else on the kitchen wall/cabinets that mildew/mold is detected . BMC 16.04.060(a)

This is the end of this report.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: January 21, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-09

Address: 1119 E. 1st Street

Petitioner: Fionnuala G. Thinnies

Inspector: Jo Stong

Staff Report: October 10, 2024: Conducted cycle inspection
November 4, 2024: Inspection report mailed (60-day deadline is January 3, 2025)
December 30, 2024: Owner called to discuss fireplace inspection
December 30, 2024: Received appeal
December 30, 2024: Owner scheduled reinspection for February 5, 2025

During a cycle inspection of the above property a fireplace was noted in the living room. The housing code requires that the chimney and fireplace be inspected, or that the fireplace be visibly sealed. The petitioner is seeking an extension of time to have the fireplace inspected, citing inability to hire a qualified chimney sweep before the deadline.

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: March 21, 2025

Attachments: Cycle 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**

Property Address: 1119 E. 1st Street Bloomington IN 47401

Petitioner's Name: Fionnuala G. Thinnes

Address: 9701 Katie Leigh Ct

City: Great Falls

State: Virginia

Zip Code: 22066

Phone Number: 5712244227

E-mail Address: fgthinnes@gmail.com

Owner's Name: Fionnuala G. Thinnes

Address: 9701 Katie Leigh Ct

City: Great Falls

State: Virginia

Zip Code: 22066

Phone Number: 5712244227

E-mail Address: fgthinnes@gmail.com

Occupants: Cynthia Williams & Robert Heatherington

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 25-TV-09

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.

Chimney/fireplace safety inspection required to renew HAND rental permit.
 Fireplace is well maintained and regularly swept/inspected (last cleaned and inspected June 21, 2023, and has not been used since then).
 Unable to get a qualified sweep in to carry out the safety inspection by our January 3, 2025, completion date, and sealing the fireplace is not an option (historic home with limestone fireplace carved by the stonemason who built the house).
 Respectfully request extension until at least our HAND re-inspection date (February 5, 2025).
 All other required repairs have been completed as requested.
 Thank you in advance for your consideration,
 Fionnuala G. Thinnies

Signature (Required): _____

Name (Print): _____ **Date:** 2/28/07

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form

CYCLE INSPECTION REPORT

10523

Owner

Fionnuala G. Thinnes
9701 Katie Leigh Court
Great Falls, VA 22066

Agent

Zak Szymanski c/o Remax
328 S. Walnut St. Suite 6
Bloomington, IN 47401

Prop. Location: 1119 E 1st ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 10/10/2024
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Owner/Agent Has Affidavit: No

Monroe County Assessor's records indicate this structure was built in 1930.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Entry:

Repair the door to latch properly. BMC 16.04.060(b)

Living Room (16-11 x 15-4):

See Other Requirements at the end of the report for required fireplace inspection documentation.

Dining Room (15-3 x 13-6), Kitchen (13-8 x 13-3), West Hall, Southwest Bedroom (14-2 x 13-1):

No violations noted.

Existing Egress Window Measurements:

Height: 27.5 inches
Width: 30.5 inches
Sill Height: 23.5 inches
Openable Area: 5.82 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

West Bedroom (14-1 x 13-4):

No violations noted.

Existing Egress Window Measurements:

Height: 26.5 inches
Width: 32.5 inches

Sill Height: 24 inches
Openable Area: 5.98 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

East Entry:

Replace the lock with a single cylinder, thumb-lever lock. Locks on egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort. BMC 16.04.020(a) IFC 1030.7

Sunroom (18-3 x 14-1), Northwest Hall, Northwest Bath:

No violations noted.

Northwest Bedroom (10-9 x 10-8):

Repair the west window to open. BMC 16.04.060(b)

Repair the east window to stay up. BMC 16.04.060(b)

Existing Egress Window Measurements:

Height: 24 inches

Width: 18 inches

Sill Height: 27.5 inches

Openable Area: 3.00 sq. ft.

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.

Northeast Bedroom (13-3 x 10-1):

Repair both windows to open. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Note: Egress window measurements are the same as in the northwest bedroom.

BASEMENT

Main Room (26-9 x 15-10):

Properly support/secure all outlets and junction boxes on the ceiling. BMC 16.04.060(b)

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Replace the missing outlet cover plate on the ceiling receptacle. BMC 16.04.060(b)

Mechanical Room (gas furnace):

See Other Requirements at the end of the report for required furnace documentation.

Properly clear the floor drain so that it may function as intended. BMC 16.04.060(c)

Properly cover the hole in the chimney. BMC 16.04.060(c)

Toilet Room, Laundry Room:

No violations noted.

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Occupancy Affidavit

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement.

Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

Fireplace Inspection Documentation

Show documentation that the fireplace has been inspected within the last twelve months, and that it is safe for use, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. **Servicing shall include a test for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.