Age	Agenda -January 16, 2024 BHQA FINAL				
Imp	4				
Zoo	Zoom Invite BHQA January 16, 2024				
BHC	BHQA Summary January 17, 2023 Special Meeting FINAL				
BHC	BHQA Summary January 18, 2023 meeting FINAL BHQA Summary April 11, 2023 Special Meeting FINALx				
BHC					
BHC	QA Summa	ry May 16 2023 FINAL	12		
BHC	QA Summa	ry June 21, 2023 FINAL	14		
BHC	QA Summa	ry August 16, 2023 FINAL	16		
BHC	QA Summa	ry November 14, 2023 FINAL	17		
BHC	QA Summa	ry December 19, 2023 FINAL	19		
BHC	QA 2024 Te	emplate	20		
01	24-TV-01	2500 S Rockport Road	21		
02	24-TV-02	100 S Pete Ellis Drive	91		
03	24-TV-03	2001 E Southdowns Drive	109		
04	24-TV-04	1011 W 7th Street	115		
05	24-TV-05	501-512 S Muller Parkway	124		
06	24-TV-06	121 N Lexington Drive	156		
07	24-TV-07	422 S College Avenue	162		
08	24-TV-08	3508 E Park Lane	169		

PUBLIC HEARING BOARD OF HOUSING QUALITY APPEALS CITY HALL HOOKER CONFERENCE ROOM 245 In Person / Zoom Virtual Meeting (<u>https://bloomington.zoom.us/j/93193636060?pwd=S0NyRC9z</u> <u>ajFkNFhzSU1aNzVsbUpQUT09</u> Meeting ID: 931 9363 6060, Passcode: 088348) JANUARY 16, 2024 4:00 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 for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Housing & Neighborhood Development Department** at **812-349-3420** and provide your name, contact information, and a link to or description of the document or web page you are having problems with." City of Bloomington Policy

I. <u>ROLL CALL</u>

II. MINUTES

- (1) January 17, 2023 Special meeting
- (2) January 18, 2023
- (3) April 11, 2023
- (4) May 16, 2023
- (5) June 21, 2023
- (6) August 16, 2023
- (7) November 14, 2023
- (8) December 19, 2023.

2024 Board of Housing Quality Appeals Schedule

III. <u>PETITIONS</u>

- 1) 24-TV-01, 2500 S. Rogers Street, Country View Apartments/Destiney Webb (Country View Housing, L.P.) Request for an extension of time to complete repairs.
- 2) 24-TV-02, 100 S. Pete Ellis Drive, Woodwind Terrace/Lisa Fleener (Michael Woodson). Request for an extension of time to complete repairs.
- 3) 24-TV-03, 2001 E. Southdowns Drive, St. Charles Church. Request for an extension of time to complete repairs.
- 24-TV-04, 1011 W. 7th Street, Marc Haggerty. Request for an extension of time to complete repairs.
- 5) 24-TV-05, 501-512 S. Muller Parkway, SSC Muller Apartments, LLC dba The Village at Muller Park (The Scion Group, LLC). Request for an extension of time to complete repairs.

- 6) 24-TV-06, 121 N. Lexington Drive, Tarek Sibai. Request for an extension of time to complete repairs.
- 7) 24-TV-07, 422 S. College Avenue, PMI Meridian Roric Fischer. Request for an extension of time to complete repairs.
- 8) 24-TV-08, 3508 E. Park Lane, Mark Kleinbauer (Salvadore Espinosa). Request for an extension of time to complete repairs.

IV. GENERAL DISCUSSION

- V. PUBLIC COMMENT
- VI. ADJOURNMENT

,

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

.

Important Notice:

"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 for some individuals. If you encounter difficulties accessing material in this packet, please contact the **Housing and Neighborhood Development Department** at **(812) 349-3420** and provide your name, contact information, and a link to or description of the document or web page you are having problems with."

-City of Bloomington Policy

HAND Staff is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting Time: Jan 16, 2024 04:00 PM Eastern Time (US and Canada) Every month on the Third Tue, Jan 16, 2024 04:00 PM

Join Zoom Meeting https://bloomington.zoom.us/j/93193636060?pwd=S0NyRC9zajFkNFhzSU1aNzVsbUpQUT09

Meeting ID: 931 9363 6060 Passcode: 088348

One tap mobile +13092053325,,93193636060#,,,,*088348# US +13126266799,,93193636060#,,,,*088348# US (Chicago)

Dial by your location

- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 931 3860 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 360 209 5623 US

- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 931 9363 6060

Passcode: 088348

Find your local number: https://bloomington.zoom.us/u/kemL5j86py

BOARD of HOUSING QUALITY APPEALS Special Meeting TUESDAY, JANUARY 17, 2023, 4:00 PM MCCLOSKEY RM. 135 SUMMARY

MEMBERS PRESENT: Present: Jacob Cole, Mackenzie Colston, Christina Geels, Dominic Thompson Zoom: Susie Hamilton

STAFF PRESENT: Present: Maria McCormick, Brent Pierce (HAND) Chris Wheeler (Legal)

Meeting start time 4:06 PM.

I. PETITIONS

Discussion of date and time to conduct Board of Housing Quality Appeals meetings. Currently meetings are scheduled for the third Wednesday of the month at 4:00 pm. Cole made motion to set meetings for the third Tuesday of the month at 4:00 PM. Geels seconded. Motion passed, 4-0.

- II. <u>GENERAL DISCUSSION</u> None.
- III. <u>PUBLIC COMMENT</u> None.

IV. ADJOURNMENT

Cole made motion for adjournment. Geels seconded. Motion passed unanimously. Meeting adjourned 4:11 PM.

BOARD of HOUSING QUALITY APPEALS Meeting: WEDNESDAY, JANUARY 18, 2023, 4:00 PM MCCLOSKEY RM. 135 SUMMARY

MEMBERS PRESENT: Present: Jacob Cole, Susie Hamilton, Diana Opata-Powell, Dominic Thompson

STAFF PRESENT: Present: Michael Arnold, Rob Council, Chastina Hayes, Kenny Liford, Maria McCormick, Brent Pierce, Jo Stong (HAND) Chris Wheeler (Legal)

GUESTS PRESENT: Present: Zoom: Tammy Fitzpatrick (Prodigy)

Meeting start time 4:01 PM.

I. CONSENT AGENDA

23-TV-02, 701 E. Summit View Place, Summit Pointe United, LLC (Hayes Gibson Property Services). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a February 14, 2023 deadline for life safety issues, a March 07, 2023 deadline for all other interior violations and a June 01, 2023 deadline for all exterior work.

[WITHDRAWN] 23-TV-03, 517 E. Graham Place, Bryan & Michelle Brzycki. Request for an extension of time to complete repairs. Item withdrawn from agenda.

23-TV-04, 119-125 S. Park Ridge Road, Pavilion Properties. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 31, 2023 deadline for all remaining violations.

23-TV-05, **316 N. Washington Street**, Pavilion Properties (CSF Bloomington, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a February 06, 2023 deadline.

23-TV-06, 409 E. 16th Street, Stephanie Curtis (John Lukens). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 15, 2023 deadline for all exterior violations.

23-TV-07, 508 N. Washington Street, Brawley Property Management. Request for extension of time to complete repairs. Staff recommendation to grant the request with a July 31, 2023 deadline.

[WITHDRAWN] 23-TV-10, 400 N. Morton Street, Alisha Russell (Pierce Education Properties). Request for an extension of time to complete repairs. Item withdrawn from agenda.

23-TV-11, 1624 W. 7th **Street**, Richard McClung. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a March 01, 2023 deadline.

Approved.

II. <u>PETITIONS</u>

23-TV-08, 1019 W. Gourley Pike, Tammy Fitzpatrick (Jennifer Teare & Annette Fultz). Petitioner, Tammy Fitzpatrick, was present (via Zoom) to request an extension of time to complete repairs. Staff recommendation was to grant the request with a January 31, 2023 deadline for furnace inspection and repairs, and a February 17, 2023 deadline for all other violations. Cole made motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 4-0. Request granted.

23-TV-01, 2376 S. Henderson Street, Tanya Dunn (L.D. & Johanna Baumgartner/Parker Real Estate & Management). Petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a February 01, 2023 deadline. Opata-Powell made motion to grant the request per staff recommendation. Cole seconded. Motion passed, 4-0. Request granted.

23-TV-09, 502 W. 6th Street, Woodington Management, LLC (Betsy Ferguson). Petitioner was

not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with an April 18, 2023 deadline. Thompson made motion to deny the request. Opata-Powell seconded. Motion passed, 4-0. Request denied.

III. GENERAL DISCUSSION

Congratulations to Maria McCormick on her new position in Engineering Department. Board elections will be conducted at the next regularly scheduled meeting. Meetings have been rescheduled for the third Tuesday of the month at 4 PM.

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

Cole made motion for adjournment. Thompson seconded. Motion passed unanimously. Meeting adjourned 4:17 PM.

BOARD of HOUSING QUALITY APPEALS SPECIAL MEETING Meeting: TUESDAY, APRIL 11, 2023, 4:00 PM ALLISON CONFERENCE RM. 235 SUMMARY

MEMBERS PRESENT: Present: Jacob Cole, Christina Geels, Diana Opata-Powell, Christopher Ravenna Zoom: Monte Rose (left at 4:18 PM)

GUESTS PRESENT: Present: Anthony Bui (tenant – 455 N. College Avenue), Elijah Parker (1398 W. 8th Street), Kadu Soonthornsima (tenant – 455 N. College Avenue), Kevin Toth

Meeting start time 4:13 PM.

I. CONSENT AGENDA

23-TV-13, 1000 S. Basswood Circle, Basswood United, LLC. Request for an extension of time to complete repairs. Staff recommendation is to grant the request with a May 15, 2023 deadline.
23-TV-14, 1955 N. College Avenue, John P. Burnham (Burnham Rentals). Request for extension of time to complete repairs. Item withdrawn from the agenda.

23-TV-15, 1739 S. Maxwell Lane, Frank Colaluca (Colaluca, LLC). Request for an extension of time to complete repairs. Item withdrawn from the agenda.

23-TV-16, 612 S. Park Avenue, Dennis Williams. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 21, 2023 deadline for all life safety issues and a May 21, 2023 deadline for all other violations.

23-TV-18, 984 E. Buckingham Drive, Kingdom Property Solutions Group, LLC. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 29, 2023 deadline.

23-TV-22, 857 E. Sherwood Hills Drive, Christina Divine. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 01, 2023 deadline.
23-TV-23, 1411 N. Woodburn Avenue, Peek & Associates – Mark Kleinbauer (Darren Minnemann). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 21, 2023 deadline.

Approved.

II. <u>PETITIONS</u>

23-TV-24, 455 N. College Avenue, Alisha Russell (Pierce Education Properties). Petitioner, Alishia Russell (manager), and tenant, Bei, were present for a request of an extension of time to complete repairs. Staff recommendation to grant the request with a May 04, 2023 deadline. Cole made motion to accept staff recommendation with an April 28, 2023 deadline. Opata seconded. Motion passed, 4-0. Request granted.

23-TV-17, 1398 W. 8th Street, Elijah Parker. The petitioner, Elijah Parker, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a May 19, 2023 deadline. Cole made motion to accept staff recommendation. Opata seconded. Motion passed, 4-0. Request granted.

23-TV-12, **851 S. Park Square Drive**, Dorothy Apartment Rentals (Shannon Ramey). Petitioner was not present to request an extension of time to complete repairs. Staff recommendation to grant the request with a May 02, 2023 deadline. Cole made motion to accept staff recommendation. Opata seconded. Motion passed, 4-0. Request granted.

23-AA-19, 112 E. Southern Drive, Rima Montoya (112 Southern, LLC). Petitioner not present to request relief from an administrative decision. Staff recommendation to grant the request with a May

STAFF PRESENT: Present: Michael Arnold, Daniel Bixler, Rob Council, Chastina Hayes, Kenny Liford, John Hewett, Jo Stong (HAND) Colleen Newbill, Chris Wheeler (Legal)

10, 2023 deadline. Cole made motion to accept staff recommendation. Opata seconded. Motion passed, 4-0. Request granted.

23-AA-20, 114 E. Southern Drive, Rima Montoya (114 Southern, LLC). Petitioner not present to request relief from an administrative decision. Staff recommendation to grant the request with a May 10, 2023 deadline. Cole made motion to accept staff recommendation. Opata seconded. Motion passed, 4-0. Request granted.

23-AA-21, 797 E. Sherwood Hills Drive, Barbara Masters. Petitioner not present to request relief from an administrative decision. Staff recommendation to grant the request with an April 21, 2023 deadline. Cole made motion to accept staff recommendation. Ravenna seconded. Motion passed, 4-0. Request granted.

III. <u>GENERAL DISCUSSION</u> None.

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

Cole made motion for adjournment. Ravenna seconded. Motion passed unanimously. Meeting adjourned 4:55 PM.

BOARD of HOUSING QUALITY APPEALS TUESDAY, MAY 16, 2023, 4:00 PM ALLISON CONFERENCE ROOM RM. 235 SUMMARY

MEMBERS PRESENT: Present: Jacob Cole, Christina Geels, Diana Opata-Powell, Christopher Ravenna, Ryan Still

Meeting start time 4:05 PM.

I. ELECTION OF 2023 OFFICERS

Opata nominated Cole for Chair. Ravenna seconded. Motion passed, 5-0. Opata nominated Opata for Vice-Chair. Cole seconded. Motion passed, 5-0. Geels nominated Geels for Secretary. Cole seconded. Motion passed, 5-0.

II. CONSENT AGENDA

23-TV-26, 1322 S. Woodlawn Avenue, Choice Realty & Management (Rockport Associates, Inc.). Carried from cancelled April 18, 2023 meeting. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a deadline of June 06, 2023.
23-TV-29, 1108 N. Woodlawn Avenue, Andrew Mahler & Fred Walsh. Carried from cancelled April 18, 2023 meeting. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a deadline of June 06, 2023.

23-TV-30, 806 S. Auto Mall Road, Bloomington Eastside Center. Carried from cancelled April 18, 2023 meeting. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a deadline of June 01, 2023.

23-TV-31, 3100 E. Braeside Drive, Unit 3117, The Crossing @ Pete Ellis (Scott May). Carried from cancelled April 18, 2023 meeting. Request for an extension of time to complete repairs. Staff recommendation is to deny the request.

23-TV-32, 3801-3811 E Morningside Drive, Yorktown Courts – Leesa Fleener (Yorktown Courts – Scott May).Request for an extension of time to complete repairs. Staff recommendation to grant the request with a deadline of June 30, 2023.

23-TV-33, 1407 S. Washington Street, Stasny & Horn, IGP – Horn Properties (Linda Ellis). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a deadline of November 16, 2023.

23-TV-34, 303 E. 10th Street, John Weikert (Tariq Khan). Request for extension of time to complete repairs. Staff recommendation to deny the request.

23-TV-35, 252 N. Walnut Street, Omega Properties (Omega Master Bond, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request for an extension of time to complete window repairs with an August 01, 2023 deadline and immediately schedule re-inspection for all other violations.

23-AA-37, 805 E. Sherwood Hills Drive, Nikita Nankov. Request for relief from an administrative decision. Staff recommendation is to deny the request and keep current deadline of June 16, 2023.

23-TV-38, 1211 W. 11th Street, Katherine Dill (Katherine & Darin Dill. Request for an extension of time to complete repairs. Staff recommendation is to grant the request with a July 01, 2023 deadline,

Approved.

ill. PETITIONS

1)23-TV-24, 455 N. College Avenue, Alisha Russell (Pierce Education Properties). Previously heard

STAFF PRESENT: Present: Michael Arnold, Daniel Bixler, Rebecca Davis, John Hewett, Jo Stong (HAND) Colleen Newbill (Legal)

GUESTS PRESENT: Present: Anthony Bui – tenant 455 N. College Avenue, Kevin Toth, Alishia Russell (Pierce Education Properties), Kirkwood Property Management (211 S. Kimble Drive)

at the April 11, 2023 Special Meeting. Petitioner was present to request an extension of time to complete repairs. Staff recommendation was to deny the request. Cole made motion to follow staff recommendation. Opata seconded. Motion passed, 5-0. Request denied.

- 2)23-TV-27, 211 S. Kimble Drive & 2430 W. 3rd Street, Kirkwood Property Management (JSA Investments, LLC). Carried from cancelled April 18, 2023 meeting, Petitioner present to request an extension of time to complete repairs. Staff recommendation to grant the request with an August 06, 2023 deadline. Still recused himself. Cole made motion to accept staff recommendation with an August 31, 2023 deadline. Opata seconded. Motion passed, 4-0 (1 abstention: Still) Requested granted.
- 3)23-TV-36, 518 S. Park Avenue, Stephanie Eyster (Andrew & Stephanie Eyster). Petitioners were not present to request an extension of time to complete repairs. Staff recommendation to grant the request with an August 31, 2023 deadline. Cole made motion to accept staff recommendation with a July 15, 2023 deadline. Opata seconded. Request granted.
- IV. <u>GENERAL DISCUSSION</u> None.
- V. <u>PUBLIC COMMENT</u> None.

VI. ADJOURNMENT

Cole made motion for adjournment. Geels seconded. Motion passed unanimously. Meeting adjourned 4:37 PM.

B.H.Q.A. MEETING OF JUNE 21, 2023 SUMMARY

MEMBERS PRESENT: Present: Jacob Cole, Christina Geels, Diana Opata, Chris Ravenna, Dylan Schutte Zoom: Ryan Still

STAFF PRESENT: Present: Mike Arnold, Daniel Bixler, Rob Council, Rebecca Davis, Chastina Hayes, John Hewett, Anna Killion-Hanson, Kenny Liford (HAND), Colleen Newbill, Chis Wheeler (Legal)

GUESTS PRESENT: Present: Becky Culp (2015 E. Southdowns)

Meeting start time 4:10 PM.

I. CONSENT AGENDA

23-TV-41, **1009 W. 11th Street**. Rick & Mary Davis. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 05, 2023 deadline.

23-AA-42, **4292 E. Janet Drive**. Patricia Wang. Request for relief from an administrative decision. Staff recommendation is to grant the request.

23-TV-45, **804 S. Rogers Street**. Jane Henderson. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 31, 2023 deadline.

23-TV-46, **1501 S. Arbors Lane**. Timothy Roberts (Birge & Held Indy Arbors, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a July 15, 2023 deadline.

23-TV-47, **3286 S. Walnut Springs Drive**. Timothy Roberts (Birge & Held Walnut Springs, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 01, 2023 deadline.

23-TV-48, **117 N. Hillsdale Drive,** Mackie Properties (Itamar Raizman). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 23, 2023 deadline. **Approved.**

II. PETITIONS

23-AA-44, 2015 E. Southdowns Drive. Beck Culp. Petitioner present to request relief from an administrative decision. Staff recommendation was to deny the request. Cole made a motion to accept staff recommendation. Ravenna seconded. Motion passed, 6-0. Request denied.

23-TV-39, **713 W. Dodds Street**. Mackie Properties (Brian Kearney). Petitioner not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a July 07, 2023 deadline. Cole made a motion to accept staff recommendation. Opata seconded. Motion passed, 6-0. Request granted.

23-TV-40, **2381 S. Brandon Court**. Brandon Court (Megan Guyer). Petitioner not present to request an extension of time to complete repairs. Staff recommendation was to deny the request. Cole made a motion to accept staff recommendation. Opata seconded. Motion passed, 6-0. Request denied.

23-TV-43, **1042 E. Summitview Place**. Summit Pointe United. Petitioner not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a June 30, 2023 deadline. Cole made a motion to accept staff recommendation. Opata seconded. Motion passed, 6-0. Request granted.

III. GENERAL DISCUSSION

Newell discussed a 30 day appeal of BHQA decisions.

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

Cole made motion for adjournment. Opata seconded. Motion passed unanimously. Meeting adjourned 4:48 PM.

...

-

B.H.Q.A. MEETING OF AUGUST 16, 2023 SUMMARY

MEMBERS PRESENT: Present: Jacob Cole, Christina Geels, Chris Ravenna, Dylan Schutte Zoom: Ryan Still (arrived 4:04 PM)

STAFF PRESENT:Present: Mike Arnold, Daniel Bixler, Rob Council, Rebecca Davis, John Hewett, Anna Killion-Hanson, Jo Stong (HAND), Colleen Newbill (Legal)

GUESTS PRESENT: Present: Greg Motter (3491 S. Oaklawn Circle)

Meeting start time 4:01 PM.

I. CONSENT AGENDA

23-TV-49, 308 E. 20th Street. Sherri Hillenburg (Powder Monkey, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 31, 2023 deadline.

23-TV-50, 3000 S. Walnut Street Pike. Barclay Square (Scott May). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 25, 2023 deadline.
23-TV-52, 1210 S. Lincoln Street. Mackie Properties (Martha Davis). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 29, 2023 deadline for all life safety issues and an October 09, 2023 deadline for all other violations.
23-TV-53, 520 S. High Street. Carole MacKay (David MacKay). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 30, 2023 deadline for all other violations.

23-TV-55, 1309 S. Paimer Avenue. Parker Real Estate Mgmt. (Bill Campbell). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 16, 2023 deadline.

23-TV-56, 111 S. Roosevelt Street. Bill & Kathy Thompson. Request for an extension of time to complete repairs and a modification or exception to Title 16. Staff recommendation to grant the request for an extension of time to complete repairs with a deadline of October 13, 2023 and deny the request for a modificationor exception to Title 16.

Approved.

II. <u>PETITIONS</u>

23-TV-54, 3491 S.Oaklawn Circle. Greg & Jeff Motter. Greg Motter was present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a September 29, 2023 deadline. Cole made motion to accept the staff recommendation with an Ocotber 29, 2023 deadline. Ravenna seconded. Motion passed, 5-0.

III. <u>GENERAL DISCUSSION</u> None.

None.

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

Cole made motion for adjournment. Ravenna seconded. Motion passed unanimously. Meeting adjourned 4:23 PM.

BOARD of HOUSING QUALITY APPEALS Meeting: TUESDAY, NOVEMBER 14, 2023, 4:00 PM ALLISON CONFERENCE RM. 235 SUMMARY

MEMBERS PRESENT: Present: Jacob Cole, Christina Geels, Christopher Ravenna, Ryan Still

STAFF PRESENT: Present: Michael Arnold, Rob Council, Rebecca Davis, Chastina Hayes, John Hewett, Anna Killion-Hanson, (HAND) Colleen Newbill (Legal)

GUESTS PRESENT: Present: Russell Pleasants (Pleasants Rentals, LLC)

Meeting start time 4:01 PM.

I. <u>CONSENT AGENDA</u>

23-AA-56, 111 S. Roosevelt Street, Bill & Kathy Thompson. Previously scheduled for September 19, 2023 meeting. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 14, 2023 deadline, but deny the exception to Title 16.

23-TV-57, 100 N. Bryan Avenue, Cedarwood Properties, LL**C.** Previously scheduled for September 19, 2023 meeting. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 29, 2023 deadline.

23-TV-59, 2036 N. Walnut Street, Tabbitha Pitzer (Core SVA Bloomington Platis 1, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 19, 2023 deadline.

23-TV-60, 501 W. Hoosier Court, Tara White (Hunter Hoosier Court Properties, LLC). Request for an extension of time to complete repairs. Staff recommendation is to deny the request. 23-AA-62, 1501-1531 S. Dorchester Drive, A-1 Town Homes & Apartments, LLC (Robert Tamborrino). Request for relief from an administrative decision. Staff recommendation to deny the request and petitioner shall remit fines as shown on billing statement immediately.

23-TV-63, 114 S. Grant Street, David J. Colman (Michelle E. Martin-Colman & David J. Colman). Request for an extension of time to complete repairs. Staff recommendation is to grant the request with a November 21, 2023 deadline.

23-TV-66, 612 S. State Road 446. Knightridge Apartments (The Legacy Group). Request for an extension of time to complete repairs. Staff recommendation is to grant the request with a November 30, 2023 deadline.

23-TV-67, 115 E. 12th Street, Parker Real Estate & Management – Amanda Sparks (Judith Barnes). Request for an extension of time to complete repairs. Staff recommendation is to deny the request.

23-AA-68, 300-304 E. Smith Avenue, Jeanne Walters Real Estate, LLC (300-304 E. Smith, LLC / Elizabeth Gallman). Request for relief from an administrative decision. Staff recommendation to grant the request and reinstate 5 year permit.

23-TV-69, 1530 W. Arlington Road, Craig Dohman (1530 W. Arlington, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a January 01, 2024 deadline.

23-TV-70, 3491 S. Oaklawn Circle, Greg Motter & Josh Turi (Jeff & Greg Motter). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a November 16, 2023 deadline.

Approved.

II. PETITIONS

1)23-AA-58, 611 E. 2nd Street. Russell Pleasants (Pleasants Rentals, LLC). Previously scheduled for September 19, 2023 meeting. The petitioner, Russell Pleasants, was present to request relief from an administrative decision. Staff recommendation was to deny the request. Ravenna made a motion to grant the request. Still seconded. Motion passed, 4-0. The petitioner's 5-Year permit was reinstated.

GENERAL DISCUSSION None. 111.

PUBLIC COMMENT IV. None.

V.

ADJOURNMENT Cole made motion for adjournment. Geels seconded. Motion passed unanimously. Meeting adjourned 4:15 PM.

BOARD of HOUSING QUALITY APPEALS Meeting: TUESDAY, DECEMBER 19, 2023, 4:00 PM ALLISON CONFERENCE RM. 235 SUMMARY

MEMBERS PRESENT: Present: Jacob Cole, Christina Geels, Christopher Ravenna, Ryan Still

STAFF PRESENT: Present: Michael Arnold, Daniel Bixler, Rebecca Davis, Chastina Hayes, John Hewett, Anna Killion-Hanson, Kenny Liford, Jo Stong (HAND) Colleen Newbill (Legal)

Meeting start time 4:02 PM.

I. CONSENT AGENDA

23-TV-72, 2617-2618 S. Madison Street, Christopher Baker. Request for an extension of time to complete repairs. Staff recommendation was to grant the request with a January 26, 2024 deadline.

Approved.

II. PETITIONS

23-TV-71, 927 W. 6th Street, Megan Dohman (Sizhong Lou). The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a January 31, 2024 deadline.

III. GENERAL DISCUSSION

Note was taken of Elections of Officers in February 2024. Reminders to Board members with appointment that expire in January to reapply if they so desire. Mention was made that John Zody would no longer be the Director of HAND effective January 01, 2024.

IV. PUBLIC COMMENT

None.

V. ADJOURNMENT

Cole made motion for adjournment. Geels seconded. Motion passed unanimously. Meeting adjourned 4:15 PM.



City of Bloomington Housing and Neighborhood Development

2024 Board of Housing Quality Appeals						
Application	preBHQA	Fax Ad	Rep. to	Date of	Packet	Mtg Date
Deadline	Staff Mtg	(by	Director	Ad	sent	(TUE)
	(MON)	5:00PM)	(FRI)	(SUN)	(TUE)	
Dec. 31,	Jan. 2	Jan. 02	Jan. 05	Jan. 07	Jan. 09	Jan. 16
2023	(TUE)					Hooker
(SUN)		4				Con. Rm
						245
Jan. 31	Feb. 05	Feb. 06	Feb. 09	Feb.	Feb. 13	Feb. 20
(WED)				11		
Feb. 29	March 04	March	March	March	March	March 19
(THU)		05	08	10	12	
March 31	April 01	April 02	April 05	April	April	April 16
(SUN)	-			07	09	
April 30	May 06	May 07	May 10	May	May 14	May 21
(TUE)				12		
May 31	June 03	June 04	June 07	June	June	June 18
(FRI)				09	11	
June 30	July 01	July 02	July 05	July 07	July 09	July 16
(SUN)						
July 31	Aug. 05	Aug. 06	Aug. 09	Aug.	Aug.	Aug. 20
(WED)				11	13	
Aug. 31	Sept. 02	Sept. 03	Sept. 06	Sept.	Sept.	Sept. 17
(SAT)				08	10	
Sept. 30	Oct. 01	Oct. 01	Oct. 04	Oct. 06	Oct. 08	Oct. 15
(MON)	(TUE)					
Oct. 31	Nov. 04	Nov. 04	Nov. 08	Nov.	Nov.	Nov. 19
(THU)		(MON)		10	12	
Nov. 30	Dec. 02	Dec. 03	Dec. 06	Dec.	Dec. 10	Dec. 17
(SAT)				08		
Dec. 31	Jan. 06,	Jan. 07,	Jan. 10,	Jan.	Jan.	Jan. 21,
(TUE)	2025	2025	2025	12,	14,	2025
				2025	2025	

2024 Board of Housing Quality Appeals

All regular meetings are held on the third Tuesday of the month at 4:00 p.m. in the Allison Conference Room #225 (except where noted) in the City Hall Building. Email Legal Ad to publicnotices@heraldt.com

401 N. Morton PO Box 100 Bloomington, IN 47402 **City Hall**

Rental Inspections: (812) 349-3420 Housing Division: (812) 349-3401 Fax: (812) 349-3582

www.bloomington.in.gov/hand



City of Bloomington H.A.N.D.

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

Meeting Date:	01/16/2024			
Petition Type: Request for an extension of time to complete repairs		lete repairs		
Petition Number:	24-TV-01			
Address:	2500 South Rockport Rd.			
Petitioner:	Country View Housing, LP			
Inspector:	Rebecca Davis/ Chastina Hayes			
Staff Report:	September 5, Sept. 6, and Sept 13, 2023 October 12, 2023 December 4, 2023	Initial inspection conducted. Initial report mailed. Received BHQA application for Extension of time.		

Petitioner has requested more time to complete a major renovation project that will remedy many violations noted at initial inspection.

Staff recommendation:	Grant the extension of time.			
Conditions:	Complete all life safety violation 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. Complete all other remaining violation 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 for further action for further action including the possibility of fines.			
Compliance Deadline:	All life safety violations to be complied by February 06, 2024 All other remaining violations to be complied by March 1, 2024			
Attachments:	Cycle Report; BHQA Application			

Page 1 of 2



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 Addres	:s: 2500 South Roc	kport Road	1			
Petitioner's Nam	e: Country View /	Apartments / Destiney Webb		<u></u>		
Address: 2500 So	uth Rockport Road			NEW TO I CONTRACTO O CONTRACT		
City: Bloominton		State: Indiana	Zip Code: 47403			
Phone Number:	(812) 336-0377	E-mail Address: destiney.webb@glickco.com				
Owner's Name:	wner's Name: Country View Housing, LP					
Address: 8801 Riv	er Crossing Blvd, S	te 200				
City: Indianapolis		State: Indiana	Zip Code: 46240			
Phone Number:	hone Number: 317-469-0400 E-mail Address: destiney.webb@glickco.com					
Occupants: Units	1-206	, 		-		

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.
- 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 agendal

(Will be assigned by BHQA)			
Petition Number: <u>24 - TV - 01</u>			

CH, 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.

Country View is currently undergoing a \$8.7 million dollar renovation. Much of the items listed are included in the scope of work during the rehab. The renovation started early spring 2023. The second leg of the renovation just started and is now underway and the work is replacing all bathtubs and surrounds. A large majority of the units inspected had issues surrounding the tub area. Ownership feels it would be most beneficial if the re-inspection was to occur post renovation. We are requesting an extension until March 1st, 2024. At that time, the renovation appreciated. greatly request iş our consideration 1n complete. Your be wll

The renovation included but was not limited to all kitchen cabinets, granite countertops, new appliances, new HVAC systems, new lighting, interior doors, bath vanity and fixtures. All windows were replaced and the front and rear townhouse are in the process of being replaced. In addition, we are doing a lot of exterior work as well.

Signature (Required):

<u>Destiney Webb</u>

Name (Print): Destiney Webb

Date: 11/14/23

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

Owner(s) Country View Housing, L.P. 8801 River Crossing Blvd, Ste 200 Indianapolis, IN 46240 Agent Gene B. Glick Company 8801 River Crossing Blvd, Ste200 Indianapolis, IN 46240

Prop. Location: 2500 S Rockport RD

Number of Units/Structures: 206/27 Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 6/2/5 2/3/5, Bld 2: 6/2/5 1/3/5, Bld 3: 6/2/5 1/3/5, Bld 4: 6/2/5 2/3/5, Bld 5: 4/2/5, Bld 6: 8/2/5, Bld 7: 8/2/5, Bld 8: 8/1/5, Bld 9: 8/1/5, Bld 11: 6/2/5, Bld 12: 6/2/5 2/3/5, Bld 13: 6/2/5 2/3/5, Bld 14: 6/2/5, Bld 15: 6/2/5 2/3/5, Bld 16: 8/2/5, Bld 17: 8/2/5, Bld 18: 8/1/5, Bld 19: 8/1/5, Bld 20: 8/2/5, Bld 21: 8/2/5, Bld 22: 6/2/5 2/3/5, Bld 23: 6/2/5 2/3/5, Bld 24: 6/2/5 2/3/5, Bld 25: 6/2/5 2/3/5, Bld 26: 6/2/5 2/3/5, Bld 27: 6/2/5 2/4/5, Bld 28: 6/2/5 2/3/5

Date Inspected: 09/5,6,13/2023 Primary Heat Source: Electric Property Zoning: RH Number of Stories: 2 Inspectors: Chastina Hayes / Rebecca Davis Foundation Type: Crawl Space Attic Access: Yes Accessory Structure: none

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

Typical Units

Bathroom

One Bedroom	Two Bedroom	<u>Two B</u>	Two Bedroom		
Living Room (22-0 x 13-0)	Living Room (19-4 x	12-9) Main I	Main Level		
Kitchen (8-6 x 8-0)	Kitchen (8-6 x 8-0)	Livin	Living Room (15-0 x 13-6)		
Dinette (9-0 x 6-0)	Dinette (9-0 x 8-6)	Kitch	Kitchen (14-0 x 12-0)		
Bedroom (13-0 x 11-0)	Bedroom (10-0 x 8-0)	½ Ba	1/2 Bathroom		
Bathroom	Bedroom (12-9 x 11-0)) Upper	Upper Level		
	Bathroom		Bedroom (13-6 x 12-0)		
		Bedr	oom (14-0 x 10)-0)	
		Bath	room		
Three Bedroom	Three Bedroom Existing Egress Measurements				
Main Level	Height:	44 inches	Height:	16 inches	
Living Room (18-5 x 12-6)	Width:	32.25 inches	Width:	32.75 inches	
Kitchen (18-6 x 11-0)	Sill Height:		Sill Height:		
1/2 Bathroom	Openable Area: 9.85		Openable Area: 3.64 sq. ft.		
Upper Level					
Bedroom (13-6 x 10-6)					
Bedroom (11-0 x 9-0)					
Bedroom (11-0 x 9-0)					

1668

Note: Only rooms with violations are listed in this report

General for all units:

INTERIORS:

Utility Closet:

Repair all holes in the walls. BMC 16.04.060 (a)

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

EXTERIORS:

Properly seal newly installed doors and windows so they are weather tight. This includes the concrete where it intersects with the thresholds. BMC 16.04.050(a)

BUILDING 11:

Unit 1101, Unit 1102:

No violations noted.

Unit 1103:

Kitchen:

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

Upstairs:

Bathroom:

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

Unit 1104:

Living Room:

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

Kitchen:

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

Upstairs:

Hallway: Secure the loose smoke detector. BMC 16.04.060 (b)

Bathroom:

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

East Bedroom:

Secure the loose smoke detector. BMC 16.04.060 (b)

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

Unit 1105:

Kitchen:

Repair the hole in the ceiling adjacent to the washing machine. BMC 16.04.060 (a)

<u>Upstairs:</u>

Bathroom:

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

<u>East Bedroom:</u>

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

<u>Unit 1106:</u>

Bathroom:

Repair/replace the broken door frame. BMC 16.04.060 (a)

Kitchen:

Repair the peeling wall adjacent to the stove. BMC 16.04.060 (a)

<u>Upstairs</u>:

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

W Bedroom:

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

BUILDING 12

<u>Unit 1201</u> <u>Main Level</u> <u>Living room:</u> Replace broken/missing light switch cover plate. BMC 16.04.060(b)

<u>Mechanical Closet:</u> Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

<u>Kitchen/Dining Room:</u> Caulk to fill the gaps around the window jambs. BMC 16.04.060(a)

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

Second Level

Note: Lights were not functioning upstairs at the time of this inspection. Restore power to lights for reinspection. BMC 16.04.060(c)

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

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

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

Front Right Bedroom:

Caulk to fill the gaps around the window jambs, BMC 16.04.060(a)

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

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

Hallway:

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

Unit 1202

Main Level

Living Room:

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

Second Level

Bathroom:

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)

Properly seal around the tub and shower plumbing fixtures. BMC 16.04.060(a)

Unit 1203

Main Level

Living Room:

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

Kitchen:

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

Mechanical Room:

Determine the source and eliminate the water leak (left shut off valve). BMC 16.04.060(a)

Replace filter in the furnace to ensure proper operation. BMC 16.04.060(c)

Second Level

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

Front Bedroom: Caulk to fill the gaps around the window jambs. BMC 16.04.060(a)

Unit 1204 Main Level Kitchen/Dining Room: Caulk to fill the gaps around the window jambs. BMC 16.04.060(a) Mechanical Closet: Eliminate or properly terminate disconnected power cable in a junction box. BMC 16.04.060(b)

Second Level

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

Front Right Bedroom, Front Left Bedroom:

These rooms were not accessible at the time of this inspection. This room must be brought into compliance within the same 60 day deadline as the remainder of this property. This applies even if the tenants do not have access to this area of the property. BMC 16.03.040

Unit 1205

Remount the mailbox on the front of this unit. BMC 16.04.050 (a)

Entire Unit: Clean and Sanitize carpet in entire unit. BMC 16.04.060 (a)

Main Level

Kitchen/ Dining Room: Replace broken/missing outlet cover plate on back dining room wall. BMC 16.04.060(b)

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

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

Stairway:

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

Second Level

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

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

Replace broken window slide latch. BMC 16.04.060(c)

Front Bedroom: Caulk to fill the gaps around the window jambs. BMC 16.04.060(a)

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

Unit 1206 Main Level Living Room: Replace broken/missing outlet cover (south wall). BMC 16.04.060(b) Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

Mechanical: Install a new furnace filter. BMC 16.04.060(c)

Laundry:

Properly repair or replace damaged or deteriorated wallboard. This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Second Level

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

Secure toilet to its mountings. BMC 16.04.060(c)

Properly repair or replace damaged or deteriorated wallboard. This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members (right side of tub). BMC 16.04.060(a)

Unit 1207

Main Level

Living Room:

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

Mechanical Room:

Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards and secures the edge of the flooring material. BMC 16.04.060(a)

Kitchen/Dining Room:

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

Second Level

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

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

Unit 1208 **Main Level** Kitchen/Dining: Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed (bare drywall mud). BMC 16.04.060(f)

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

Install/repair the trim surround the back exterior door. BMC 16.04.060(a)

<u>Mechanical Room:</u> Eliminate or properly terminate disconnected power cable in a junction box. BMC 16.04.060(b)

Replace filter in the furnace to ensure proper operation. BMC 16.04.060(c)

Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

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)

Second Level

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

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

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

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

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

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

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

Secure loose electrical receptacle box and replace missing cover plate (south wall). BMC 16.04.060(b)

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

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

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

BUILDING 13:

<u>Unit 1301:</u> Living Room:

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

Repair/replace the broken door frame. 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 8
- shall not have a threaded discharge end 6
- drain by gravity 4
- 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 entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Unit 1302:

Living Room:

Secure the loose baseboard adjacent to the hallway. BMC 16.04.060 (a)

Upstairs:

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 1303:

Kitchen:

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

Upstairs:

Bathroom:

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

South Bedroom:

Secure the loose door trim. BMC 16.04.060 (a)

Unit 1304: Upstairs: **Bathroom:** Repair the faucet to eliminate the constant dripping. (Bathtub) BMC 16.04.060(c)

Secure toilet to its mountings. BMC 16.04.060(c)

South Bedroom:

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

Unit 1305:

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) (Rats per tenant)

Unit 1306:

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

Repair the hole in the ceiling adjacent to door. BMC 16.04.060 (a)

Locate and repair the water leak. BMC 16.04.060 (a)

Living Room:

Remove the humps in the carpet. BMC 16.04.060 (a)

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

Upstairs:

Bathroom: Secure the loose tub spout. BMC 16.04.060 (a)

Unit <u>1307:</u>

Kitchen: Repair the crack in the ceiling above the washing machine. BMC 16.04.060 (a)

South Bedroom:

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

Unit 1308:

Kitchen:

Repair the electrical outlets in the kitchen to function as intended. (No power) 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)

BUILDING 14

<u>Unit 1401</u> **Main Level** Living Room: Repair loose trim on the interior of the front door. BMC 16.04.060(a)

Replace missing door knob on the door of the under stairs closet. BMC 16.04.060(a)

Kitchen/Dining Room:

Determine the source of the active water leak and make necessary repairs (ceiling). BMC 16.04.060(a)

Properly repair or replace damaged or deteriorated wallboard associated with aforementioned leak. This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Second Level

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

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

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 1402

Main Level

Living Room: Replace existing vinyl to carpet transition strip at front entryway with something lower profile to prevent trip hazard. BMC 16.04.060(a)

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

Secure loose electrical receptacle. BMC 16.04.060(b)

Kitchen/Dining Room:

Secure strike plate on the back exterior door. BMC 16.04.060(c)

Finish drywall above the backsplash in kitchen. BMC 16.04.060(a)

Second Level

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

Secure toilet to its mountings. BMC 16.04.060(c)

Attach or replace escutcheon plate for the toilet water line. BMC 16.04.060(a)

Unit 1403

Second Level Bathroom:

Attach the loose shower surround panel. BMC 16.04.060(a)

Properly repair or replace damaged or deteriorated wallboard. This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members (right side of tub). BMC 16.04.060(a)

Attach trim rings on bathtub water fixtures and scal. BMC 16.04.060(a)

Unit 1404 Second Level Stairwell/Hallway: Replace missing base trim top of stairs. BMC 16.04.060(a)

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

<u>Unit 1405</u>

<u>Main Level</u>

Living Room:

Replace existing vinyl to carpet transition strip at front entryway with something lower profile to prevent trip hazard. BMC 16.04.060(a)

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

Kitchen/Dining Room:

Repair exterior back door so that it closes easily without need of any special knowledge or force (drags on floor). BMC 16.04.060(c)

Second Level

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

Back Bedroom: Replace broken/missing outlet cover (east wall). BMC 16.04.060(b)

<u>Unit 1406</u>

<u>Main Level</u>

Living Room:

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

Second Level

Stairwell/Hallway: Secure or replace missing base trim. BMC 16.04.060(a)

Bathroom;

Secure toilet to its mountings. BMC 16.04.060(c)

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

BU1LDING 15:

<u>Unit 1501:</u>

Living Room:

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

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)

Kitchen:

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

Repair the hole under the door. (Can see outside) BMC 16.04.060 (a)

Upstairs:

Bathroom:

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

Hallway:

Secure the loose electrical outlet. (Between north bedroom doors) BMC 16.04.060 (b)

Unit 1502:

Living Room:

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

Kitchen:

Repair the soft floor adjacent to the bathroom door. BMC 16.04.060 (b)

Upstairs:

Bathroom:

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

North Bedroom:

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 1503:

Living Room:

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

Locate and repair the water leak. (Carpet wet) BMC 16.04.060 (a)

Stairs:

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

Bathroom:

Locate and repair the water leak. (Drips out of exhaust vent) BMC 16.04.060 (a)

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

Kitchen:

Repair the dryer electrical outlet to function as intended. (Low power) BMC 16.04.060 (b)

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 the soft floor adjacent to the bathroom door. BMC 16.04.060 (b)

<u>Upstairs:</u>

Bathroom:

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

North Bedroom:

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 1504:

Bathroom:

Secure toilet to its mountings. 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)

<u>Unit 1505:</u>

Kitchen:

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

Unit 1506:

Kitchen:

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

<u>Upstairs:</u>

Bathroom:

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

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

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

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

South Bedroom:

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

South Bedroom:

Secure the loose electrical outlet east wall. BMC 16.04.060 (b)
<u>Unit 1507:</u>

<u>Kitchen:</u> Repair the water damaged ceiling above the washing machine, BMC 16.04.060 (a)

Repair/replace the damaged window trim. BMC 16.04.060 (a)

Unit 1508:

Kitchen:

Repair the water damaged ceiling. BMC 16.04.060 (a)

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

<u>Upstairs:</u>

Hallway:

Secure the loose electrical outlet between the north bedrooms. BMC 16.04.060 (b)

BUILDING 16:

<u>Main Hallway:</u>

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

Repair the holes in the walls. BMC 16.04.060 (a)

Repair the access door on the north end. BMC 16.04.060 (a)

<u>Unit 1601:</u>

West Bedroom:

Repair the holes in the walls. 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 the window to lock. BMC 16.04.060 (b)

Unit 1602:

West 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:

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

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

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

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

Unit 1603:

Utility Closet:

Temperaturc/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 ø
- shall not have a threaded discharge end ø
- drain by gravity •
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break ø
- shall extend to within 6" of floor. BMC 16.04.060(c) ۵

Upstairs:

Bathroom:

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

Repair the deteriorating wall adjacent to the tub. BMC 16.04.060 (a)

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

Unit 1604:

Kitchen:

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

West Bedroom:

Repair the window to lock. BMC 16.04.060 (b)

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

East Bedroom:

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

Unit 1605:

Bathroom: Secure the loose shower walls. BMC 16.04.060 (a)

Living Room:

Secure the loose electrical outlet under windows. BMC 16.04.060 (b)

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

Unit 1606:

Kitchen:

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

Replace the broken electrical outlet cover plate to the right of the sink. BMC 16.04.060 (b)

Hallway:

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

Unit 1607:

Entry:

Repair/replace the door knob so that it functions as intended, BMC 16.04.060 (a)

Bathroom:

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

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

Unit 1608:

Bathroom:

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

BUILDING 17:

Main Hallway:

Repair the holes in the walls. BMC 16.04.060 (a)

<u>Unit 1701:</u>

<u>Bathroom:</u>

Properly repair soft 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)

Repair/replace the leaking toilet supply line. BMC 16.04.060 (a)

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

Unit 1702:

West Bedroom:

Seal the window to prevent water leaking when it rains. BMC 16.04.060 (a)

East Bedroom:

Secure the loose ceiling vent. BMC 16.04.060 (a)

Unit 1703:

Utility Closet:

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

West Bedroom:

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

<u>Unit 1704:</u>

Entry:

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

West Bedroom:

Secure the loose smoke detector. BMC 16.04.060 (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)

Main Entrance (North side):

Repair/replace the door so that it functions as intended. (Hard to open) BMC 16.04.060 (a)

Main Hallway (North):

Repair/replace the electrical outlet so that it functions as intended. (Ground blocked) BMC 16.04.060 (b)

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

Unit 1705:

Utility Closet:

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

Unit 1706:

Entry:

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

Utility Closet:

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

Bathroom:

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

<u>Unit 1707:</u>

East 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)

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

Unit 1708:

Bathroom:

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

<u>Hallway</u>:

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

BUILDING 18

Common Hallway for Units 1805-1808:

Replace missing cover for access panel. BMC 16.04.060(a)

<u>Unit 1805</u>

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

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

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

<u>Unit 1806</u>

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

<u>Unit 1807</u>

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 1808

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

Mechanical Closet:

Eliminate or properly terminate disconnected power cable in a junction box. BMC 16.04.060(b)

Bathrooms:

Properly repair or replace damaged or deteriorated wallboard (left of tub). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

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

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

Bedroom:

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

<u>Unit 1801</u>

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

<u>Unit 1802</u>

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

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

Secure toilet to its mountings. BMC 16.04.060(c)

Bedroom: Replace transition strip and fully secure edge of the carpet. BMC 16.04.060(a)

<u>Unit 1804</u>

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

Reseal the surface/glaze on bathtub (peeling). BMC 16.04.060(a)

<u>Bedroom:</u> Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

<u>Unit 1803</u>

<u>Kitchen:</u> Properly repair or replace loose, damaged, or missing floor covering (**buckling near cabinet base**). BMC 16.04.060(a)

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

Living room: Repair scarred drywall and finish paint. BMC 16.04.060(a)

<u>Mechanical Closet:</u> Eliminate or properly terminate disconnected power cable in a junction box. BMC 16.04.060(c)

Bathroom Secure toilet to its mountings. BMC 16.04.060(c)

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

BUILDING 19:

Unit 1901: Bathroom: Properly seal the crack in the shower surround. BMC 16.04.060 (a)

Unit 1902:

Bathroom:

Repair/replace the electrical outlet so that it functions as intended. (Ground blocked) BMC 16.04.060 (b)

<u>Unit 1903:</u>

Bathroom; Secure toilet to its mountings. BMC 16.04.060(c)

<u>Unit 1904:</u>

Bedroom:

Repair the ceiling adjacent to the vent. BMC 16.04.060 (a)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Main Entrance (North side):

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

<u>Unit 1905:</u>

Hallway Closet:

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

<u>Unit 1906:</u>

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 hreak
- shall extend to within 6" of floor. BMC 16.04.060(c)

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

Bathroom:

Repair the peeling/deteriorating walls and ceiling. BMC 16.04.060 (a)

Repair the leaking bathtub faucet. BMC 16.04.060 (c)

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

Secure the shower walls. BMC 16.04.060 (a)

<u>Unit 1907, Unit 1908:</u>

No violations noted.

BUILDING 20:

<u>Unit 2001:</u>

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 6
- 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 deteriorating wall adjacent to the bathtub. BMC 16.04.060 (a)

Unit 2002:

Bathroom:

Repair the deteriorating wall adjacent to the bathtub. BMC 16.04.060 (a)

Unit 2003:

Hallway:

Secure the smoke detector. BMC 16.04.060 (b)

Unit 2004:

Kitchen:

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

Main Hallway (North side):

Repair/replace the broken door and frame so that it functions as intended. BMC 16.04.060 (a)

Unit 2005:

Dining Room:

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

Utility Closet:

Temperaturc/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 6
- drain by gravity ۰.
- 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) ¢

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

1st Bedroom:

Secure the loose cable cover adjacent to window. BMC 16.04.060 (a)

Bathroom:

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

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

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 2006:

Utility Closet:

Install the water heater safety covers. BMC 16.04.060 (b)

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)

1st Bedroom:

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

Bathroom:

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

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

Unit 2007:

Kitchen:

Locate and repair the water leak under the sink. BMC 16.04.060 (a)

Bathroom:

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

Unit 2008:

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:

The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

BUILDING 21

Building 2101-2104 Common Hallway:

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

Replace burn out light bulbs / not functioning light fixture. BMC 16.04.060(c)

Replace broken wall outlet. BMC 16.04.060(b)

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

<u>Unit 2101</u>

Kitchen: Repair scarred drywall and finish paint (above stovetop). BMC 16.04.060(a)

Mechanical:

Eliminate or properly terminate disconnected power cable in a junction box. BMC 16.04.060(c)

First Bedroom:

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

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 repair or replace damaged or deteriorated wallboard (left of tub). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

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

UNIT 2102

Kitchen: Repair scarred drywall and finish paint (above stove). BMC 16.04.060(a)

Determine the source and eliminate the water leak surrounding base of the water heater (maybe the water heater has rusted through). BMC 16.04.060(a)

Back Bedroom: Caulk to fill the gaps around the window jambs. BMC 16.04.060(a)

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

Attach or replace escutcheon plate for the toilet water line. BMC 16.04.060(a)

Replace the loosely tensioned (plug in too loose) 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)

<u>Unit 2103</u>

<u>Entire Unit</u>: A strong odor of mold is present throughout the entire unit. Substantial mold growth was noted in both the front bedroom closet and back bedroom closet on walls and personal belongings, and has most likely spread to carpet in those areas. Investigate possible cause of excess moisture in unit, including an inspection of the crawl space beneath unit. Tenant stated a personal diagnosis of COPD.

Treat all surfaces covered with visible mold and eliminate spores. BMC 16.04.060(b)

Paint interior of closets with mold/mildew resistant paint. BMC 16.04.060(b)

Clean and sanitize carpet in entire unit. BMC 16.04.060(b)

Provide tenant with a dehumidifier to mitigate humidity in the unit. BMC 16.04.060(a)

<u>Kitchen:</u> Repair or replace non-functioning hood vent exhaust fan. BMC 16.04.060(c)

First bed: See note on entire unit.

Back Bedroom: See note on entire unit.

<u>Bathroom:</u>

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

Living room: Repair the hole in the wall (left side of window). BMC 16.04.060(a)

<u>Unit 2104</u>

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)

<u>Kitchen:</u> Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Mechanical:

Eliminate or properly terminate disconnected power cable in a junction box. BMC 16.04.060(c)

First Bedroom:

Properly repair or replace damaged or deteriorated wallboard (left of tub). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Install missing baseboard trim. BMC 16.04.060(a)

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

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

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

Unit 2105

Kitchen: Repair scarred drywall and finish paint (above stove). BMC 16.04.060(a)

Front Bedroom:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit 2106

Kitchen: Repair scarred drywall and finish paint (above stovetop). BMC 16.04.060(a)

Mechanical Closet: Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

Repair bathroom door so as to eliminate the dragging that is occurring on the floor. BMC 16.04.060(a)

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

Eliminate mildew on ceiling. BMC 16.04.060(a)

2107:

Kitchen: Repair the peeling wall above the stove. BMC 16.04.060 (a)

1st Bedroom:

Replace the missing door knob. BMC 16.04.060 (a)

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

Bathroom:

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

<u>Unit 2108:</u>

Kitchen:

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

1st Bedroom:

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

BUILDING 22

Unit 2201:

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)

<u>Unit 2202:</u>

<u>Entry:</u>

Repair/replace the door knob so that it functions as intended, BMC 16.04.060 (a)

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)

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 hy 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:

Properly seal the holes under the sink in cabinet. BMC 16.04.060 (a)

E Bedroom:

Repair/replace the vent under the window. BMC 16.04.060 (a)

W Bedroom:

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

Bathroom:

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

Repair the peeling walls. BMC 16.04.060 (a)

<u>Unit 2203:</u>

E Bedroom:

Repair/rcplace the electrical outlet under the window so that it functions as intended. BMC 16.04.060 (b)

<u>Upstairs</u>

Bathroom:

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

Unit 2204:

All residential rental units shall conspicuously display the unit's address number on the front of the unit. BMC 16.04.100

Bathroom:

Repair the peeling ceiling. BMC 16.04.060 (a)

Repair the towel bar so that it functions as intended, 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)

East Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

<u>Unit 2205:</u>

Living Room:

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

Kitchen:

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

<u>Upstairs:</u>

Bathroom:

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

West Bedroom:

Repair/replace the vent adjacent to the window. BMC 16.04.060 (a)

Unit 2206:

<u>Upstairs:</u>

Bathroom:

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

<u>Unit 2207:</u>

Bathroom:

Secure the loose electrical outlet. BMC 16.04.060 (b)

Utility Closet:

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

Unit 2208:

Kitchen:

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

Repair the deteriorating ceiling above the washer and dryer. BMC 16.04.060 (a)

Utility Closet;

Temperature/pressure relicf (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)

Living Room:

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

Upstairs:

Bathroom:

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

NE Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

BUILDING 23

<u>Unit 2301</u>

<u>Main Level</u>

<u>Laundry:</u>

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

Kitchen/Dining Area:

Properly repair or replace damaged or deteriorated wallboard (left of back door). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Tighten stress relief clamp connection power cable to garbage disposal. BMC 16.04.060(b)

Second Level

Bathroom: Repair scarred drywall and finish paint. BMC 16.04.060(a)

Secure cove base to wall. BMC 16.04.060(a)

Unit 2302

Main Level Mechanical Closet: Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

Kitchen: Replace broken/missing light switch cover plate (left of sink). BMC 16.04.060(b)

Second Level

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

Front bedroom:

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

Unit 2303

Mechanical Closet:

Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

Properly attach service panel cover to front of the water heater, BMC 16.04.060(c)

Kitchen/Dining Room:

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

Second Level

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

Unit 2304:

Main Level Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

Mechanical Closet:

Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

Second Level

Bathroom: Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a) Secure toilet to its mountings. BMC 16.04.060(c)

Front Bedroom:

Replace broken window slide latch on right window. BMC 16.04.060(a)

<u>Unit 2305</u>

Second Level <u>Front Bedroom:</u> Restore power to outlet on northwest wall. BMC 16.04.060(c)

<u>Unit 2306</u>

Main Level

Living Room:

Replace existing vinyl to carpet transition strip at front entryway with something lower profile to prevent trip hazard. BMC 16.04.060(a)

<u>Bathroom:</u>

Connect drain stopper to function as intended. BMC 16.04.060(a)

Second Level

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

Back Bedroom: Properly repair/replace/clcan loose, damaged, or missing floor covering. BMC 16.04.060(a)

Replace missing floor vent cover. BMC 16.04.060(c)

<u>Front Bedroom:</u> Caulk to fill the gaps around the window jambs. BMC 16.04.060(a)

Unit 2307

Main Level

Living Room:

Replace existing vinyl to carpet transition strip at front entryway with something lower profile to prevent trip hazard. BMC 16.04.060(a)

Second Level

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

Front Bedroom:

Fix loose or missing base trim (left of door). BMC 16.04.060(a)

<u>Unit 2308</u>

<u>Kitchen:</u> Properly repair the damaged drywall (right of window). BMC 16.04.060(a) Hallway: Properly repair the damaged drywall (right of window). BMC 16.04.060(a)

Second Level

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

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

Secure loose electrical receptacle box. BMC 16.04.060(b)

Properly repair or replace damaged or deteriorated wallboard (behind picture on southwest wall). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Back Bedroom: Secure loose electrical receptacle box (southwest wall) . BMC 16.04.060(b)

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

<u>Hallway:</u>

Fix loose or missing base trim. BMC 16.04.060(a)

BUILDING 24:

Unit 2401:

Once the interior painting is complete all light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(b)

<u>Bathroom</u>:

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

Kitchen:

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) (Adjacent to the utility closet)

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

Secure the loose door trim. BMC 16.04.060 (a)

<u>Upstairs</u>

Bathroom:

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

Secure the loose electrical outlet. BMC 16.04.060 (b)

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

Unit 2402:

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 2403:

Utility Closet:

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

Kitchen:

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

Living Room:

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

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

South Bedroom:

Repair the deteriorating window sill. BMC 16.04.060 (a)

Unit 2404:

Bathroom:

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

Kitchen:

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

Upstairs:

Bathroom:

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

Replace the missing baseboard. BMC 16.04.060 (a)

Back Bedroom:

Replace the missing baseboard. BMC 16.04.060 (a)

North Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 2405:

Kitchen:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Repair the hole in the ceiling above the washer and dryer. BMC 16.04.060 (a)

Utility Closet:

Temperaturc/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)

<u>Stairs:</u>

Repair/replace the cove base. BMC 16.04.060 (a)

<u>Upstairs:</u>

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

Back Bedroom:

Repair the peeling ceiling. BMC 16.04.060 (a)

<u>Unit 2406:</u>

Living Room:

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

<u>Upstairs:</u>

Bathroom:

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

Back Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Front Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

<u>Unit 2407:</u>

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)

Kitchen:

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

Unit 2408:

Living Room:

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

Remove the humps in the carpet under the clectrical panel. BMC 16.04.060 (a)

Bathroom:

Repair the leaking sink drain. BMC 16.04.060 (a)

Utility Closet:

Install a cable clamp where the power supply enters the water heater. BMC 16.04,060(c)

Kitchen:

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

Stairs:

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)

Upstairs:

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

Repair the peeling wall adjacent to the bathtub. BMC 16.04.060 (a)

BUILDING 25

<u>Unit 2501</u> <u>Mechanical Closet:</u> Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

Front Left Bedroom:

Secure loose electrical receptacle box (southeast wall). BMC 16.04.060(b)

<u>Unit 2502</u>

Mechanical Closet:

Properly install stress relief clamp on water heater unit power cable. The insulation shall cover conductors in their entirety until the reach the inside of the junction box. BMC 16.04.060(c)

Kitchen/ Dining Room:

Seal edge of flooring where it terminates adjacent to the threshold of the back door. BMC 16.04.060(a)

Repair the door so that it operates without special knowledge or force and open/closes fully with ease. BMC 16.04.060(a)

Front Bedroom:

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

Repair bedroom door to be capable of fully latching. BMC 16.04.060(a)

Back Bedroom;

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

Second Level

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

Unit 2503

Second Level

Bathroom:

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

<u>Unit 2504</u>

Note: Water to entire unit was off at the time of this inspection. Inspect plumbing functionality at re-inspection. **Main Level**

Bathroom:

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

Kitchen/ Dining Room:

Repair flooring to eliminate wide gap between edge of finished flooring and the threshold of the back door. BMC 16.04.060(a)

Second Level

Bathroom:

This room was not accessible at the time of this inspection (under remodel). 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

Back Bedroom:

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

<u>Unit 2505</u>

Back Bedroom: Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(h)

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

<u>Unit 2506</u>

Mechanical Closet: Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

Bathroom:

Determine the source and eliminate the water leak (back of toilet when flushed). BMC 16.04.060(a)

Front Bedroom: Restore power to the outlet (southeast wall). BMC 16.04.060(a)

Second Level

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

<u>Unit 2507</u> <u>Main Level</u> <u>Mechanical Closet:</u> Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

<u>Kitchen/Dining Room:</u> Properly seal the back splash to the wall. BMC 16.04.060(a)

Seal edge of flooring to threshold adjacent to the back door. BMC 16.04.060(a)

Second Level

Bathroom:

Properly repair or replace damaged or deteriorated wallboard (**right of door**). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

<u>Unit 2508</u>

<u>Main Level</u>

Living Room:

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

Mechanical Closet:

Clean dirt/dust/debris from the louvered door. BMC 16.04.060(a)

Install TPR discharge tube meeting the following criteria:

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)

Second Level

Bathroom:

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

Secure toilct to its mountings. BMC 16.04.060(c)

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

Front Bedroom Left, Front Bedroom Right:

These rooms were not accessible at the time of this inspection. These rooms 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

BUILDING 26:

Unit 2601:

Living Room:

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) (In front of couch)

Kitchen:

Seal the window to prevent water leaking in when it rains. BMC 16.04.060 (a) Repair the damaged wall adjacent to the window. BMC 16.04.060 (a)

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)

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:

Secure toilet to its mountings, BMC 16.04.060(c)

<u>Upstairs:</u>

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

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

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 2602:

Living Room:

Repair the hole adjacent to the door. BMC 16.04.060 (a)

Bathroom:

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

Unit 2603:

<u>Living Room:</u>

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

<u>Unit 2604:</u>

Kitchen:

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

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)

Install a cover plate on the dryer exhaust vent if not in use. BMC 16.04,060 (a)

<u>Upstairs:</u>

Bathroom:

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

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)

Back Bedroom:

Install a cable cover plate behind the door. BMC 16.04.060 (a)

Unit 2605:

Living Room:

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

Kitchen:

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

Utility Closet:

Install the safety guards on the water heater. BMC 16.04.060 (b)

<u>Upstairs:</u>

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

Unit 2606:

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

Utility Closet:

Replace the deteriorating water heater. BMC 16.04.060 (a)

<u>Upstairs:</u>

Bathroom:

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

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

Unit 2607:

No violations noted.

Unit 2608:

<u>Bathroom:</u>

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

Kitchen

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

Living Room:

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

<u>Upstairs:</u>

Hallway: Repair/replace the deteriorating carpet. BMC 16.04.060 (a)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

BUILDING 27

<u>Unit 2701</u>

<u>Main Level</u>

Kitchen:

Remove old smoke detector mounting ring (old smoke detectors replaced with hardwired smoke detectors). BMC 16.04.060(a)

Properly install light lens on sink light. BMC 16.04.060(a)

<u>Bathroom:</u>

Replace missing sink stopper. BMC 16.04.060(a)

Repair the hole in the wall (plumbing penetration for toilet). BMC 16.04.060(a)

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

Stairwell:

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

Second Level

Top of Stairwell/Hallway:

Properly repair or replace damaged or deteriorated wallboard (top of stairs). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Replace missing or loose base trim. BMC 16.04.060(a)

Bathroom: Repair the hole in the wall (plumbing penetration for toilet). BMC 16.04.060(a)

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

Back Bedroom:

Inspect the drywall on the right side of the window and determine if there is a leak causing dampness and cracking of drywall. Determine and repair source of leak if applicable and repair soft/damaged drywall. BMC 16.04.060(a)

Front Left Bedroom:

Repair or replace missing base trim. BMC 16.04.060(a)

<u>Unit 2702</u> Main Level

Living Room:

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

Kitchen:

Properly seal the perimeter of the sink where it interfaces with the counter top to eliminate water flowing through the front of the eabinet and into the cabinet beneath. BMC 16.04.060(a)

Stairwell:

Complete patching of drywall, sand, and paint. BMC 16.04.060(a)

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)

Back Bedroom:

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

<u>Unit 2703</u>

Main Level Kitchen: Repair garbage disposal to function as intended. BMC 16.04.060(c)

Second Level

Bathroom:

Properly repair or replace damaged or deteriorated wallboard (left and right sides of tub). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Repair loose or missing base trim. BMC 16.04.060(a)

Secure toilet to its mountings. BMC 16.04.060(c)

Back Bedroom:

Repair bedroom door to operate easily without any special effort or knowledge (sticks). BMC 16.04.060(a)

<u>Unit 2704</u>

Main Level

Mechanical Closet:

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

Second Level

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

Properly repair or replace damaged or deteriorated wallboard (left of tub). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Repair loose or missing base trim. BMC 16.04.060(a)

<u>Unit 2705</u> Main Level

Living Room:

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

Replace existing vinyl to carpet transition strip at front entryway with something lower profile to prevent trip hazard. BMC 16.04.060(a)

Repair or replace deteriorated window sill. BMC 16.04.060(a)

Repair loose or missing base trim. BMC 16.04.060(a)

Repair loose carpet seem in front of window. BMC 16.04.060(a)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

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

<u>Mechanical Closet:</u> Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

Second Level

Bathroom: Repair the hole in the wall (plumbing penetration for toilet). BMC 16.04.060(a) Properly repair or replace damaged or deteriorated wallboard (left and right sides of tub). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

<u>Unit 2706</u>

Main Level

Bathroom:

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

Mechanical Closet:

Properly insulate/ repair exposed electrical conductors on power cable servicing the water heater. BMC 16.04.060(b)

Kitchen/Dining Room:

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

Stairwell:

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed (flat trim right side stairs). BMC 16.04.060(f)

Second Level

Front Bedroom: Repair the hole in the wall under switch. BMC 16.04.060(a)

Bathroom:

Properly repair or replace damaged or deteriorated wallboard (left of tub). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Secure or replace missing base trim. BMC 16.04.060(a)

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

<u>Unit 2707</u> <u>Main Level</u> <u>Bathroom:</u> Secure toilet to its mountings. BMC 16.04.060(c)

<u>Mechanical Closet:</u> Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

<u>Kitchen/Dining Room:</u> Repair the back entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Second Level Bathroom: Secure toilet to its mountings. BMC 16.04.060(c) Properly repair or replace damaged or deteriorated wallboard (above shower surround). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

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

Front Bedroom:

Secure or replace missing base trim. BMC 16.04.060(a)

Unit 2708

Main Level

Living Room:

Replace existing vinyl to carpet transition strip at front entryway with something lower profile to prevent trip hazard. BMC 16.04.060(a)

Kitchen/Dining Room:

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

Bedroom:

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

Second Level

Bathroom: Properly seal the entire perimeter of the tub/shower including the floor and base trim. BMC 16.04.060(a)

BUILDING 28:

Unit 2801:

Bathroom:

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

Utility Closet:

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

Stairs:

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

Upstairs:

Hallway:

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

Bathroom:

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

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

Last Bedroom:

Replace the deteriorating floor vent under the window, BMC 16.04.060 (a)

<u>Unit 2802:</u>

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)

Secure the exposed wires on the top of the water heater. BMC 16.04.060 (b)

Stairs:

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

<u>Upstairs</u>:

Bathroom:

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

Unit 2803:

Bathroom:

Repair/replace the leaking toilet. (Leaks when flushed) 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)

Living Room:

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

Upstairs:

Bathroom:

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

Unit 2804:

No violations noted.

<u>Unit 2805:</u>

Kitchen:

Repair/replace the baseboard under the electrical panel. BMC 16.04.060 (a)

Locate and repair the water leak above the washer and dryer. BMC 16.04.060 (a)

Repair the water damaged ceiling. 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)

<u>Upstairs:</u>

Bathroom:

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

Unit 2806:

Living Room:

Replace the missing closet door. BMC 16.04.060 (a)

Secure the loose baseboard adjacent to bathroom. BMC 16.04.060 (a)

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

Scoure the loose carpet. BMC 16.04.060 (a)

Kitchen:

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

Cover the dryer vent if not in use. BMC 16.04.060 (a)

Upstairs:

Bathroom:

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

<u>Unit 2807:</u>

Living Room:

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

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

Repair the door threshold. BMC 16.04.060 (a)

Repair the humps in the flooring. BMC 16.04.060 (a)

Kitchen:

Repair/replace the broken door frame, BMC 16.04.060 (a)

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

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

Repair the water stained ceiling above the washer and dryer. BMC 16.04.060 (a)

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

<u>Upstairs:</u>

Bathroom:

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

Repair the damaged walls adjacent to the bathtub. BMC 16.04.060 (a)

Unit 2808:

Kitchen:

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

Living Room:

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

Secure the loose threshold. BMC 16.04.060 (a)

Upstairs:

Bathroom: Secure the loose cove base. BMC 16.04.060 (a)

BUILDING 1:

<u>Unit 101:</u> Living Room:

Replace the deteriorating cove base. BMC 16.04.060 (a)

Repair the gap between door and concrete. BMC 16.04.050 (a)

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)

Upstairs:

Bathroom:

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

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

3rd Bedroom:

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

<u>Unit 102:</u> Upstairs:

Bathroom:

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

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

<u>Unit 103:</u> <u>Upstairs:</u> <u>Bathroom:</u> Secure the loose tub spout. BMC 16.04.060 (a)

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

Back Bedroom:

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

<u>Unit 104:</u>

<u>Upstairs:</u>

<u>Bathroom:</u>

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

<u>Unit 105:</u> <u>Upstairs:</u> <u>Bathroom:</u> 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)

<u>Unit 106:</u>

Repair the gap between door and concrete. BMC 16.04.050 (a)

Living Room:

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

Kitchen:

Repair/replace the cove base. BMC 16.04.060 (a)

<u>Unit 107:</u>

Repair the gap between door and concrete. BMC 16.04.050 (a)

Living Room:

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

Upstairs: 1st Bedroom:

Repair/replace the broken door frame. BMC 16.04.060 (a)

Bathroom:

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

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

Repair the closet door hinges. BMC 16.04.060 (a)

Repair/replace the broken door frame. BMC 16.04.060 (a)

Unit 108:

1st Bedroom: Repair/replace the door so that it functions as intended. BMC 16.04.060 (a)

2nd Bedroom:

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

BUILDING 2

Unit 201

Main Level Mechanical Closet: Properly install stress relief clamp on water heater unit power cahle. BMC 16.04.060(c)

Replace furnace filter. BMC 16.04.060(c)

Second Level

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

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

Unit 202

Main Level

Stairwell:

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

Hallway:

Properly repair or replace damaged subfloor (spongy, in front of bathroom entry). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating subfloor and structural members. BMC 16.04.060(a) BMC 16.04.060(a)

Second Level

Bathroom: Repair loose or missing base trim. BMC 16.04.060(a)

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

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

<u>Unit 203</u> Main Level

<u>Entryway:</u> Secure entry door threshold. BMC 16.04.060(a)

Seal gap in concrete patio in front of the door threshold in a manner that prevents weather/water from penetration into the subfloor and framing members. BMC 16.04.060(a)

Bathroom: Install missing or detached escutcheon ring for the plumbing penetration service the toilet. BMC 16.04.060(a)

Secure or replace missing base trim. BMC 16.04.060(a)

Second Level

Bathroom: Repair unfinished drywall patch and seal with finish paint. BMC 16.04.060(a)

<u>Unit 204</u>

<u>Main Level</u>

Living Room: Replace broken/missing outlet cover plate (southwest wall). BMC 16.04.060(b)

Bathroom:

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

Install missing or detached escutcheon ring for the plumbing penetration service the toilet. BMC 16.04.060(a)

Properly repair the damaged drywall and seal with finish paint. BMC 16.04.060(a)

Repair door so that it opens and closes easily without any special knowledge or effort. BMC 16.04.060(a)

Mechanical Closet: Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

Provide a complete directory of all service panels and circuits (current list is upside down). BMC 16.04.020(a) IEC 408.4

Second Level

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

<u>Unit 205</u>

<u>Main Level</u> <u>Living Room:</u> Clean carpet. BMC 16.04.060(a)
Kitchen/Dining Room:

Repair back exterior door to open and close easily without any special knowledge or effort. BMC 16.04.060(a)

Seal the exterior side of the threshold to be weathertight (subfloor/framing currently exposed to the elements). BMC 16.04.050(a)

Mechanical Closet:

Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

Provide a complete directory of all service panels and circuits (make easily ledgible). BMC 16.04.020(a) IEC 408.4

Second Level

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

Properly seal the entire perimeter of the tub/shower including the floor and base trim (left side and floor). BMC 16,04.060(a)

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

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

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

Repair the hole in the south wall, BMC 16.04.060(a)

Front Bedroom:

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

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

<u>Unit 206</u>

Main Level

Bathroom: Repair door so that it opens and closes easily without any special knowledge or effort. BMC 16.04.060(a)

Second Level

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

Properly repair or replace damaged or deteriorated wallboard (seam on south wall). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

<u>Unit 207</u>

<u>Main Level</u>

Living Room:

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

Bathroom:

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

Second Level

Bathroom: Properly seal the entire perimeter of the tub/shower including the floor and base trim. BMC 16.04.060(a)

Front Bedroom:

Repair the jamb of the closet door (top is unattached). BMC 16.04.060(a)

BUILDING 3

Unit 301 <u>Main Level</u> <u>Mechanical Closet:</u> Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

Kitchen:

Properly repair or replace damaged or deteriorated wallboard (failed patch on ceiling). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Second Level

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

Secure or replace missing base trim (right side of tub). BMC 16.04.060(a)

Front Right Bedroom: Secure loose electrical receptacle (east wall). BMC 16.04.060(b)

<u>Unit 302</u>

Main Level

Living Room:

Replace broken/missing outlet cover plate (two outlets south wall and one unnoted wall in living room). BMC 16.04.060(b)

Mechanical Closet: Replace furnace filter. BMC 16.04.060(c)

Kitchen/Dining Room: Replace broken/missing switch plate (left of sink). BMC 16.04.060(b) Seal the exterior side of the threshold to be weathertight (subfloor/framing currently exposed to the elements). BMC 16.04.050(a)

Second Level

Bathroom:

Properly scal the entire perimeter of the tub/shower including the floor and base trim. BMC 16.04.060(a)

Properly repair or replace damaged or deteriorated wallboard (right side of tub). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Attach or replace missing shower escutcheon ring. BMC 16.04.060(a)

Hallway:

Properly repair or replace damaged or deteriorated wallboard (seems above both bedroom doors at top of stairs). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

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

Front Bedroom: Hammer in the trim nail sticking out of the bottom trim of window. BMC 16.04.060(a)

Unit 303 Main Level Bathroom: Properly install sink stopper. BMC 16.04.060(a)

<u>Kitchen:</u> Repair garbage disposal to function as intended (may be a switch issue). BMC 16.04.060(c)

Second Level

Bathroom: Secure toilet to its mountings. BMC 16.04.060(c)

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

<u>Unit 304</u> <u>Main Level</u> <u>Living Room:</u> Repair or replace outlet with a metal prong stuck in the top receptor (south wall). BMC 16.04.060(b)

<u>Kitchen:</u> Replace broken/missing light switch cover plate (left of sink). BMC 16.04.060(b)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Second Level

Bathroom:

Properly repair or replace damaged or deteriorated wallboard (behind the vanity mirror). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Paint interior surfaces where paint is peeling or bare surfaces are exposed (behind vanity mirror). BMC 16.04.060(f)

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

<u>Unit 305</u> <u>Main Level</u> <u>Living Room:</u> Secure the edge of flooring that intersects with the front door threshold. BMC 16.04.060(a)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Laundry Area:

Properly repair or replace damaged or deteriorated wallboard (finish repair in progress). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Second Level

Bathroom: Properly seal the entire perimeter of the tub/shower including the floor and base trim. BMC 16.04.060(a)

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

<u>Unit 306</u> <u>Main Level</u> <u>Living Room:</u> Cover or fill void of around the cable box on the west wall. BMC 16.04.060(a)

Bathroom and Hall:

Finish floor should cover subfloor and continue all the way to the base trim. BMC 16.04.060(a)

<u>Kitchen:</u> Restore power to the left outlet on the east wall. BMC 16.04.060(a)

Second Level

Entire Level: Restore hard wired communication functionality to the smoke detectors on this level. At time of inspection they were not triggering each other to produce the alarm sound. BMC 16.04.060(b), IC 22-11-18-3.5

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

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

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

Front Bedroom: Replace missing vent cover. BMC 16.04.060(a)

Clean and sanitize or replace carpet. BMC 16.04.060(a)

Sccure loose outlet box on the south wall. BMC 16.04.060(a)

<u>Unit 307</u> <u>Main Level</u> <u>Bathroom:</u> Secure toilet to its mountings. BMC 16.04.060(c)

Mechanical Closet: Provide a complete directory of all service panels and circuits. BMC 16.04.020(a) IEC 408.4

Clean the inside of the closet. (dead roaches stuck to wall). BMC 16.04.060(a)

Second Level

Bathroom: Attach the escutcheon ring the covers plumbing penetration hehind the toilet. BMC 16.04.060(a)

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

Properly repair or replace damaged or deteriorated wallboard (left side of tub). This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Back Bedroom: Secure loose electrical receptacle (south wall). BMC 16.04.060(b)

BUILDING 4:

<u>Unit 401:</u> <u>Living Room:</u> Repair/replace the deteriorating carpet. BMC 16.04.060 (a)

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

Stairs:

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

Half Bath:

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

Upstairs Hallway:

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

Bathroom:

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

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

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

North Bedroom:

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

<u>Unit 402:</u>

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

Unit 403:

Kitchen:

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) (adjacent to the bathroom door)

Utility Closet:

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

<u>Upstairs:</u>

Bathroom:

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

Repair the hathtub faucet to eliminate the leak. BMC 16.04.060 (a)

<u>Unit 404:</u>

Utility Closet:

Provide documentation that the water heater is in good working order or replace. (Burnt marks on top element) BMC 16.04.060 (b)

Upstairs:

Bathroom:

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

Unit 405:

No violations noted.

<u>Unit 406:</u>

Kitchen:

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b) (Outlet to the right of stove is not GFCI protected)

Upstairs:

Bathroom: Reinstall the electrical outlet in the light fixture or install an electrical outlet. BMC 16.04.060 (b)

Repair the deteriorating wall adjacent to tub. BMC 16.04.060 (a)

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

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

Front Bedroom:

Repair the peeling ceiling adjacent to the light. BMC 16.04.060 (a)

Unit 407:

Repair the lights to function as intended. (Tenant states they blink randomly) BMC 16.04.060 (h)

Downstairs:

Bathroom:

Reinstall the electrical outlet in the light fixture or install an electrical outlet. BMC 16.04.060 (b)

Upstairs:

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

Unit 408:

Kitchen: Block off the dryer vent if not in use. BMC 16.04.060 (a)

Upstairs:

Bathroom:

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

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

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

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)

BUILDING 5:

Main Hallway:

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

Unit 501:

Entry:

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

Kitchen:

Repair garbage disposal to function as intended. 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 bave 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)

<u>Unit 502:</u>

Entry:

Repair the deadbolt on the door to function as intended. BMC 16.04.060 (b)

<u>Unit 504:</u>

Bathroom:

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

<u>Unit 503:</u>

Bathroom:

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

Living Room:

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

Bedroom:

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

BUILDING 6:

<u>Unit 601:</u>

Bathroom:

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

Hallway:

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

<u>Unit 602:</u>

Bathroom:

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

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

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

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

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

<u>1st Bedroom:</u>

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

Unit 603:

No violations noted

<u>Unit 604:</u>

Kitchen:

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

Bathroom:

Secure the loose safety grab bar. BMC 16.04.060 (b)

Repair the wall adjacent to tub. BMC 16.04.060 (a)

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

Repair the hole in the ceiling. 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)

Secure the loose cable clamp where the power supply enters the water heater. BMC 16.04.060(c)

Unit 605:

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

1st 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

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

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)

<u>Unit 606:</u>

Kitchen:

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

Bathroom:

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

<u>Main Hallway:</u>

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

<u>Unit 607:</u>

Kitchen:

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

Repair the peeling wall above the stove. 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. JC 22-11-18-3.5

1st 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

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

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

Bathroom:

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

Unit 608:

Complete the installation of the windows. BMC 16.04.060 (b)

Kitchen:

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

<u>Bathroom</u>:

Repair the toilet to functions as intended. (Will not flush) BMC 16.04.060 (c)

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

BUILDING 7

Common Hallway for Units 701-704:

Replace burnt out light bulbs in light fixture. BMC 16.04.060(a)

Unit 701 No violations noted.

<u>Unit 702</u>

Front Bedroom:

Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the City of Bloomington Residential Rental Unit and Lodging Establishment Inspection Program. This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/hasement areas. BMC 16.04.030(a)

<u>Unit 703</u>

Entrance Door: Replace missing trim on the right side of the door. BMC 16.04.060(a)

Back Bedroom:

Replace missing door hardware. BMC 16.04.060(a)

<u>Unit 704</u>

Bathroom: Properly seal the entire perimeter of the tub/shower including the floor and base trim. BMC 16.04.060(a)

Hallway:

Repair the hole in the ceiling (next to smoke detector). BMC 16.04.060(a)

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

<u>First Bedroom</u> Repair the hole in the wall (side of outlet). BMC 16.04.060(a)

<u>Mechanical Closet:</u> Properly install stress relief clamp on water heater unit power cable. BMC 16.04.060(c)

Common Hall for Units 705-708

Replace burnt out light bulbs. BMC 16.04.060(a)

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

Unit 705

Hallway:

Replace missing smoke detector (tenant claims it would not stop making noise). IC 22-11-18-3.5

Mechanical Closet:

Install approved transition strips along the edge of floor covering where it meets the mechanical closet in a manner that reduces trip hazards, BMC 16.04.060(a)

Provide a complete directory of all service panels and circuits (not ledgible). BMC 16.04.020(a) IEC 408.4

Living Room: Repair the hole in the south wall. BMC 16.04.060(a)

Bathroom:

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

First Bedroom Repair the hole in the west wall. BMC 16.04.060(a)

<u>Unit 706</u>

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

<u>First Bedroom:</u> Secure loose electrical receptacle on south wall. BMC 16.04.060(b)

Bathroom:

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

<u>Unit 707</u>

Bathroom: Determine the source and eliminate the water leak (toilet tank when flushed). BMC 16.04.060(a)

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

<u>First Bedroom:</u> Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

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

<u>Unit 708</u> <u>First Bedroom:</u> Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

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

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

<u>General Note</u>: Water was turned off in the entire building during this inspection. Inspect plumbing on reinspection.

BUILDING 8:

Main Hallway: Secure the loose flooring. BMC 16.04.060 (a)

Unit 801, Unit 802:

No violations noted.

Unit 803:

Bathroom:

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

Unit 804:

Kitchen:

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

Bathroom:

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

Dining Room:

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

Unit 805, Unit 806, Unit 807:

No violations noted.

Unit 808:

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)

Bathroom:

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

BUILDING 9

Common Hallway for Units 901 -904:

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

<u>Unit 901</u>

Repair door so that it opens and closes easily without any special knowledge or effort (drags). BMC 16.04.060(a)

Back Bedroom:

Replace the outlet on the southeast wall (full of paint). BMC 16.04.060(a)

<u>Unit 902</u>

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 (tenant stated they had covid). BMC 16.03.040

<u>Unit 903</u>

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

Mechanical 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)

Bedroom:

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

Install the missing light fixture or install a blank cover to cover the electrical box. BMC 16.04.060(b)

Rearrange furniture/belongings in a manner that does not block or hinder access to emergency egress window (unable to reach windows for inspection). BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030

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

Living Room:

Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the City of Bloomington Residential Rental Unit and Lodging Establishment Inspection Program. This includes but is not limited to all windows, doors, electrical receptaeles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. BMC 16.04.030(a)

<u>Unit 904</u>

Mechanical Closet:

Closet appears to have mold/mildew growth (black in color). Treat all surfaces covered with visible mold and eliminate spores. BMC 16.04.060(b)

Paint interior of elosets with mold/mildew resistant paint. BMC 16.04.060(b)

<u>Unit 905</u>

No violations noted.

<u>Unit 906</u>

No violations noted.

<u>Unit 907</u>

Bedroom: Secure loose electrical receptacle on west wall. BMC 16.04.060(b)

Bathroom:

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

<u>Unit 908</u>

No violations noted.

EXTERIOR:

Building 11:

Secure guttering to the structure. BMC 16.04.050(a)

Repair the downspout on the southwest corner of the structure. BMC 16.04.050 (a)

Label the main electrical shutoff to the units. BMC 16.04.020 IEC 230.70(b)

Cover all open crawl spaces. BMC 16.04.050 (a)

Repair the downspout on the southeast corner of the structure. BMC 16.04.050 (a)

Repair/replace all torn window screens. BMC 16.04.050 (a)

Properly seal around all windows and doors. BMC 16.04.050 (a)

Unit 1104:

Seal window ledge where it meets brick (above porch roof on west side). BMC 16.04.050 (a)

Building 12:

Repair/replace all torn window screens. BMC 16.04.050 (a)

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

Label the main electrical shutoff to the units. BMC 16.04.020 IEC 230.70(b)

Secure the loose fascia on the north end. BMC 16.04.050 (a)

Building 1:

Properly seal around all windows and doors. BMC 16.04.050 (a)

Replace the missing fascia board on the structure. BMC 16.04.050 (a)

Seal the open hole on the east end. BMC 16.04.050 (a)

Label the main electrical shutoff to the units. BMC 16.04.020 IEC 230.70(b)

Finish the overhead light fixture installation on the north side. BMC 16.04.050 (b)

Cover all open crawl spaces. BMC 16.04.050 (a)

Building 2:

Replace the missing fascia board on the structure. BMC 16.04.050 (a)

Label the main electrical shutoff to the units. BMC 16.04.020 IEC 230.70(b)

Cover all open crawl spaces. BMC 16.04.050 (a)

Properly seal around all windows and doors. BMC 16.04.050 (a)

Unit 202:

Replace the missing trim above the entry door. BMC 16.04.050 (a)

Building 3:

Replace the missing fascia board on the structure. BMC 16.04.050 (a)

Properly seal around all windows and doors. BMC 16.04.050 (a)

Label the main electrical shutoff to the units. BMC 16.04.020 IEC 230.70(b)

Finish the sidewalk repair on the west side. BMC 16.04.050 (a)

Building 4:

Properly scal around all windows and doors. BMC 16.04.050 (a)

Finish the sidewalk repair on the east side. BMC 16.04.050 (a)

Label the main electrical shutoff to the units. BMC 16.04.020 IEC 230.70(b)

Building 6/7:

Replace the missing fascia board on the structure. BMC 16.04.050 (a)

Properly seal around all windows and doors. BMC 16.04.050 (a)

Label the main electrical sbutoff to the units. BMC 16.04.020 IEC 230.70(b)

Building 13:

Label the main electrical shutoff to the units. BMC 16.04.020 IEC 230.70(b)

Cover all open crawl spaces. BMC 16.04.050 (a)

Replace all missing or damaged exhaust vent covers. BMC 16.04.050 (b)

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

Building 14:

Label the main electrical shutoff to the units. BMC 16.04.020 IEC 230.70(b)

Cover all open crawl spaces. BMC 16.04.050 (a)

Secure the exhaust vent on the southeast side (adjacent to door). BMC 16.04.050 (b)

Secure the loose deck boards on the south side. BMC 16.04.050 (b)

Replace all missing or damaged exhaust vent covers. BMC 16.04.050 (b)

Replace the missing fascia board on the structure. BMC 16.04.050 (a)

Building 15:

Cover all open crawl spaces. BMC 16.04.050 (a)

Secure the loose cable wires on the south side. BMC 16.04.050 (a)

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

Repair/replace all torn window screens. BMC 16.04.050 (a)

Building 20/21:

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

Repair the handrail on the southwest corner so that it functions as intended, BMC 16.04.050 (b)

Label the main electrical shutoff to the units. BMC 16.04.020 IEC 230.70(b)

Building 19/18:

Repair the hole in the ground on the west side of the structure. BMC 16.04.050 (a)

Label the main electrical shutoff to the units. BMC 16.04.020 IEC 230.70(b)

Secure the loose fascia on the northeast corner. BMC 16.04.050 (a)

Building 17/16:

Cover all open crawl spaces. BMC 16.04.050 (a)

Label the main electrical shutoff to the units. BMC 16.04.020 IEC 230.70(b)

Secure the loose sign above 1701. BMC 16.04.050 (a)

Building 22:

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

Cover all open crawl spaces. BMC 16.04.050 (a)

Secure the loose cable box. BMC 16.04.050 (a)

Properly seal around all windows and doors. BMC 16.04.050 (a)

Replace all missing or damaged exhaust vent covers. BMC 16.04.050 (b)

Building 23:

Cover all open crawl spaces. BMC 16.04.050 (a)

Repair the broken window sill on the northeast corner. BMC 16.04.050 (b)

Properly seal around all windows and doors. BMC 16.04.050 (a)

Repair the downspout on the southwest corner. BMC 16.04.050 (a)

Downspout sw corner

Reinstall the mailbox on unit 2305. BMC 16.04.060 (a)

Building 24:

Cover all open crawl spaces. BMC 16.04.050 (a)

Properly seal around all windows and doors. BMC 16.04.050 (a)

Replace all missing or damaged exhaust vent covers. BMC 16.04.050 (b)

Building 25:

Replace all missing or damaged exhaust vent covers. BMC 16.04.050 (b)

Cover all open crawl spaces. BMC 16.04.050 (a)

Building 26:

Properly clean all exhaust vents. BMC 16.04.050 (b)

Properly seal around all windows and doors. BMC 16.04.050 (a)

Replace the damaged gutter on the southwest corner. BMC 16.04.050 (a)

Building 27:

Cover all open crawl spaces. BMC 16.04.050 (a)

Repair/replace all torn window screens. BMC 16.04.050 (a)

Properly seal around all windows and doors. BMC 16.04.050 (a)

Building 28:

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

Replace all missing or damaged exhaust vent covers. BMC 16.04.050 (b)

Building 9/8:

Label the main electrical shutoff to the units. BMC 16.04.020 IEC 230.70(b)

Cover all open crawl spaces. BMC 16.04.050 (a) Complete the gutter installation. BMC 16.04.050 (a)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All 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 16, 2024		
Petition Type:	Request for an extension of time to complete repairs		
Petition Number:	24-TV-002		
Address:	100 S Pete Ellis Dr		
Petitioner:	Woodwind Terrace/Leesa Fleener		
Inspector:	Amold/Davis		
Staff Report: The petitioner is requision shortages.	August 25, 2023 September 26, 2023 October 02, 2023 December 04, 2023 nesting additional time to com	Cycle Inspection Scheduled Cycle Inspection Completed Cycle Inspection Mailed Received BHQA Application	
Staff recommendation:	Grant the extension of time to complete 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, 2024 March 16, 2024	Life Safety All other items
Attachments:	Cycle Report; BHQ	A Application

PO Box 100 · Bloomington, IN 47402 · 812-349-3400 · bloomington.in.gov · 🕜 🕲 😋 Citybloomington

91

,

92



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:	100 S Pete Ellis Drive				
Petitioner's Name	Woodwind Ter	race/Leesa Fleene	r		
Address: 3112 E Bra	aeside Drive				
City: Bloomington		State: Indiana	Zip Code: 47408		
Phone Number:	8123391400	E-mail Addre	ss: legacygroup@woodingtonproperties.com		
Owner's Name:	Aichael Woodson				
Address: 3000 S Wa	alnut Street Pike	# F6			
City: Bloomington		State: Indiana	Zip Code: 47401		
Phone Number:	8123391400	E-mail Addre	55: legacygroup@woodingtonproperties.com		
City: Bloomington		State: Indiana			

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.
- 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 assi	gned by BHQA)
Petition Number:	24-TV-62

MA, RD

93

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. Rellef 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)
 - Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We are asking for more time to make repairs, lack of supplies and short staffed.

Signature (Required):

leesa Heener

Name (Print): Leesa Fleener

Date: 11-30-23

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).

2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.



CYCLE INSPECTION REPORT

<u>Owner(s)</u> Woodwind Terrace / Mike Woodson 3000 S Walnut Street Pike #6 Bloomington, IN 47401

<u>Agent</u>

Legacy Group 3112 E. Braeside Drive Bloomington, IN 47408

Prop. Location: 100 S Pete Ellis DR Number of Units/Structures: 40/3 Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 20/1/5 10/2/5, Bld B: 10/2/5

Date Inspected: 09/26/2023 Primary Heat Source: Electric Property Zoning: MC Number of Stories: 2 Inspector: Arnold/Davis Foundation Type: Crawl Space Attic Access: Yes Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1972. There were no requirements for emergency egress at the time of construction.

Egress window measurements for buildings A & D are as follows: Existing Egress Window Measurements: slider: Const. Yr. - 1972 Height: 34.5 inches Width: 22 inches Sill Height: 47 inches Openable Area: 5.27 sq. ft.

Egress window measurements for building B are as follows: Existing Egress Window Measurements: slider: Const. Yr. - 1972 Height: 34.5 inches Width: 25.75 inches Sill Height: 46 inches Openable Area: 6.17 sq. ft. Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

PO Box 100 Bloomington, IN 47402 812-349-3400 bloomington.in.gov ()@OO citybloomington

628

Life safety items in Bold and Italic

Room dimensions are in the file or listed on the previous cycle inspection report.

BUILDING A

EXTERIOR

Seal the cracks in the concrete pad that run along adjacent to the face of the building. BMC 16.04.050 (a)

Seal around all doors and windows where the caulk/mortar has failed. BMC 16.04.050 (a)

INTERIOR

<u>UNIT 10</u> <u>Living Room</u>: Secure loose electrical receptacle (south wall). BMC 16.04.060(b)

Kitchen: Repair track of cabinet drawer so it functions as intended. BMC 16.04.060(a)

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

Bathroom:

Eliminate the consistent water infiltration/leaking on the right side of the tub. Treat any presence of mold. Properly repair or replace damaged or deteriorated wallboard. This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

<u>Hallway:</u> Provide operating power to the smoke detector. IC 22-11-18-3.5

<u>Bedroom</u>: **Repair broken glass in window. BMC 16.04.060(b)**

Repair baseboard heater to function as intended (tenant claims one of the units not functioning). BMC 16.04.060(c)

<u>UNIT 9</u>

Living Room: Repair window to open and close easily without and special knowledge or effort. BMC 16.04.060(b)

PO Box 100 · Bloomington, IN 47402 812-349-3400 bloomington.in.gov @@@@citybloomington

<u>UNIT 8</u>

<u>Hallway:</u>

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

Bedroom:

Properly ground the electrical receptacle (suspect a loose ground since all the other wiring in building is grounded). 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

<u>UNIT 7</u>

Living Room: Repair or replace the light switch for kitchen light fixture. 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)

<u>UNIT 6</u>

Living Room: Repair baseboard to function as intended (both faulty according to tenant). BMC 16.04.060(c)

<u>Kitchen:</u> Repair garbage disposal to function as intended. BMC 16.04.060(c)

Secure loose electrical receptacle/switch box to the right side of the sink. BMC 16.04.060(b)

Hallway:

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

<u>UNIT 5</u>

Kitchen:

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

Hallway:

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

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

PO Box 100 · Bloomington, IN 47402 · 812-349-3400 · bloomington.in.gov · O @ O C citybloomington

Bathroom:

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

Bedroom:

AC Unit appears to be leaking/creating excessive moisture which has infiltrated the drywall and has resulted in the growth of mold. The mold could have possibly saturated through drywall and also effect the framing members. Eliminate the cause of the excessive moisture. Treat the wall for mold and paint with a mold resistant paint. BMC 16.04.060(a)

<u>UNIT 4:</u>

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 (front door knob). BMC 16.04.060(a), BMC 16.04.060(b)

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

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

<u>UNIT 3:</u> <u>Living Room:</u> Repair the drywall on the left side of the front door. BMC 16.04.060(a)

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

Bedroom:

AC Unit appears to be leaking/creating excessive moisture which has infiltrated the drywall and has resulted in the growth of mold. The mold could have possibly saturated through drywall and also effect the framing members. Eliminate the cause of the excessive moisture. Treat the wall for mold and paint with a mold resistant paint. BMC 16.04.060(a)

Repair damaged drywall under window. BMC 16.04.060(a)

Bathroom: Replace warped and stained ceiling panels. BMC 16.04.060(a)

<u>UNIT 2</u>

Bathroom: Eliminate source of water infiltration of drywall which has resulted in the presence of mold. BMC 16.04.060(a)

Properly repair or replace damaged or deteriorated wallboard on the right side of tub. This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members as well as treating for mold. BMC 16.04.060(a)

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

Bedroom:

Clean/service the AC window unit and replace filter if necessary. BMC 16.04.060(c)

AC Unit appears to be leaking/creating excessive moisture which has infiltrated the drywall and has resulted in the growth of mold. The mold could have possibly saturated through drywall and also effect the framing members and electrical outlet nearby. Eliminate the cause of the excessive moisture. Treat the wall for mold and paint with a mold resistant paint. BMC 16.04.060(a)

<u>UNIT 1</u>

<u>Hallway:</u>

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

<u>UNIT 11</u>

Repair the structure to eliminate the gap at the entry door. This may require a structural analysis to determine the cause of the separation. BMC 16.04.060(c)

Living Room:

Patch the damaged drywall adjacent to the front door. BMC 16.04.060(a)

Properly repair or replace loose, damaged, or missing floor covering (carpet in the middle of the living room), BMC 16.04.060(a)

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

Kitchen:

Determine the source and eliminate the water leak (under garbage disposal). BMC 16.04.060(a)

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

Bathroom:

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

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

Bedroom:

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

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

<u>UNIT 12</u>

Living Room: Repair broken glass in window. BMC 16.04.060(b)

Replace missing dial on the baseboard heater. BMC 16.04.060(c)

<u>Kitchen:</u> Replace missing cover for the telephone jack. BMC 16.04.060(c)

Bathroom: Repair the left side door of the vanity. BMC 16.04.060(a)

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

Properly repair or replace damaged or deteriorated wallboard on the right side of tub. This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members as well as treating for mold. BMC 16.04.060(a)

<u>Hallway:</u>

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

<u>UNIT 13</u>

Kitchen:

Eliminate hole surrounding the plumbing penetration under the sink cabinet to eliminate access to cabinet for mice. BMC 16.04.060(a)

Hallway:

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

Bathroom:

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

<u>UNIT 14</u>

<u>Kitchen:</u> Repair light in kitchen to work as intended. BMC 16.04.060(c)

Bathroom:

Tighten the handle on the left door of vanity. BMC 16.04.060(a)

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

Install a door stop on bathroom door. BMC 16.04.060(a)

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

Properly seal the perimeter of the vanity sink. BMC 16.04.060(a)

Bedroom:

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b)

<u>Hallway:</u> Replace the missing smoke detector. 1C22-11-18-3.5

UNIT 15: Living Room: Repair broken glass in window. BMC 16.04.060(b)

P0 Box 100 · Bloomington, IN 47402 · 812-349-3400 · bloomington.in.gov · O @ O O citybloomington

<u>Kitchen:</u> Fix the cabinet drawer so that is operates properly. BMC 16.04.060(a)

Hallway:

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

Bathroom:

Clean and service the exhaust fan so that it functions as intended (loud, maybe dragging on cover itself). BMC 16.04.060(c)

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

Properly repair or replace damaged or deteriorated wallboard on the right side of tub. This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members as well as treating for mold. BMC 16.04.060(a)

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

Treat and eliminate the mold growth surrounding the window. BMC 16.04.060(a)

Repair broken glass in window. BMC 16.04.060(b)

Repair the drywall under the window. BMC 16.04.060(a)

<u>UNIT 16:</u> <u>Living Room:</u> *Repair window to latch securely. BMC 16.04.060(b)*

<u>Kitchen:</u> Repair/replace the damaged flooring in the cabinet under the sink. BMC 16.04.060(a)

<u>UNIT 17:</u>

<u>Hallway:</u>

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 between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located between 6 and 12 inches from the ceiling mounted between 6 and 12 inches from the ceiling mounted between 6 and 12 inches from the ceiling mounted between 6 and 12 inches from the ceiling mounted between 6 and 12 inches from the ceiling mounted between 6 and 12 inches from the ceiling mounted between 6 and 12 inches from the ceiling mounted between 6 and 12 inches from the ceiling mounted between 6 and 12 inches from the ceiling mounted between 6 and 12 inches from the ceiling mounted between 6 and 12 inches from the ceiling mounted between 6 and 12 inches from the ceiling

Bathroom:

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

UNIT 18:

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

Bathroom:

Properly repair or replace damaged or deteriorated wallboard on the right side of tub. This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members as well as treating for mold. BMC 16.04.060(a)

<u>UNIT 19:</u>

Bedroom

Eliminate the source of the leak and properly clean and sanitize the wall at north the ceiling. BMC 16.04.060(a)

UNIT 20:

No violations noted

BUILDING B EXTERIOR

Label the main electrical shutoff to the unit. BMC 16.04.020 IEC 230.70(b)

INTERIOR

<u>UNIT 1:</u>

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)

<u>Kitchen:</u> Repair garbage disposal to function as intended. BMC 16.04.060(c)

Hallway:

Properly reaper and surface coat the damaged portion of the ceiling. BMC 16.04.060(a)

Repair the door stop on the bathroom entry door frame. BMC 16.04.060(a)

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

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

Clean the exhaust fan cover. BMC 16.04.060(c)

Left Bedroom: Repair window to latch securely. BMC 16.04.060(b)

Repair/replace the damage entry door. BMC 16.04.060(a)

<u>UNIT 2</u> <u>Left Bedroom:</u> *Repair window to latch securely. BMC 16.04.060(b)*

<u>UNIT 3:</u>

Kitchen:

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

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

Bathroom: Repair/replace the deteriorated/stained drop ceiling tiles in the ceiling. BMC 16.04.060(a)

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

<u>UNIT 4:</u> <u>Bathroom:</u> Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

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

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

UNIT 5:

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)

Living Room:

Repair window to latch securely. BMC 16.04.060(b)

Kitchen: Eliminate the source of the leak at or around the garbage disposal. BMC 16.04.060(c)

Bathroom: Repair/replace the deteriorated/stained drop ceiling tiles in the ceiling. BMC 16.04.060(a)

Unit 10: Living Room: Repair window to latch securely. BMC 16.04.060(b)

Kitchen:

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

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

Bathroom:

Replace the broken light switch. BMC 16.04.060(b)

UNIT 9: No violations noted

UNIT 8: Living Room: Repair window to latch securely. BMC 16.04.060(b)

Hallway: Replace the missing smoke detector. IC22-II-18-3.5

Bathroom:

Properly repair or replace damaged or deteriorated wallboard on the right side of tub. This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating wallboard and structural members as well as treating for mold. BMC 16.04.060(a)

UNIT 7:

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

UNIT 6:

Seal the gaps at the door where the brick façade meets the door frame. BMC 16.04.050(a)

Kitchen: Repair the soft spot in the floor in front of the sink. BMC 16.04.060(c)

Hallway:

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

Bathroom:

Secure the vent cover in the ceiling. BMC 16.04.060(a)

BUILDING D EXTERIOR

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

Repair/replace the damaged bedroom window screen for Unit 8. BMC 16.04.050(a) (back side of building)

UNIT 1:

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)

Right Bedroom:

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

PO Box 100 · Bloomington, IN 47402 · 812-349-3400 · bloomington.in.gov · O@OO citybloomington

Left Bedroom: Repair window to latch securely. BMC 16.04.060(b)

<u>UNIT 2:</u>

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)

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

<u>UNIT 3:</u>

<u>Kitchen:</u> Repair garbage disposal to function as intended. BMC 16.04.060(c)

<u>UNIT 4:</u>

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

<u>UNIT 5:</u>

Hallway:

Eliminate all unused openings in the electric service panel by installing approved rigid knockout blanks. BMC 16.04.060(b)

<u>UNIT 10:</u> Repair the deadbolt lock to easily open. BMC 16.04.060(b)

<u>Kitchen:</u> Secure the cabinet handle below the sink. BMC 16.04.060(a)

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

<u>UNIT 9:</u> <u>Living Room:</u> *Repair window to latch securely. BMC 16.04.060(b)*

PO Box 100 Bloomington, IN 47402 812-349-3400 bloomington.in.gov OBS Citybloomington

<u>Kitchen:</u> Repair the drawers to function as intended. 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 between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located to the wall. IC 22-11-18-3.5 (currently no power)

Bathroom:

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

<u>UNIT 8:</u> <u>Kitchen:</u> Repair the drawers to function as intended. BMC 16.04.060(c)

Hallway:

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

<u>UNIT 7:</u> <u>Kitchen:</u> Secure the exhaust fan to the underside of the cabinet. BMC 16.04.060(c)

<u>Hallway:</u>

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

Bathroom:

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

<u>UNIT 6:</u>

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)

Hallway:

Properly repair and surface coat the damage portion of the ceiling at the entrance to the hallway. BMC 16.04.060(a)

Provide operating power to the smoke detector. IC 22-I1-18-3.5

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

OTHER REQUIREMENTS:

Registration Form

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

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.

108


City of Bloomington H.A.N.D.

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

Meeting Date:	January 16, 2024			
Petition Type:	Request for an extension of t	ime to complete repairs		
Petition Number:	24-TV-003			
Address:	2001 E Southdowns Dr			
Petitioner:	St. Charles Church			
Inspector:	Michael Arnold			
Staff Report:	September 18, 2023 September 26, 2023 December 05, 2023 December 14, 2023	Cycle Inspection Sent Cycle Inspection Report Sent Remaining Violations Report Received BHQA Application		

During the Cycle Inspection it was noted that most of the windows would not open. Petitioner is requesting additional time to install new windows

Staff recommendation:	Grant the request fo	r extension of time to complete repairs
Conditions:	stated below, or this	and schedule for re-inspection no later than the deadline s case will be turned over to the City of Bloomington or further action including the possibility of fines.
Compliance Deadline:	February 01, 2024 March 31, 2024	All items except windows Window Repair/Replacement
Attachments:	Reinspection Report	; BHQA Application

CITY OF C	ILGOMINGTON	INDIANA

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: 2001 E. Southdowns Bloomington Indiana. 47401 Petitioner's Name: St. Charles Church Address: 2222 E. 3rd Street Zip Code: 47401 State: Indiana City: Bloomington E-mail Address: maintenance@stcharlesbloomington.org Phone Number: 8123366846 Owner's Name: St. Charles Church Address: 2222 E. 3rd street Zip Code: 47401 State: Indiana City: Bloomington E-mail Address: maintenance@stcharlesbloomington.org Phone Number: 8123366846

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 completel A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agendal

(Will be assi	gned by BHQA)
Petition Number:	24-TV-03

Page 1 of 2

Page 2 of 2

111

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 of 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.

An extension of time to complete repairs to the homes windows.

1.) The extension is needed due the the windows being ordered, and the delay until they are received.

2.) The windows are back ordered.

3.) Now until the end of February. The windows should arrive at the end of January. The contractor will install them around Mid to end of February. (weather permitting)

1.) Fire place sealing.

2.) Is schedule to be performed and completed on December 21st.

3.) December 21st.

Facilites Director St. CHARles CHurch Signature (Required):

Name (Print): Dowg CHAMECS

Date: 12/14/23

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.



February 01, 2024 deadline are bold and italicized

REMAINING VIOLATIONS INSPECTION REPORT

2023-08-113

<u>Owner(s)</u> St Charles Borromeo Catholic Church 2222 E 3rd St Bloomington IN 47401

Prop. Location: 2001 E Southdowns Dr Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 09/18/2023 Primary Heat Source: Gas Property Zoning: R2 Number of Stories: 2 Inspector: Mike Arnold Foundation Type: Basement Attic Access: No Accessory Structure: none

REINSPECTION REQUIRED

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

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

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

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

INTERIOR

General Condition:

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

Entry Level: Family Room (16-0 x 14-0): Replace the missing smoke detector. IC22-I1-I8-3.5

<u>Main Level:</u> <u>S. Central Bedroom (12-0 x 12-0), NW Bedroom (12-0 x 12-0), Master Bedroom (17-0 x 12-0):</u> Measure windows at reinspection

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 ppmMaximum concentration for flue products:50 ppmBMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)

Fireplace 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)

The following documents <u>were not provided</u> to the office or reviewed by the inspector within 60 days of the date of the inspection, and as such a <u>fine will be levied</u>:

• Inventory & Damages List

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

BMC 16.03.050(e) and BMC 16.10.030(b)

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 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

BMC 16.03.025 and BMC 16.10.030(b)

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

occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

This is the end of this report.



City of Bloomington H.A.N.D.

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

Meeting Date:	01/16/2024	
Petition Type:	Request for an extensi	on of time to complete repairs
Petition Number:	24-TV-04	
Address:	1011 W 7 th St	
Petitioner:	Marc Haggerty	
Inspector:	Rebecca Davis	
Staff Report:	September 19, 2023 December 12, 2023 December 15, 2023	Initial inspection conducted. Remaining Violation Report sent. Received BHQA application for extension of time.

Petitioner has requested more time to complete structural repairs to the floor joists in the home. Access to achieve this repair is limited due to a very shallow crawl space requiring much of the work to be accomplished from the finished space.

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, but not limited to, the possibility of fines.
Compliance Deadline:	February 12, 2024
Attachments:	Cycle Report; Remaining Violation Report; BHQA Application

Application for Appeal To The Board of Housing Quality Appeals BLOOMINGTO - P.O. Box 100 Bloomington, IN 47402 812-349-3420 hand@bloomington.in.gov Property Address: m Petitioner's Name: Summi Address: Zip Code: 47404 State: Cify: Phone Number: 412671 1305 Email Address: marchaggenty Quatters. Le. Property Owner's Name: Marc hagaenta Address: Gaine City: _____Zip Code: _____ Phone Number: _____ Email Address: _____ Occupants: ____/ The following conditions must be found in each case in order for the Board to consider the request: That the exception is consistent with the intent and purpose of the housing code and promotes ·1. public health, safety and general welfare. That the value of the area about the pioperty to which the exception is to apply will not be adversely 2. affected. Please circle the petition type that you are requesting: 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 OFFICE USE ONLY with this application before the property can be Petition Number 24-TV-04. placed on the meeting agenda. RD SEE REVERSE SURE TO INCLUDE EMAI

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.

pmplete Hoor repairs epairs are complete. ow mo: insper

Signature (required)

Name (please print)

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.

117



CYCLE INSPECTION REPORT

Owner Marc Haggerty 612 N. Summit Bloomington, JN 47404

Prop. Location: 1011 W 7th ST Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 09/19/2023 Primary Heat Source: Gas Property Zoning: R3 Number of Stories: 1 Inspector: Rebecca Davis Foundation Type: Crawl Space Attic Access: No Accessory Structure: None

03/12/2003 Special exception to retaining brush pile with the condition that the size of the brush pile be reduced to 10' long x 4' wide x 4' high. Special exception to allow vegetation to remain on structure with the condition that the vines not be allowed to cover any egress window(s) and vines shall be removed from structure where siding is to be repaired or replaced. Vines that are saved may not be affixed to the structure, but maybe affixed to a lattice type structure.

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

INTERIOR:

Living Room (13-1 x 12-11), Kitchen (11-7 x 11-3), Hall: No violations noted.

Southeast Bedroom with Laundry (9 10 x 9 0):

Properly replace the damaged or deteriorated subfloor beneath the laundry area and cover with a finished flooring material. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating flooring, subfloor and structural members. BMC 16.04.060(a)

Existing Egress Window Measurements (double-hung): Height: 24 inches Width: 24.5 inches Sill Height: 12 inches Openable Area: 4.08 sq. ft.

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

858

Northwest Bedroom (13-3 x 10-8): Fill and finish sand crack behind bedroom door and paint. BMC 16.04.060(a)

Existing Egress Window Measurements (double-hung): Height: 24 inches Width: 25 inches Sill Height: 13 inches Openable Area: 4.17sq. ft.

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

Bathroom:

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

Properly support the damaged or deteriorated framing beneath the subfloor in the right corner area adjacent to bathtub. This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating flooring, subfloor and structural members. BMC 16.04.060(a)

Southwest Bedroom (13-3 x 11-0): No violations noted.

Note: This room has a door to the exterior for emergency egress.

<u>Cellar (gas furnace here):</u> See Other Requirements at the end of the report for required furnace documentation. Note: This space was missed on this inspection. Please inspect on return inspection.

EXTERIOR:

Replace missing trim on the left side of the north wall bedroom window. BMC 16.04.050(a)

Fill hole/Replace damaged siding intersecting with the right top corner of the front porch to prevent weather exposure and also varmint access. BMC 16.04.050(a)

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

Close off exposed attic space/roof rafters on left side of the back porch to prevent weather exposure and also varmint access. BMC 16.04.050(a)

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 date of the inspection 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 earbon 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.

120



REMAINING VIOLATIONS INSPECTION REPORT

Owner Marc Haggerty 612 N. Summit Bloomington, IN 47404

Prop. Location: 1011 W 7th ST Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 09/19/2023 Primary Heat Source: Gas Property Zoning: R3 Number of Stories: 1 Landlord Has Affidavit: No Inspector: Rebecca Davis 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 reinspection.

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

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

REMAINING VIOLATIONS INTERIOR:

Southeast Bedroom with Laundry (9.10×9.0) :

Properly replace the damaged or deteriorated subfloor beneath the laundry area and cover with a finished flooring material. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating flooring, subfloor and structural members. BMC 16.04.060(a)

Northwest Bedroom (13-3 x 10-8):

Fill and finish sand crack behind bedroom door and paint. BMC 16.04.060(a)

Bathroom:

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

858

Properly support the damaged or deteriorated framing beneath the subfloor in the right corner area adjacent to bathtub. This is to be done in a professional manner and includes but is not limited to all damaged or deteriorating flooring, subfloor and structural members. BMC 16.04.060(a)

Cellar (gas furnace here):

See Other Requirements at the end of the report for required furnace documentation. Note: This space was missed on this inspection. Please inspect on return inspection.

EXTERIOR:

Replace missing trim on the left side of the north wall bedroom window. BMC 16.04.050(a)

Fill hole/Replace damaged siding intersecting with the right top corner of the front porch to prevent weather exposure and also varmint access. BMC 16.04.050(a)

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

Close off exposed attic space/roof rafters on left side of the back porch to prevent weather exposure and also varmint access. BMC 16.04.050(a)

DOCUMENTATION REQUIRED:

Furnace Inspection Documentation

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

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

OTHER REQUIREMENTS:

The following documents were not provided to the office or reviewed by the inspector within 60 days of the date of the inspection, and as such a fine will be levied:

Occupancy Affidavit

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

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

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

Inventory & Damages List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the 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 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.



City of Bloomington H.A.N.D.

.

丛

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

Meeting Date:	January 16, 2024
Petition Type:	Request for an extension of time to complete repairs
Petition Number:	24-TV-05
Address:	501-512 S. Muller Parkway
Petitioner:	SSC Muller Apartments LLC dba The Village at Muller Park
Inspectors:	Jo Stong, Kenny Liford
Staff Report:	September 23-October 11, 2023: Conducted cycle inspection October 31, 2023: Mailed inspection report December 18, 2023: Received appeal

During an inspection of the above property violations of the rental housing code were noted, including many exterior repairs that are weather-dependent. The petitioner is seeking an extension of time to complete both interior and exterior repairs, citing weather and a lack of experienced staff as the basis for the request.

Staff recommendation:	Grant an extension of time
Conditions:	Complete all repairs and schedule for re-inspection no later than the deadlines 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 16, 2024 for all life-safety violations June 30, 2024 for all other violations
Attachments:	Cycle Report with life-safety items italicized; BHQA Application

.

	K /K	Max						Page 1 of 2
				Bo	ard of Hou P.(Bloomir 812	tion For App To The sing Quality), Box 100 1gton, IN:474 1-349-3420	Appeals	
					hand@blo	omington.i	n.gov	
Pr	operty Address:	500 South Mulle	r Parkway,	Bloominto	n, IN 47403 (8	ulidings # 501-5	12- Apts #101-	1224)
Pe	titioner's Name:	SSC Muller Apar	tments LL	C dba The V	/illage at Mull	er park		
Ad	dress: 500 South	Muller Parkway					**** * ** *******	
Ci	ty: Bloomington		State:	ndiana		Zip Code:	47403	
Ph	one Number:	8123336800	E-mail /	Address:	live@villagem	ip.com		· · · · · · · · · · · · · · · · · · ·
Ov	vner's Name: 55	C Muller Apartm	ents LLC d	iba The Villa	age at Muller I	Park	A discourse to the second s	
Ac	idress: 500 South	Muller Parkway						
Cit	ty: Bloomington		State: i	indiana	<u>[</u>	Zip Code:	47403	44-9-6-44
թհ	one Number:	8123336800	E-mail /	Address:	live@villagem	p.com		·
Oc	248 Apa cupants:	rtments/Units w	ith 668 Bea	drooms/Ind	liviđual Occup	, ants		
			·····		iy is suid to be a s			

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.
- 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)

-

KL, JS

Reminder:

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

(Will be assigned by BHQA)
· · · · · · · · · · · · · · · · · · ·
Petition Number: $24 - TV - 05$

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.

A, An extension of time to complete repairs, (Petition type: TV)

1. Specify the items that need the extension of time to complete: Request additional time to complete repairs regarding the exterior/whole property violations cited due to weather conditions and outlined in the HAND Rental Inspection dated October 11, 2023. Projects Involving powerwashing, cleaning exterior siding, repairing/replacing brich moulding/door casings, painting surfaces on exterior where wood is exposed or paint is peeling, trimming tree branches, rear balcony repairs, repairing/replacing decorative fascia above entry doors, securing siding, gutters and gutter downspout repairs, etc.

Interior violations are currently in progress , but due to lack of experienced and knowledgeable staffing (we are feeling the effects of the manual labor staffing shortage that are a national issue)- we are also requesting an extension to allow correct and accurate work. We request that we have additional time to allow the work of our current team to be checked by experienced corporate team members/general contractors.

2. Explain why the extension is needed.

These items are seasonal projects that will require a professional vendor and weather that is consistently above freezing for proper repairs- especially when rental equipement such as commercial grade power washers, lifts, , etc. will be required. For items such as the siding, wood repairs, and paint, the temperatures must be within the correct temperatures to properly cure/dry, siding must be a certain temperature to avoid any shrinking or brittle cold weather effects, etc.

3, Specify the time requested.

Requesting an extension to complete all violation work before June 30, 2024.

Signature (Required):	}	
Name (Print): Task	ia Hoover	General Manager	Date: Dec. 15, 2023

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).

2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.





CYCLE INSPECTION REPORT

Owners The Scion Group LLC 401 N. Michigan Avenuc Chicago, IL 60611 Agent SSC Muller Apartments LLC dba The Village at Muller Park 500 South Muller Parkway Bloomington, IN 47403

Prop. Location: 512 S Muller PKWY Number of Units/Structures: 248/9

Units/Bedrooms/Max # of Occupants: Bld 501: 8/1/5 8/2/5 8/4/5, Bld 502: 6/2/5 18/3/5 12/4/5, Bld 503: 8/1/5 8/2/5 8/4/5, Bld 504: 6/2/5 17/3/5 11/3/5, Bld 505: 8/1/5 8/2/5 8/4/5, Bld 506: 5/2/5 18/3/5 12/4/5, Bld 507: 8/1/5 8/2/5 8/4/5, Bld 510: 8/1/5 8/2/5 8/4/5, Bld 512: 7/1/5 8/2/5 8/4/5

Date Inspected: 09/20/2023 Primary Heat Source: Electric Property Zoning: RM Number of Stories: 3 Landlord Has Affidavit: N/A Inspector: Liford, Stong Foundation Type: Slab Attic Access: Yes Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 2009. Minimum requirements for emergency egress windows at the time of construction. Openable area required: 5.0 sq. ft. grade floor windows; 5.7 all other floors Clear width required: 20" Clear height required: 24" Maximum Allowable Sill Height: 44" above finished floor

The egress windows in the sleeping rooms are one of the following two dimensions:

Height: 27 ½ inches Width: 36 ½ inches Sill Height: 24 inches Openable Area: 6.97 sq. ft. Height: 30 inches Width: 34 inches Sill Height: 22 inches Openable Area: 7.09 sq. ft.

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

Note: This structure is fully sprinklered and meets the exception for minimum egress requirements as outlined in IBC sec. 1026.1 (2008 IBC)

See Other Requirements at the end of the report for required fire suppression documentation.

8787

INTERIOR:

Room dimensions are in the file and are not included in this report. Only rooms with violations will be noted in this report.

General Violation for all units:

Kitchen:

Remove the jumper and properly wire appliances under the sink. BMC 16.04.060(b)

Building 501

<u>Unit 124</u>

<u>Downstairs</u>

Bedroom C

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

Unit 123

Main Level

Entry

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

Unit 118, 119, 120, 121, 122

No violations noted.

<u>Unit 117</u>

This unit was not inspected at the time of this inspection, as it was not accessible (No keys). This unit must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040

<u>Unit 116</u>

This unit was not inspected at the time of this inspection, as it was not accessible (No keys). This unit must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040

<u>Unit 115</u>

No violations noted.

<u>Unit 114</u>

Upstairs

Bedroom A

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

<u>Unit 113</u> Main Level

1/2 Bath

Secure the loose GFCI receptacle. BMC 16.04.060(b)

<u>Unit 112</u>

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

Unit 111

No violations noted.

Unit 110

Entry

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

Unit 109

Kitchen

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

Unit 108

Downstairs

Bedroom D

This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 107

Kitchen

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

Unit 106

No violations noted.

Unit 105

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

Upstairs

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

Bedroom A

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

Bedroom B

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 104

Back Deck

Replace all damaged/rotten railing in a workmanlike manner. BMC 16.04.050(a)

<u>Downstairs</u> <u>Bedroom C</u> Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 101, 102, 103

No violations noted.

Building 502

<u>Unit 212</u>

Laundry/Mechanical Room:

Repair or replace the crushed dryer vent duct. BMC 16.04.060(c)

<u>Unit 211</u>

Laundry/Mechanical Room: Properly reconnect the dryer vent duct so that it vents to the exterior. BMC 16.04.060(c)

<u>Unit 210</u>

Bedroom A: Repair the door to function as intended (off its hinge). BMC 16.04.060(a)

Bath A:

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

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

Kitchen:

Repair or replace the leaking garbage disposal. BMC 16.04.060(c)

Laundry:

Repair or replace the kinked dryer vent duct. BMC 16.04.060(c)

<u>Unit 209</u>

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)

<u>Bath A:</u>

Repair the shower head to function as intended (tenant states it leaks when at an angle). BMC 16.04.060(c)

3rd Floor Breezeway:

Repair the emergency lights outside of unit 209 to function as intended. BMC 16.04.060(b)

<u>Unit 208</u> No violations noted. Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Laundry:

Properly reconnect the dryer vent duct so that it vents to the exterior. BMC 16.04.060(c)

<u>Unit 206</u>

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

<u>Unit 205</u>

Bath B: Properly rehang the towel hook. BMC 16.04.060(a)

1st Floor Breezeway:

Repair the emergency lights to function as intended. BMC 16.04.060(b)

<u>Unit 204</u>

Living Room:

Replace existing smoke detector with a new smoke detector (tenant states it will not stop beeping). IC 22-11-18-3.5

Bedroom B:

Repair the window to function as intended (slide latch broken, weather stripping hanging). BMC 16.04.060(b)

Laundry/Mechanical Room:

Properly reconnect the dryer vent duct so that it vents to the exterior. BMC 16.04.060(c)

Replace the broken receptacle plate for the dryer. BMC 16.04.060(b)

Bedroom C:

This room was not accessible at the time of this inspection. This room must be brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040

<u>Unit 203</u>

Bedroom C:

This room was not accessible at the time of this inspection (tenant in shower). This room must be brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040

Bedroom B:

This room was not accessible at the time of this inspection. This room must be brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040

Bedroom A:

This room was not accessible at the time of this inspection. This room must be brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040

<u>Unit 202</u>

Bedroom D:

This room was not accessible at the time of this inspection. This room must be brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 201 Kitchen:

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

Bedroom C:

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

Bath B:

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

<u>Unit 224</u>

Entry:

Properly secure the doorknob so that it functions as intended. BMC 16.04.060(b)

Bedroom A:

This room was not accessible at the time of this inspection. This room must be brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040

Units 223, 222, 221, 220

No violations noted.

<u>Unit 219</u>

Bath C: Repair the exhaust fan to function as intended. BMC 16.04.060(c)

Laundry/Mechanical Room:

Repair or replace the twisted dryer vent duct. BMC 16.04.060(c)

<u>Unit 218</u>

Living Room: Repair the patio door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Repair the patio door latch to function as intended and to latch securely. BMC 16.04.060(b)

<u>Units 217, 216</u>

No violations noted.

<u>Unit 215</u>

Mechanical Room:

Replace the missing plate over the water heater on the east wall. BMC 16.04.060(b)

Bedroom A:

This room was not accessible at the time of this inspection. This room must be brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 214 (model)

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

Breezeway

Repair the emergency lights to function as intended. BMC 16.04.060(b)

<u>Unit 213</u>

Bath A: Repair the exhaust fan to function as intended. BMC 16.04.060(c)

Bath B:

Properly secure the sink faucet. BMC 16.04.060(c)

Mechanical Room:

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

<u>Unit 236</u>

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. BMC 16.03.040

<u>Unit 235</u>

No violations noted.

<u>Unit 234</u>

Bedroom C: Properly secure the closet knobs. BMC 16.04.060(a)

Secure the loose electrical receptacle on the east wall by the bath. BMC 16.04.060(b)

Kitchen:

Replace the broken receptacle plate on the east wall. BMC 16.04.060(c)

Laundry/Mechanical Room:

Properly reconnect the dryer vent duct so that it vents to the exterior. BMC 16.04.060(c)

<u>Unit 233</u>

No violations noted.

2nd Floor Breezeway

Repair the emergency lights to function as intended. BMC 16.04.060(b)

<u>Unit 232</u>

Living Room:

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)

<u>Unit 231</u>

Bedroom B:

Repair the window to function as intended (sash comes out). Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit 230 No violations noted.

Unit 229 Living Room: Properly secure the escutcheon on the sprinkler head. BMC 16.04.060(a)

<u>Unit 228</u> No violations noted.

Unit 227 Bedroom C: Properly repair and surface coat the damaged ceiling. BMC 16.04.060(a)

Laundry: Properly secure the loose doorknob. BMC 16.04.060(a)

Units 226, 225 No violations noted.

Building 503

Unit 324 Mechanical Room: Remove the mold from the ceiling. BMC 16.04.060(a)

Deck:

Properly clean all debris from the dryer vent ductwork. BMC 16.04.060(c)

BASEMENT

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)

2nd FLOOR

<u>Hall:</u>

Clean the heating/air conditioning grille on the ceiling. BMC 16.04.060(c)

Bedroom A:

Replace the missing receptacle plate on the south wall. BMC 16.04.060(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 323 2nd Floor Bath A: Replace the broken toilet seat. BMC 16.04.060(c)

<u>Units 322, 321</u>

No violations noted.

<u>Unit 320</u>

Laundry: Repair the door to latch properly. BMC 16.04.060(a)

<u>Unit 319</u>

Bath B:

Replace the missing switch plate. BMC 16.04.060(b)

<u>Unit 318</u>

No violations noted.

<u>Unit 317</u>

<u>Kitchen:</u> Replace the missing grease screens in the range hood vent. BMC 16.04.060(c)

Deck:

Repair all protruding nails on the deck railing. BMC 16.04.060(a)

<u>Unit 316</u>

Deck:

Properly secure the top of the guardrail. BMC 16.04.060(b)

Bath C:

Secure the loose electrical receptacle. BMC 16.04.060(b)

<u>Unit 315</u>

No violations noted.

<u>Unit 314</u>

Living Room:

Replace the smoke detector so that it functions as intended (not sounding alarm). IC 22-11-18-3.5

Bath A:

Repair the door to latch securely. BMC 16.04.060(a)

Units 313, 312

No violations noted.

<u>Unit 311</u>

Kitchen:

Remove the jumper and properly wire appliances under the sink. BMC 16.04.060(b)

<u>Unit 310</u>

Bedroom A:

Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

Bedroom B:

Uncover the smoke alarm so that it functions as intended (covered by tapestry). IC 22-11-18-3.5

<u>Unit 309</u>

Bedroom:

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

Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

Living Room:

Repair the entry door to latch securely. BMC 16.04.060(b)

Repair the entry door to open and close easily (drags on the floor). BMC 16.04.060(a)

<u>Unit 308</u>

<u>Bedroom A:</u> Properly secure the cable box on the west wall (pulling out of wall). BMC 16.04.060(a)

<u>Unit 307</u>

Bedroom B:

Replace the broken outlet cover plate on the east wall. BMC 16.04.060(b)

Front Deck:

Eliminate the trip hazard caused by the bowing deck board. BMC 16.04.060(b)

Units 306, 305

No violations noted.

<u>Unit 304</u>

Bath D: Repair the light over the sink to function as intended (lights go on and off). BMC 16.04.060(c)

Bedroom A:

Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

<u>Unit 303</u>

<u>Kitchen:</u> Repair the ceiling light to function as intended. BMC 16.04.060(c)

<u>Unit 302</u>

<u>Deck:</u>

Properly repair the deck. This work may require a building permit from the Monroe County Building Department. No rental permit shall be issued until all Monroe County Building Inspections have been completed and Certificate of Occupancy has been issued. Please provide this office with copies of Certificate of Occupancy, BMC 16.04.050(b)

<u>Unit 301</u>

2nd Floor

<u>Hall:</u>

Replace the broken outlet cover plate on the east wall. BMC 16.04.060(b)

Building 504

Units 433, 434 No violations noted.

<u>Unit 435</u>

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

<u>Unit 436</u>

Bedroom D

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

Kitchen:

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

<u>Unit 429</u>

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)

<u>Unit 430</u>

No violations noted.

<u>Unit 431</u>

Bedroom A

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Bedroom C

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

<u>Unit 432, 425</u>

No violations noted.

<u>Unit 427</u>

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)

<u>Unit 422</u>

Bedroom A

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 424

Bedroom A

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

Unit 417, 421, 423

No violations noted.

Unit 418

Kitchen

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

Unit 419

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)

Unit 420

Kitchen

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

Unit 412

Bedroom A:

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

Unit 411

No violations noted.

Unit 410

Living Room:

Repair the patio door to latch securely. BMC 16.04.060(b)

Bath B:

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

Bath D:

Repair the toilet to function as intended (tenant states it must be flushed twice). BMC 16.04.060(c)

Unit 409

No violations noted.

Unit 408

Bath C: Repair the sink drain to function as intended (clogged). BMC 16.04.060(c)

Bedroom B: Repair the ceiling fan to function as intended. BMC 16.04.060(c)

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

<u>Unit 407</u>

No violations noted.

Breezeway:

Repair the emergency lights to function as intended (will not stay on). BMC 16.04.060(b)

<u>Unit 406</u>

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)

<u>Unit 405</u>

No violations noted.

Breezeway

Replace the broken weatherproof outlet cover outside unit 403. BMC 16.04.060(c)

Repair the emergency lights to function as intended. BMC 16.04.060(b)

Units 404, 403 No violations noted.

Unit 402 Bath D: Repair the tub drain to function as intended (drains very slowly). BMC 16.04.060(c)

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

Unit 401 No violations noted.

Building 505 Unit 524

Half Bath: Repair the door to function as intended. BMC 16.04.060(a)

Properly rehang the toilet paper dispenser. BMC 16.04.060(a)

Bedroom C: Properly secure the smoke detector. BMC 16.04.060(a)

Properly secure the lock on the door. BMC 16.04.060(a)

<u>Unit 523</u>

No violations noted.

<u>Unit 522</u>

<u>Kitchen:</u> Replace the missing grease screens in the range hood vent. BMC 16.04.060(c)

<u>Unit 521</u>

No violations noted.

<u>Unit 520</u>

Deck:

Repair the loose intermediate on the guardrail. BMC 16.04.060(a)

Properly clean the dryer vent cover and ductwork. BMC 16.04.060(c)

Bedroom B:

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

<u>Unit 519</u>

Living Room:

Repair the deck door to latch securely. BMC 16.04.060(b)

<u>Unit 518</u>

<u>Bath:</u>

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

Bedroom:

Properly secure the sliding glass door handle. 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)

<u>Unit 517</u>

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

Kitchen:

Replace the missing grease screens in the range hood vent. BMC 16.04.060(c)

Deck:

Replace the deteriorated board to the left of the entry door. BMC 16.04.060(b)

<u>Unit 516</u>

Kitchen: Replace the missing grease screens in the range hood vent. BMC 16.04.060(c)

<u>Units 515, 514</u>

No violations noted.

<u>Unit 513</u>

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

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)

<u>Unit 512</u>

No violations noted.

<u>Unit 511</u>

Deck:

Properly repair the corner of the guardrail (it is pulling apart). BMC 16.04.060(b)

<u>Bath A:</u>

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

Properly secure the cove base to the tub. BMC 16.04.060(a)

<u>Unit 510</u>

Living Room:

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

Bath B:

Replace the broken toilct seat. BMC 16.04.060(a)

<u>Unit 509</u>

No violations noted.

<u>Unit 508</u>

BASEMENT Stairs: Repair the lights to function as intended. BMC 16.04.060(a)

Unit 507

2nd Floor

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

Bath A: Repair or replace the loose toilet seat. BMC 16.04.060(a)

<u>Unit 506</u>

No violations noted.

<u>Unit 505</u>

Kitchen: Repair the deck door to function as intended. BMC 16.04.060(a) Deck:

Replace the deteriorated board under the rail on the left. BMC 16.04.060(b)

Units 504, 503

No violations noted.

<u>Unit 502</u>

2nd Floor <u>Hall:</u> Repair the lights to function as intended. BMC 16.04.060(a)

<u>Unit 501</u>

<u>Kitchen:</u> Replace the missing grease screens in the range hood vent. BMC 16.04.060(e)

Half Bath:

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

Building 506

Unit 633

No violations noted.

<u>Unit 634</u>

Bedroom A

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

<u>Unit 635</u>

Living Room

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

<u>Kitchen</u>

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

Bedroom D

Replace the missing escutcheon ring around the sprinkler head. BMC 16.04.060(c)

<u>Unit 636</u>

No violations noted.

<u>Unit 629</u>

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

<u>Unit 630</u>

No violations noted.

<u>Unit 631</u>

<u>Bedroom C</u>

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

<u>Unit 632</u>

Living Room

Secure loose electrical receptacle by patio door. BMC 16.04.060(b)

<u>Kitchen</u>

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

<u>Unit 625</u>

No violations noted.

<u>Unit 626</u>

Bedroom B Replace the missing drain stopper. BMC 16.04.060(a)

Bedroom C

Replace the missing drain stopper. BMC 16.04.060(a)

Secure the loose GFCI receptacle. BMC 16.04.060(b)

<u>Kitchen</u>

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

<u>Unit 627</u>

Bedroom C

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

Bedroom B

Secure the loose GFCI receptacle (Bathroom). BMC 16.04.060(b)

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

<u>Kitchen</u>

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

<u>Unit 628</u>

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

<u>Unit 621</u>

No violations noted.

<u>Unit 622</u>

Bedroom A Repair the right side closet door to open and close easily as intended. BMC 16.04.060(a)

<u>Unit 623</u>

No violations noted.

<u>Unit 624</u>

Living Room

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

Bedroom C

Secure the loose GFCI receptacle. BMC 16.04.060(b)

<u>Kitchen</u>

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

Landing outside 617-620

Repair the emergency exit safety light to function as intended. BMC 16.04.050(b)

<u>Unit 617</u>

Entry Repair the door to open and close easily as intended. BMC 16.04.060(a)

<u>Unit 618, 619, 620</u> No violations noted.

<u>Unit 615</u>

Bedroom A

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

Bedroom B

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

Laundry/Furnace closet

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

Unit 605, 612, 613, 616, 609, 610 No violations noted.

<u>Book nook</u>

No violations noted.

<u>Unit 611</u>

Bedroom C

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

<u>Unit 606</u>

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

Bedroom B

Replace the missing drain stopper. BMC 16.04.060(a)
<u>Unit 607</u>

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)

<u>Unit 608</u>

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)

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)

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)

<u>Kitchen</u>

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

<u>Unit 601</u>

No violations noted.

<u>Unit 602</u>

Bedroom B

Repair the bathroom door to open and close easily and to latch as intended. BMC 16.04.060(a)

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

<u>Kitchen</u>

Repair the broken track to the cabinet drawer. BMC 16.04.060(a)

<u>Unit 603</u>

No violations noted.

<u>Unit 604</u>

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)

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

Building 507 <u>Unit 723,724</u> No violations noted.

<u>Unit 722</u> <u>Kitchen</u> Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Unit 718, 719, 720, 721

No violations noted.

<u>Unit 717</u>

<u>Downstairs</u>

Bedroom C

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

Unit 714, 715, 716

No violations noted.

<u>Unit 713</u>

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

<u>Downstairs</u>

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

<u>Unit 712</u>

No violations noted.

<u>Unit 711</u>

Main Level <u>½ Bath</u> Determine the source and eliminate the water leak around the toilet. BMC 16.04.060(a)

<u>Upstairs</u>

Bedroom A Secure toilet to its mountings. BMC 16.04.060(c)

<u>Unit 710</u>

<u>Main Level</u>

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

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

<u>Unit 709</u>

No violations noted.

<u>Unit 708</u>

<u>Entry</u>

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

Back Deck

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)

<u>½ Bath</u>

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

<u>Upstairs</u>

Back Bedroom

Reattach the hanging smoke detector so that it will function as intended. IC 22-11-18-3.5

<u>Unit 707</u>

1/2 Bath

Repair the door to open and close easily as intended. BMC 16.04.060(a)

<u>Upstairs</u>

Back Bedroom Replace the broken toilet seat. BMC 16.04.060(a)

<u>Unit 705, 706</u>

No violations noted.

<u>Unit 704</u>

Main Level

<u>Kitchen</u>

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

<u>Downstairs</u>

Bedroom C Repair the door to open and close easily as intended. BMC 16.04.060(a)

<u>Unit 703</u>

Living Room

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

<u>Unit 702</u>

<u>Upstairs</u>

Bedroom A

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

<u>Unit 701</u>

<u>Main Level</u>

<u>Entry</u>

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)

<u>Kitchen</u>

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

Back Deck

Replace non-functioning or incorrectly wired GFCI receptacle(s) (Wont rest x2), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Building 510

<u>Unit 1024</u>

Entry Deck:

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

Entry Door:

Repair the entry door to latch securely and to function as intended (will not close or lock). BMC 16.04.060(b)

Bath B:

Properly secure the sink handle. BMC 16.04.060(c)

Units 1023, 1022

No violations noted.

<u>Unit 1021</u>

Bedroom: Repair the deck light to function as intended. BMC 16.04.060(c)

Exterior Stairs to Unit 1020

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

<u>Unit 1020</u>

Kitchen: Repair the dishwasher to function as intended (not draining). BMC 16.04.060(c)

Living Room:

Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

2nd Floor

<u>Hall:</u>

Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

<u>Unit 1019</u>

No violations noted.

Entry Deck

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

<u>Unit 1018</u>

No violations noted.

<u>Unit 1017</u>

Entry Deck:

Secure the west guardrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b)

<u>Unit 1016</u>

Entry:

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

Bedroom C:

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

Properly repair the bottom seal on the lower window sash. BMC 16.04.060(a)

Bath C:

Repair the door to latch properly. BMC 16.04.060(a)

<u>Unit 1015</u>

No violations noted.

<u>Unit 1014</u>

Bath A: Repair both the tub and sink drains to function as intended (clogged). BMC 16.04.060(c)

<u>Unit 1013</u>

Entry Door: Repair the weather stripping on the bottom of the door. BMC 16.04.060(a)

Repair the leak on the right side of the deck door. BMC 16.04.060(a)

<u>Unit 1012</u>

No violations noted.

<u>Unit 1011</u>

Deck:

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

Repair or replace the deteriorated door frame in a workmanlike manner. BMC 16.04.060(a)

<u>Unit 1010</u>

Deck:

Repair or replace the deteriorated door frame in a workmanlike manner. BMC 16.04.060(a)

Unit 1009:

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

<u>Unit 1008</u>

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

<u>Unit 1007</u>

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

Half Bath:

Properly rehang the toilet paper dispenser. BMC 16.04.060(a)

Bedroom D: Replace the damaged window screen. BMC 16.04.060(a)

2nd Floor Hall:

Clean the heating/air conditioning grille in the ceiling. BMC 16.04.060(c)

<u>Units 1006, 1005</u>

No violations noted.

<u>Entry to 1004</u>

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

<u>Unit 1004</u>

<u>Kitchen:</u>

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

Replace the missing grease screens in the range hood vent. BMC 16.04.060(c)

Bath D:

Replace the broken switch plate. BMC 16.04.060(b)

Bath C:

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

<u>Unit 1003</u>

Bath:

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

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

<u>Unit 1002</u>

Living Room: Repair the leak in the ceiling and properly repair and surface coat the damaged ceiling. BMC 16.04.060(a), (c)

<u>Unit 1001</u>

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

Kitchen:

Replace the missing grease screens in the range hood vent. BMC 16.04.060(c)

Bedroom B:

Repair or replace the damaged screen. BMC 16.04.060(a)

Building 512

<u>Unit 1224</u>

Main Level

<u>½ Bath</u>

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

<u>Upstairs</u>

<u>Bedroom A</u> Repair the sink drain to function as intended. BMC 16.04.060(c)

<u>Unit 1223</u>

No violations noted.

<u>Unit 1222</u>

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

. .

<u>Unit 1221</u>

Laundry Room Repair the door to open and close easily as intended. BMC 16.04.060(a)

<u>Unit 1220</u>

No violations noted.

<u>Unit 1219</u>

<u>Upstairs</u> Bedroom B

Secure the loose GFCI receptacle. BMC 16.04.060(b)

<u>Unit 1218</u>

No violations noted.

<u>Unit 1217</u>

Kitchen

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

Unit 1216

No violations noted.

<u>Unit 1215</u>

Kitchen

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

Unit 1212, 1213, 1214

No violations noted.

<u>Unit 1211</u> Main Level

Living Room

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

<u>Upstairs</u>

Hallway

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

<u>Unit 1209, 1210</u>

No violations noted.

<u>Unit 1208</u>

Downstairs

Bedroom D

Secure the loose GFCI receptacle. BMC 16.04.060(b)

<u>Unit 1207</u>

<u>Entry</u>

Replace the rotten brick mold around entry door. BMC 16.04.050(a)

Back Deck

Properly secure the back deck to main structure in a workmanlike manner. BMC 16.04.050(a)

Replace broken or missing spindles in handrail/guardrail. BMC 16.04.050(b)

Downstairs

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

<u>Unit 1206</u>

Bathroom

Secure the loose GFCI receptacle. BMC 16.04.060(b)

<u>Unit 1205</u>

<u>Kitchen</u>

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

<u>½ Bath</u>

Secure the loose GFCI receptacle. BMC 16.04.060(b)

<u>Upstairs</u>

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

<u>Unit 1204</u>

<u>Main Level</u>

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

Eliminate the mold/mildew growth above the landing at the bottom of the stairs. BMC 16.04.060(a)

<u>Kitchen</u>

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

Repair/replace the refrigerator so that it will properly seal when shut. BMC 16.04.060(c)

<u>Upstairs</u> <u>Bedroom B</u> Repair the sink drain to function as intended. BMC 16.04.060(c) <u>Unit 1203</u> No violations noted.

<u>Unit 1202</u>

<u>Main Level</u>

1/2 Bath

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Unit 1201 Downstairs Bedroom D Secure toilet to its mountings. BMC 16.04.060(c)

EXTERIOR:

General Exterior Violations for all buildings:

- 1) Repair or replace all brick moulding/door casing where deteriorated or damaged, and scrape and paint the surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
- 2) Replace all missing or broken dryer vent covers. BMC 16.04.050(a)
- 3) Properly clean all debris from the dryer vent ductwork. BMC 16.04.050(b)
- 4) Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)
- 5) Power wash or otherwise clean mold and mildew from siding. BMC 16.04.050(f)

Building 501

Replace the missing door trim over Unit 110. BMC 16.04.050(a)

Replace the missing patio door trim and properly surface coat it. BMC 16.04.050(a)

Building 503

Repair or replace the damaged shutters near units 301, 307 and 308. BMC 16.04.050(a)

Replace the missing fascia above Unit 502. BMC 16.04.050(a)

Repair or replace all missing or broken siding. BMC 16.04.050(a)

<u>Near Unit 324:</u> Properly secure siding. BMC 16.04.050(a)

Replace the missing spindle on the deck. BMC 16.04.050(a)

Repair the torn screen. BMC 16.04.050(a)

Building 505

Replace the damaged shutter near unit 505. BMC 16.04.050(a)

Replace the missing cover on the AC unit near the north end on the east side.

Replace the missing siding. BMC 16.04.0650(a)

Repair the leak at the hose hibb by the AC units (mid-building, east side). BMC 16.04.050(a)

Clean the siding near the south end on the cast side (black dirt or wax). BMC 16.04.050(a)

Building 507

Properly seal the gaps or install missing trim between the siding and the concrete near the south end of the building (east side) to prevent the entry of pests. BMC 16.04.050(a)

Building 502

Repair the loose or missing siding on the east end. BMC 16.04.050(a)

Repair the loose siding near the roof in the 2nd and 3rd breezeways. BMC 16.04.050(a)

Building 504

Repair the loose siding near the roof in the 1st and 3rd breezeways. BMC 16.04.050(a)

Remove the mold and dirt from the siding. BMC 16.04.050(f)

Replace the cover on the AC unit near the southwest end. BMC 16.04.050(a)

Building 506

Secure the loose siding near the northwest end. BMC 16.04.050(a)

Secure the loose siding in the 2nd breezeway. BMC 16.04.050(a)

Properly repair the AC unit for unit 633. BMC 16.04.050(a)

Replace the missing soffit on the eave near the 3rd breezeway. BMC 16.04.050(a)

Secure the loose siding in the 3rd breezeway. BMC 16.04.050(a)

Building 508 (maintenance)

Replace the grill for the AC. BMC 16.04.050(a)

Building 510

Reconnect all gutter downspouts to direct water away from the foundation. BMC 16.04.050(a)

Repair the broken cover/casing for the service lines by the electric meters at the southwest corner. BMC 16.04.050(a)

Replace the missing window trim on unit 1019. BMC 16.04.050(a)

Building 512

Reconnect the gutter downspouts. BMC 16.04.050(a)

Properly repair or replace the two deteriorated decks on the first floor. This work may require a building permit from the Monroe County Building Department. No rental permit shall be issued until all Monroe County Building Inspections have been completed and Certificate of Occupancy has been issued. Please provide this office with copies of Certificate of Occupancy. BMC 16.04.050(b)

OTHER REQUIREMENTS:

Required documentation

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

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)

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.

155



City of Bloomington H.A.N.D.

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

Meeting Date:	January 16, 2024
Petition Type:	Request for an extension of time to complete repairs
Petition Number:	24-TV-06
Address:	121 N Lexington Dr
Petitioner:	Tarek Sibai
Inspectors:	Chastina Hayes
Staff Report:	August 17, 2023 Completed cycle inspection August 22, 2023 Mailed cycle report November 27, 2023 Mailed remaining violations report December 13, 2023 Called to schedule and left voicemail December 15, 2023 Received BHQA application

During an inspection of the above property violations of the rental housing code were noted, including the flooring in the living room and kitchen. The petitioner is requesting an extension of time due to hiring a contractor to complete the repairs.

Staff recommendation:	Grant an extension of time
Conditions:	Complete all repairs and schedule for re-inspection no later than the deadlines 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 30, 2024 All life Safety April 1, 2024 All remaining violations noted on the report
Attachments:	Remaining Violations 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 Addres	s: <u>()</u>	I	Lealington	Þ	rihe	Blum	irytn	DV	4740	28
Petitioner's Nam	•	rek S	. 🖌				-			
Address:	313 5.	Reisner	PJ,	<u><u>R</u>Ì IOT</u>	ningth	7Ň	494	<u>e</u>]		
City: ß	GTN	State:	<u>I</u> N	<u> </u>	N.	Zip Co	de: <u>47</u>	401		• • • • •
Phone Number:	872-61 5727	E-mail	Address:	ga	rdenta	bloomin	ythes	gmal	l: com	
Owner's Name:	Sane	ag	abore:							
Address:	•••••••		~ •							
City:		State:				Zip Co	de:			_, . ,
Phone Number:		E-mail	Address:							
Occupants:	Family	<i>q</i> 3	(20	cdult	<u>k, 1</u> 0	wid.)				
The following con 1. That the exception health, safety, and 2. That the value of affected.	ion is consistent nd general welfa	with the i re.	intent and p	urpos	e of the h	iousing	co de an	d pro n	notes pu	ıblic
Identify the varia	ance type that y	you are re	equesting f	róm t	he follo	wing dr	op dowi	n men	U;	
Variance Type: 	Ente	nsim ti	inc to	C	ompe	te	(TV))		
Reminder: A \$20.00 filling fee Application or the complete! A comp prior to the meeti	application will pleted application ng application d	not be co n has to b	nsidered to e submitted	1	•	(Will be a		·		, , ,
placed on that inc	onths agendal				, /					

CA

157

Page 1 of 2

Page 2 of 2

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. Report \$ 11049 chestine Hayes. Regarding 4: 41000 bowing repairs in Initing Am Binc 16,04.060(6) Hours repairs fulction 16,04,060(6) unable to find contractor to repair in the requesting 3 months reatension HII 4/112024. Two other contractors committed then bailed last minute. 16,04.060ta) Baythroom ceiling that is peeling this is NOT a functional or capety issue, this has been as such for many years to be NOT plan to repair as it it purely cosmolic. Bi quite_ minor. NM. Signature (Required): 12/15/23 **Date:** Name (Print): 1 arch (100 Important information regarding this application format: 1. This form is designed to be filled out electronically, printed, then returned/submitted manually 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.



158

ماند<u>، بونون وروند</u> والم

w. water a family and the family of the second s



NOV 27 2023

REMAINING VIOLATIONS REPORT

11049

<u>Owner</u> Tarek Sibai 313 S Reisner Rd Bloomington, IN 47401

Prop. Location: 121 N Lexington DR Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 08/17/2023 Primary Heat Source: Gas Property Zoning: R2 Number of Stories: 2 Inspector: Chastina Hayes Foundation Type: Basement Attic Access: N/A Accessory Structure: Garage

REINSPECTION REQUIRED

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

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

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under BMC 16,10,040

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

INTERIOR:

Living Room/Dining Room (22-0 x 14-9):

Repair/replace the flooring to prevent the trip hazard. (Hump in the floor adjacent to the sliding door) BMC 16.04.060 (b)

Kitchen (13-2 x 10-6):

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

Repair/replace the flooring to prevent the trip hazard. (Hump in the floor adjacent to the refrigerator) BMC 16.04.060 (b)

East Bedroom (10-5 x 9-5):

Repair the air vent to function as intended. (Tenant states the vent is not working properly) BMC 16.04.060 (a)

Northeast Bedroom (12-4 x 9-5):

Repair the air vent to function as intended. (Tenant states the vent is not working properly) BMC 16.04.060 (a)

Lower Level

Laundry/Mechanical Room (gas furnace here):

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)

Family Room (25-9 x 22-9):

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 peeling ceiling. BMC 16.04.060 (a)

EXTERIOR:

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

Power-wash or otherwise remove all mold and mildew on the siding of the structure. Exterior surfaces on residential rental units and their accessory structures shall be maintained free of mold. BMC 16.04.050(f)

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)

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

Thoroughly clean and service the furnace, inspect and test shut off values 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
-	50 ppm
BMC 16.01.060(f), BMC 16.04.060(c), BMC	16.04.060(b)

The following documents were not provided to the office or reviewed by the inspector within 60 days of the date of the inspection, and as such a <u>fine will be levied</u>:

Inventory & Damages List

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

BMC 16.03.050(e) and BMC 16.10.030(b)

• 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 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

BMC 16.03.025 and BMC 16.10.030(b)

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

This is the end of this report.



City of Bloomington H.A.N.D.

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

Meeting Date:	January 16 th , 2024
Petition Type:	An extension of time to complete repairs.
Petition Number:	24-TV-07
Address:	422 South College Ave.
Petitioner:	Roric Fischer
Inspector:	Kenny Liford
Staff Report:	October 30 th , 2023 Completed Cycle Inspection. November 3 rd , 2023 Cycle report written. December 28 th , 2023 BHQA application received

The owner has requested an extension of time to complete repairs due to a pending insurance claim.

Staff recommendation: Grant the request.

Conditions: Have all repairs made and a reinspection scheduled for all repairs other than the gutters by the deadline listed below.

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

Compliance Deadline: January 15th, 2024 for all repairs other than the gutters. February 29th, 2024 for the gutter repairs.

Attachments: Cycle report, BHQA Appeal

	Page 1 of 2
	Application For Appeal
	To The
CITY OF BLOOMINGTON IN	board of Mousing Quanty where he
	P.O. Box 100
	Bloomington, IN 47402 812-349-3420
	hand@bloomington.in.gov
operty Address: 422 S Colle	ge Avenue, Bloomington, IN
titioner's Name: Roric Fisc	her
dress: 101 W Kirkwood Ave	nue
ity: Bloomington	State: Indiana Zip Code : 47404
hone Number: 81255316	64 E-mail Address: Roric@pmimeridian.com
wner's Name: Monroe Cou	unty Convention Center Building Corporation
ddress: 302 S College Avenu	le
ity: Bloomington	State: Indiana V Zip Code: 47403
Phone Number: 8123603	681 E-mail Address: tcoppock@bloomingtonconvention.com
J. Pantoja, J. Jura Dccupants:	do, N. Simmons, M. Meler, T. Arthur, G. Galvan, J. Hull.

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 completel 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: <u>24-TV-07</u> KL

-

164

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.

H

Signature (Required)

Name (Print): Roric Fischer

Date: <u>Dec 29,2023</u>

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



Representative Hallmark Rentals & Mgmt. Inc. 1205 N. Walnut St. Bloomington IN 47404 Owner MONROE COUNTY CONVENTION CENTER BUILDING CORP. 302 S. COLLEGE AVENUE

Re: 422 S College AVE

We have recently completed an inspection at **422 S College AVE**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **1/15/2024**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 1/15/2024** 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 **1/15/2024** 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 <u>https://bloomington.in.gov/hand</u>. 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,



City Of Bloomington Housing and Neighborhood Development

CYCLE INSPECTION REPORT

Owner Monroe County Convention Center Building Corp. 302 S. College Avenue Bloomington, IN 47403

Agent PMI Meridian 101 W. Kirkwood Ave Bloomington, IN 47401

Prop. Location: 422 S College AVE Number of Units/Structures: 6/1 Units/Bedrooms/Max # of Occupants: Bld 1: 6/1/5

Date Inspected: 10/30/2023 Primary Heat Source: Other Property Zoning: MD-DE Number of Stories: 2 Inspector: Kenny Liford Foundation Type: Slab Attic Access: N/A Accessory Structure: None

Monroe County records show this structure was built in 1924. There were no minimum emergency egress requirements at the time of construction.

Existing Egress: Height: 16 inches Width: 57 inches Sill Height: 27 inches Openable Area: 6.0 sq. ft.

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

INTERIOR

Common Hallway No violations noted. 166

203

Unit 1 Living Room (12-0 x 10-0), Bedroom (9-1 x 7-7) No violations noted.

Kitchen Repair the back left range burner to function as intended. BMC 16.04.060(c)

Bathroom Secure toilet to its mountings, BMC 16.04.060(c)

Unit 2

Living Room (3-0 x 9-0), Bedroom (9-1 x 7-7) No violations noted.

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

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

Unit 3

Living Room/Bedroom (17-0 x 15-0) No violations noted.

Bathroom

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

167

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

Unit 4 Living Room/Bedroom (17-0 x 15-0), Kitchen, Bathroom No violations noted.

Unit 5 Living Room/Bedroom (17-0 x 15-0), Kitchen, Bathroom No violations noted.

<u>Unit 6</u> Living Room (17-0 x 15-0), Bathroom No violations noted.

<u>Kitchen</u> Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

EXTERIOR

Repair the gutters to function as intended. BMC 16.04.050(a)

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

This is the end of this report.



City of Bloomington H.A.N.D.

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

Meeting Date:	January 16, 2024
Petition Type:	Request for an extension of time to complete repairs
Petition Number:	24-TV-08
Address:	3508 E Park Lane
Petitioner:	Mark Kleinbauer, Agent for Salvador Espinosa
Inspectors:	Chastina Hayes
Staff Report:	August 25, 2023 Mark Scheduled cycle September 22, 2023 Cycle inspection was a no show September 22, 2023 Mark rescheduled cycle inspection October 2, 2023 Tenants canceled inspection October 5, 2023 Mark scheduled cycle inspection October 16, 2023 Completed cycle inspection October 24, 2023 Mailed cycle report December 27, 2023 Received BHQA application

During an inspection of the above property violations of the rental housing code were noted, including missing door and window trim, smoke detectors, missing electrical outlet cover plates, and other minor violations. The petitioner is requesting an extension of time due to tenants moving out and putting the property up for sale.

Staff recommendation:	Grant an extension of time
Conditions:	Complete all repairs and schedule for re-inspection no later than the deadlines 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 30, 2024 All life Safety March 16, 2024 All remaining violations listed on the report or property must be vacant

Cycle Report, BHQA Application

•

...

}.)		171
× 4			Page 1 of 2	2
			RECE	VI VID
	Ар	plication For Appeal To The	DEC 2 7	2023
CITY OF OLOOMINGTON INDIANA	Board of	f Housing Quality Appea	ls	
	*	P.O. Box 100	181:	
	Blo	omington, IN 47402 812-349-3420		
	hand	aliz-349-3420 l@bloomington.in.gov		
Property Address: 3508 E Park La	16			
Petitioner's Name: Mark Kleinbau	er, Agent for Salvador Espisno	158		
Address: 885 S. College Mail Road #	385			
City: Bloomington	State: Indiana	Zip Code: 47401		
Phone Number: (812) 360-3460	E-mail Address: mklein	ba@homefinder.org		
Owner's Name: Salvador Espinosa			·	
Address: 8215 Hillaridale Drive			· · · · · · · · · · · · · · · · · · ·	
City: San Diego	State: California	Zip Code; 92120		
Phone Number: 812-345-4406	E-mail Address: salvado	r.espinosa@hotmail.com		
Occupants: Doug and Elizabeth Kra	mer			

J

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.

٢

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 agendal

gned by BHQA)
011 The 200
24-TV-08

CH

12/21/23

Date:

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)

Detail the existing variance.

2. Specify the reason the variance is no longer needed.

We are requesting an additional 60 days to complete the repairs due to the tenant's not moving out by the end of November as promised at end of the lease and due to the large amount of personal property in the residence prevents us from being able to complete the repairs by the deadline. The smoke detectors are operational now and we had the furnace checked and serviced. After the enants vacate the Owners do not intend to rent the property again and will be putting the house on the market for sale, so there will be no new tenants to occupy the residence. Thank you for the consideration of our request.

Signature (Required):

Name (Print): Mark Kleinbauer

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



Owner, Applicant Espinosa, Salvador 8215 Hillandale Dr. San Diego CA 92120 Representative Peek & Associates C/O Mark Kleinbauer 899 S. College Mall Road #385 Bloomington IN 47401

Re: 3508 E Park LN

We have recently completed an inspection at **3508 E Park LN**. 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 **12/24/2023**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 12/24/2023** 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 12/24/2023 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 <u>https://bloomington.in.gov/hand</u>. 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

7338

<u>Owner(s)</u> Espinosa, Salvador 8215 Hillandale Dr. San Diego, CA 92120

<u>Agent</u>

Peek & Associates C/O Mark Kleinbauer 899 S. College Mall Road #385 Bloomington, IN 47401

Prop. Location: 3508 E Park LN Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 10/16/2023 Primary Heat Source: Gas Property Zoning: R2 Number of Stories: 2 Inspector: Chastina Hayes Foundation Type: Basement Attic Access: Yes Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1960. There are no minimum requirements for emergency egress at the time of construction.

INTERIOR

<u>Main Floor:</u> <u>Living Room (19-10 x 12-8):</u> Replace the missing smoke detector. IC22-11-18-3.5

Kitchen/ Dining Room (18-0 x 11-8), Garage/ Attic: No violations noted.

Lower Level: Stairs: Provide operating power to the smoke detector. IC 22-11-18-3.5

Lower Level

<u>Family Room (16-2 x 21-2):</u>

Repair the hole in the ceiling adjacent to the windows on the north wall. BMC 16.04.060 (a)

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

Replace the missing electrical outlet cover plate adjacent to the fireplace. BMC 16.04.060 (b)

Secure the loose cable cover plate adjacent to fireplace. BMC 16.04.060 (a)

Replace the missing door trim and baseboard on the south wall. BMC 16.04.060 (a)

Replace the missing trim on the windows. BMC 16.04.060 (a)

Office (11-6 x 8-1): Repair the door to function as intended. (Stuck shut) BMC 16.04.060 (b)

Bathroom, Crawl Space: No violations noted.

<u>Upper Level:</u> <u>Bathroom:</u> Replace the missing baseboard. BMC 16.04.060 (a)

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

NE Bedroom (11-8 x 10-6):

Install a cover plate over the exposed wires adjacent to the closet. BMC 16.04.060 (b)

South Bedroom (13-4 x 12-8):

Replace the broken window slat on the top sash of the south window. BMC 16.04.060 (a)

Existing Egress Window Measurements: Height: 20.25 inches Width: 41.50inches Sill Height: 36 inches

Openable Area: 5.83 sq. ft.

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

<u>NW Bedroom (10-8 x 10-4):</u>

No violations noted.

Existing Egress Window Measurements:

Height: 20.25 inches Width: 33.50 inches Sill Height: 44.75 inches Openahle Area: 4.71sq. ft.

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

Hallway:

No violations noted.

EXTERIOR:

Replace any missing or deteriorated glazing compound on the windows. BMC 16.04.060(b)

Repair/replace the deteriorating window frame on the north side of the structure. BMC 16.04.050 (a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. (Windows and frames) BMC 16.04.050(e)

This violation has a one-year deadline from the date of the Cycle Inspection.

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 ppmMaximum concentration for flue products:50 ppmBMC 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 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(h)

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 he 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.