# PUBLIC HEARING BOARD OF HOUSING QUALITY APPEALS

# **CITY HALL ALLISON CONFERENCE ROOM 225**

# In Person / Zoom Virtual Meeting

# https://bloomington.zoom.us/j/84090354059?pwd=mJxCil15k PgJ0iLnIZVKW3s6bUT5qk.1)

# Meeting ID 840 9035 4059 Passcode 084395

# DECEMBER 17, 2024 4:00 P.M.

# ALL ITEMS ARE ON THE CONSENT AGENDA

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#### I. ROLL CALL

II. MINUTES - September 17, 2024

III. PETITIONS

- 1) 24-AA-55, 1124 W Kirkwood Avenue, Kathleen & Sean Connelly. Request for relief from an administrative decision. Item postponed from the October 2024 and November 2024 meetings.
- 2) 24-TV-56, 401 S. Washington Street, Ralph Dennie (Middle Way House). Request for an extension of time to complete repairs. Item postponed from the October 2024 and November 2024 meetings.
- 3) 24-TV-57, 557 E. Graham Place, Ian Holtson. Request for an extension of time to complete repairs.
- 4) 24-TV-58, 212 N. Morton Street, Mike Baldomero (Mercury Development Group, LLC). Request for an extension of time to complete repairs.
- 5) 24-TV-59, 908 S. Mitchell Street, Andrea Kiser (Three Beans, LLC). Request for an extension of time to complete repairs.
- 6) 24-TV-60, 701 E. Summitview Place, Angie Butler (Summit Pointe United, LLC).

Request for an extension of time to complete repairs.

7) 24-TV-61, 2945 S. Pinewood Drive, Jabberwocky Real Estate – Richard Bettler (Manjula Reinhold). Request for an extension of time to complete repairs.

**[WITHDRAWN]** 24-TV-62, 508 N. Adams Street, Clayton Parisey. Request for an extension of time to complete repairs.

- 8) 24-TV-63, 1912 E. Hunter Avenue, College Rentals Property Stars (Mort Rubin). Request for an extension of time to complete repairs.
- 9) 24-TV-64, 1326 S. Nancy Street, Ann Segraves (Joe-Chang R. Chen). Request for an extension of time to complete repairs,

#### IV. GENERAL DISCUSSION

1) Change of Time for BHQA meetings

#### V. PUBLIC COMMENT

#### VI. <u>ADJOURNMENT</u>

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

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

MEMBERS PRESENT: Present: Diana Opata Powel, Chris Ravenna, Dylan Schutte (Chair), George Snyder

- STAFF PRESENT: Present: Michael Arnold, Daniel Bixler, Rebecca Davis, Chastina Hayes, John Hewett, Anna Killion-Hanson, Jo Stong (HAND), Read-AI, Enedina Kassamanian (Legal), Taylor Brown (OOTM)
- GUESTS: Present: David Colman (114 N Grant Street), Zoom: Shaughnessy Cudmore-Keating (404 W Kirkwood Avenue), Roric Fischer (432 S. College Avenue)

Meeting start time 4:05 PM.

Item 24-TV-51: 730 W. Howe Street, a request for an extension of time to complete repair, was withdrawn from the agenda prior to the meeting.

#### I. <u>MINUTES</u>

Snyder made motion to accept the July 16, 2024 & August 20, 2024 minutes. Ravenna seconded. Motion passed, 4-0.

#### II. CONSENT AGENDA

**24-TV-49, 238 N. Smith Avenue**, Springfield/Leesa Fleener (Matthew Ferguson). Request for an extension of time to complete repairs. Staff recommendation was to grant the request with an October 1, 2024 deadline. **Approved.** 

#### III. PETITIONS

24-TV-50, 114 S. Grant Street, David Colman. The petitioner, David Colman, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a July 05, 2025 deadline. Ravenna made motion to deny the request with and set the compliance deadline for November 30, 2024. Opata seconded. Motion passed, 4-0. Request denied.

24-TV-52, 404 W. Kirkwood Avenue, Shaughnessy Cudmore-Keating (Bloomington Cooperative Living,) The petitioner, Shaughnessy Cudmore-Keating, was present (virtually) to request an extension of time to complete repairs. Staff recommendation was to grant the request with an October 8, 2024 deadline to complete and schedule a reinspection for all life safety items noted in the Remaining Violations Report and with a November 15, 2024 deadline to complete & schedule a reinspection for all remaining items noted in the Remaining Violations Report. Schutte made motion to grant the request per staff recommendation. Opata seconded. Motion passed, 4-0. Request granted.

Board of Housing Quality member George Snyder, recused himself from the business related to 432 S. College Avenue per recommendation from the City of Bloomington, Indiana Legal Department.

24-TV-53, 432 S. College Avenue, Roric Fischer (Monroe County Convention Center Building, Corp.) The petitioner, Roric Fischer, was present (virtually) to request an extension of time to complete repair. Due to the recusal of George Snyder, quorum was no longer available for this issue. Therefore, the agenda item will automatically be tabled until the next meeting of the Board in October (15<sup>th</sup>).

#### **GENERAL DISCUSSION**

Further information on the preference for meeting dates, times and locations being gathered by the Hanson (Director). Once she has concluded her survey, the results will be presented.

#### IV. PUBLIC COMMENT

None.

#### V. ADJOURNMENT

Schutte made motion for adjournment. Ravenna seconded. Motion passed unanimously. Meeting adjourned 4:44 PM.



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

Meeting Date:	December 17, 2024	
Petition Type:	Relief from an administrative decision	
Variance Request:	Relief from the requirement to register the property as a rental.	
Petition Number:	24-AA-55	
Address:	1124 W Kirkwood	
Petitioner:	Katherine and Sean Connelly	
Staff Report:		Rental inspection process discontinued. Routine check shows house is occupied. Owners live elsewhere. Mailed notice to register and schedule an inspection. Receive an appeal for exemption from requirements of Title 16. Meeting cancelled due to lack of quorum Meeting cancelled due to lack of quorum

Staff recommendation: Grant the relief from administrative decision.

home for him.

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

Compliance Deadline: none

Attachments: Application for Appeal

	Application for To The BY:
CITY OF BLOOMINGTON INDIANA	Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420 <u>hand@bloomington.in.gov</u>
	an Connelly
Phone Number: 812-391-7159	State: MIZip Code: _48933 Email Address: kaydoll@gmail.com
Phone Number: 812-391-7159	State: M Zip Code: 48933 Email Address: kaydoll@gmail.com
The following conditions must be 1. That the exception is consis public health, safety and ge	e found in each case in order for the Board to consider the request: stent with the intent and purpose of the housing code and promotes eneral welfare. about the property to which the exception is to apply will not be adversely

B) A modification or exception to the Housing Property Maintenance Code (Petition type V)

C) Relief from an administrative decision (Petition type AA)

A) An extension of time to complete repairs (Petition type TV)

D) Rescind a variance (Petition type RV)

<u>REMINDER</u>: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda. OFFICE USE ONLY Petition Number <u>24-AA -55</u>

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SEE REVERSE

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

Our son, Fionn Connelly, has lived in Bloomington all of his life with us. He is now and adult, but is disabled.

We had to move away for our jobs, but all of Fionn's support network and medical practioners are in Bloomington,

so he wants to remain there. For his long term stability, we purchased a one-story, one-bedroom home for him

to live in. Because he is disabled and receives government support for his healthcare, he cannot own assets.

Thus, he is not on the deed. We are currently providing housing and other non-healthcare expenses for him, as

he is unable to earn a living due to his disabilities.

Signature (required): \_\_\_\_\_\_

Name (please print): Kay Connelly \_\_\_\_\_ Date: 9-23-2024

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



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



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

Property Address: The Rise/ Middle Way House

Petitioner's Name: Ralph Dennie

Address: 401 S Washington St

City: Bloomington State:IN Zip Code: 47401

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

Property Owner's Name: Middle Way House

Address: 320 S Washington St

City: Bloomington State:IN Zip Code: 47401

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

Occupants: 69

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

- 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.

#### Please check the petition type that you are requesting:

An extension of time to complete repairs (Petition type **TV**)

A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)

Relief from an administrative decision (Petition type AA)

Rescind a variance (Petition type RV)

OFFICE USE ONLY

Petition Number 24-TV-56

#### SEE REVERSE

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

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

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

Repairs needing an extension on:

#### Windows

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

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

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

John Honnie Signature (required):

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

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



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

Meeting Date:	December 17, 2024
Petition Type:	Request for an extension of time to complete repairs
Petition Number:	24-TV-56
Address:	401 S Washington St
Petitioner:	Ralph Dennie
Inspector:	Chastina Hayes
Staff Report:	July 22, 2024 Completed cycle inspection August 26, 2024 Mailed cycle report October 08, 2024 Received BHQA application November 19, 2024 BHQA meeting canceled due to lack of quorum

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

Staff recommendation:	Approve the request for extension of time to complete the repairs.
Conditions:	Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	April 1, 2025
Attachments:	Cycle Report; BHQA Application



# CYCLE INSPECTION REPORT

5269

<u>Owner(s)</u> The Rise 1 Middle Way House's Transitional Housing PO Box 95 Bloomington, IN 47402

<u>Agent</u>

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

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

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

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

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

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

#### **GENERAL STATEMENTS**

#### Window Measurements in 2-bedroom units:

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

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

Window measurements in 3-bedroom units:

Existing Window Measurements (casement): Height: 51 inches Width: 25 inches Sill Height: 26.5 inches Openable Area: 8.85 sq. ft.

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

# **INTERIOR:**

#### **LEVEL ONE:**

#### Main Hall: (adjacent to elevator)

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

#### **Unit 105:**

#### **Bathroom:**

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

#### **Right Bedroom:**

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

#### **Unit 106:**

#### **Utility Closet:**

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

#### 2<sup>nd</sup> Bedroom:

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

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

#### **Bathroom:**

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

#### <u>Unit 107:</u>

#### Whole Unit:

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

#### **Utility closet:**

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

#### **Back Left Bedroom:**

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

# Mechanical Room 111:

No violations noted.

# Laundry Room, Sprinkler Room 110:

Replace the missing door knob. BMC 16.04.060 (a)

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

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

# **Unit 108:**

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

# <u>Unit 109:</u>

# Kitchen:

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

# LEVEL TWO:

# <u>Unit 205:</u>

# Kitchen:

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

# **<u>Right Bedroom:</u>**

Secure the loose smoke detector. BMC 16.04.060 (b)

# <u>Unit 204:</u>

#### Kitchen:

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

#### Living Room:

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

# **Unit 201:**

# Entry:

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

#### **Utility Closet:**

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

#### Middle Bedroom:

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

#### Last Bedroom Right Closet:

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

#### Hall Bath:

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

#### Left Bedroom:

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

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

#### Left Master Bath:

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

#### **Unit 202:**

#### **Bathroom:**

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

#### Left Bedroom:

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

# <u>Unit 203:</u>

# Whole Unit:

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

# Kitchen:

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

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

# **Bathroom:**

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

# **Back Right Bedroom:**

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

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

# Left Bedroom:

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

# Master Bath:

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

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

# <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 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 207:</u> Whole Unit:

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

# **Utility Closet:**

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

Replace the furnace filter. BMC 16.04.060 (a)

#### Main Bathroom:

Replace the missing toilet seat. BMC 16.04.060 (a)

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

#### **Back Left Bedroom:**

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

#### Middle Bedroom:

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

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

#### Living Room:

Repair the deteriorating window sills. BMC 16.04.060 (a)

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

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

#### Master Bath:

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

#### **Unit 208:**

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

#### **Unit 209:**

#### **Kitchen:**

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

#### **Utility Closet:**

Secure the loose furnace plenum. BMC 16.04.060 (a)

Fire caulk line set penetrations. BMC 16.04.060(b)

#### Laundry Room 210:

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

#### **LEVEL THREE:**

<u>Unit 308:</u>

# Kitchen:

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

#### **Utility Closet:**

Fire caulk line set penetrations. BMC 16.04.060(b)

#### Living Room:

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

#### **Back Right Bedroom:**

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

#### Middle Bedroom:

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

#### Main Bath:

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

#### **Unit 309:**

#### Whole Unit:

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

#### Living Room:

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

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

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

# **Back Right Bedroom:**

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

# Middle Bedroom:

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

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

# Laundry Room 310:

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

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

# **Unit 307:**

#### Kitchen:

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

#### **Utility Closet:**

Replace the missing furnace filter. BMC 16.04.060 (a)

#### **Bath:**

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

#### Middle Bedroom:

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

#### Master Bedroom:

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

#### Master Bath:

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

# <u>Unit 306:</u>

# Whole Unit:

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

# <u>Unit 305:</u>

# Kitchen:

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

# **Bathroom:**

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

# **Right Bedroom:**

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

# Living Room:

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

Repair the deteriorating window sill. BMC 16.04.060 (a)

# Unit 304:

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

#### **Unit 301:**

# **Bathroom:**

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

# <u>Unit 303:</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 302:**

#### Kitchen:

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

#### Living Room:

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

#### Left Bedroom:

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

#### **Bathroom:**

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

#### **LEVEL FOUR:**

Unit 405:

#### Kitchen:

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

#### **Unit 406:**

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

#### **Unit 407:**

#### Kitchen:

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

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

#### Master Bath:

Replace the deteriorating sink. BMC 16.04.060 (a)

#### Laundry Room 410:

No violations noted.

# Unit 409:

#### Kitchen:

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

#### **Utility Closet:**

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

# <u>Unit 408:</u>

#### Whole Unit:

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

#### **Elevator:**

Secure the loose handrail. BMC 16.04.060 (b)

# **EXTERIOR:**

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

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

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

#### **REQUIRED DOCUMENTATION**

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

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

#### **Registration Form**

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

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

#### This is the end of this report.



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

Meeting Date:	December 17, 2024	
Petition Type:	Request for an extension of time to complete repairs	
Petition Number:	24-TV-57	
Address:	557 E. Graham Pl.	
Petitioner:	Ian Holtson	
Inspector:	Rob Council	
Staff Report:	August 23, 2024 - Conducted cycle of the property.	
	September 27, 2024 – Mailed inspection report.	
	October 7, 2024 – Owner scheduled reinspection. Not all complied.	
	November 13, 2024 – Received BHQA Application.	
At a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found. Including a damaged window requiring HOA approval.		
Petitioner is requesting an ex	stension of time to complete concrete work.	

Staff recommendation:Approve request for extension of time.Conditions:Complete all repairs and schedule for re-inspection no later than the deadline stated<br/>below, or this case will be turned over to the City of Bloomington Legal Department<br/>for further action including the possibility of fines.Compliance Deadline:January 31, 2025Attachments:Cycle Report; BHQA Application

CITY OF BLOOMINGTON HINDIANA	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: 557 E Graham Pl		
Petitioner's Name: Ian Holtson		

	State: Indiana	<b>Zip Code:</b> 47404
2728535	E-mail Address: ian@owensrealtygroup.com	
tson		
ood Dr		
	State: Indiana	<b>Zip Code:</b> 47404
2728535	E-mail Address: ian@ov	vensrealtygroup.com
	itson ood Dr	E-mail Address: ian@ov Itson ood Dr State: Indiana

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

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

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

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

#### Reminder:

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

Petition Number:

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

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

#### Greetings,

Per the recommendation of Rob Council, I am requesting an extension of time to replace the window of as seen on pg2 of the Cycle Inspection Report. A contractor came out and stated it should be replaced. I have the quote turned in to the HOA board, and am awaiting approval from them. I have joined the HOA board to ensure the request is processed in a timely manner. I do not have an exact replacement date yet, but I am estimating mid-December as the replacement date.

Signature (Required):	Jan	Holtson
Signature (nequireu).		

Name (Print): Ian Holtson

Date: 11/07/24

Important information regarding this application format:

Authentision

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).

2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

**Print Form** 



**Rental Cycle Inspection Information** 

9/27/2024

**Owner** Ian Holtson 4075 N Brookwood Dr. Bloomington IN 47404

RE: 557 E Graham PL

We have recently completed an inspection at **557 E Graham PL**. 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 **11/27/2024**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 11/27/2024** 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 11/27/2024 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>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

<u>Owner(s)</u> Holtson, Ian 4075 N. Brookwood Drive Bloomington, IN 47404

Prop. Location: 557 E Graham PL Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 08/23/2024 Primary Heat Source: Electric Property Zoning: RM Number of Stories: 2 Inspector: Rob Council Foundation Type: Basement Attic Access: Yes Accessory Structure: None

#### The Monroe County Assessor's records indicate that that structure was built in 1983. There were no emergency egress requirements at the time of construction.

# **INTERIOR:**

Entryway: Adjust strike plate so door latches as intended. BMC 16.04.060(a)

1/2 Bath:

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

Secure loose electrical receptacle. BMC 16.04.060(b)

Replace broken electrical receptacle. BMC 16.04.060(b)

Repair drain plug to function as intended. BMC 16.04.060(a)

Kitchen (9-9 x 3-2):

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

<u>Living/Dining Room (16-1 x 14-3):</u> Provide operating power to the smoke detector. IC 22-11-18-3.5

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

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# **BASEMENT**

<u>Stairway:</u> No violations noted.

<u>Bath/Utility Room:</u> Electric Furnace No violations noted.

<u>Main Room (20 x 14):</u> Replace broken/missing outlet cover plate. BMC 16.04.060(b) (**Southwest wall**)

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

# 2<sup>ND</sup> FLOOR

<u>Stairway:</u> No violations noted.

# 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

Hall Bath: No violations noted.

<u>Front Bedroom (12 x 9):</u> Secure loose electrical receptacle. BMC 16.04.060(b) (**East wall**)

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

Existing Egress Window Measurements: Single hung: Const. Yr. - 1983
Height: 23.25 inches
Width: 30.5 inches
Sill Height: 31.5inches
Openable Area: 4.92 sq. ft.
Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

<u>Middle Bedroom (8 x 10):</u> **Same window as above.** Repair the broken window. BMC 16.04.060(a)

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

<u>Rear Bedroom (14-2 x 10-1):</u> **Same window as above.** No violations noted.

# **EXTERIOR**

Secure loose handrail at entry. BMC 16.04.050(b)

# **OTHER REQUIREMENTS:**

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

# **Inventory Damage List:**

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

# **Occupancy** Affidavit

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

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

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

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

Thank you for your cooperation in the Residential Rental Occupancy Permit Program. **This is the end of this report.** 



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

Meeting Date:	December 17, 2024
Petition Type:	Request for an extension of time to complete repairs
Petition Number:	24-TV-56
Address:	212 N Morton St
Petitioner:	Mike Baldomero
Inspector:	Chastina Hayes/Kenny Liford
Staff Report:	September 19, 2024 Completed cycle inspection October 11, 2024 Mailed cycle inspection report November 13, 2024 Received BHQA application

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found including damaged floor covering in a vacant unit. The petitioner is requesting an extension of time due to the flooring on back order.

Staff recommendation:	Approve the extension of time.
Conditions:	Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	December 31, 2024 All life safety violations January 31, 2025 All remaining violations
Attachments:	Cycle Report; BHQA Application



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

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

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

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

#### **Reminder:**

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

(Will be assi	gned by BHQA)
Petition Number: _	in the new provides.

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.

HAND Initial Cycle Inspection: 9-16-2024, Kenny Liford, Chastina Hays Cycle Report received 10-11-2024: Mercury 707: Properly repair or replace loose, damaged, or missing floor covering, Due Date: 12-10-2024

Mercury 707 is an unoccuied apartment. Once the initial cycle inspection was conducted, we chose to repalce all of the flooring in this apartment due to its condition and age. Bounds Flooring has replaced flooring in a number of apartments in The Mercury. Bounds Flooring was contacted regarding replacement 9-27-2024. Bounds Flooring reports that the specific style of vinyl plank flooring needed is on back-order and will not be received until late December, 2024, possibly early January 2025. Installation will follow delivery as Bounds Flooring scheduling allows.

Olympus Properties requests an extension of time regarding the HAND reinspection for the Mercury, to January 31, 2025. All other items identified in the initial HAND Cycle Inspection have been addressed and complted, and are ready for reinspection. The flooring in the unoccupied apartment is all that is remaining.

Thank you for your consideration regarding this request.

Mike Baldomero Maintenance Manager Olympus Properties

Signature (Required):

Name (Print): Mike Baldomero, Maintenance Manager Olympus Properties

Date: 11.13.2024

#### Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).

2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.



# Sales Agreement

# **Bounds Flooring Inc.**

#### 5005 N State Rd 37 Business | Bloomington, IN 47404 Job # https://boundsflooring.com 13300 (812) 332-6555 info@boundsflooring.com Contract # Customer PO Acct # 28 Sold To: 812 334-8200 Fax Ship To: 812 334-8200 Date 11/6/2024 **Olympus Properties, LLC Olympus Properties, LLC** Sales Person1 Mercury #707 2620 N. Walnut Jeremy Larson Bloomington, IN 47404 Bloomington, IN 47404 Sales Person2 Туре Quantity Product Description Color / Item Number Price Total Labor Description Room LVP/LVT Karndean Art Select - Rigid Core Materials 918 SF Canadian Maple # AKP-RL49 \$5.13 \$4,709.34 (Locking/Floating) Freight From Distributor Labor 1EA All areas (except for existing tile \$125.00 \$125.00 areas) Transition Materials 22 EA \$12.66 \$278.52 12' 11/16" QUARTER ROUND Labor Labor to install all materials listed above. 1EA \$2,800.00 \$2,800.00 Labor Includes installing primed guarter round. (No painting or caulking). Notes Customer to take up/haul off existing flooring Labor Labor to move appliances (stove and Labor 4EA \$40.00 \$160.00 refrigerator) Total Information No floor prep included. Any unforeseen but necessary floor prep would be additional. \$3,085.00 Labor

SPECIAL ORDER PRODUCTS ARE NOT RETURNABLE.

Initial \_\_\_\_\_

Buyer\_\_\_\_\_

Date\_\_\_\_

Seller

Materials

Sales Tax

Payments Balance

Contract Total

Grand Total

\_ Date

\$4,987.86

\$8,072.86

\$8,422.01

\$8,422.01

\$349.15



**Rental Cycle Inspection Information** 

10/11/2024

**Representative** Olympus Properties LLC 2620 N Walnut St, Ste 1000 Bloomington IN 47404 **Owner** Mercury Development Group, Llc 403 E 6th Street Bloomington IN 47408

# RE: 212 N Morton ST

We have recently completed an inspection at **212 N Morton ST**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **12/10/2024**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 12/10/2024** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by 12/10/2024 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>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

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<u>Owner(s)</u> Mercury Development Group, Llc 403 E. 6th Street Bloomington, IN 47408

<u>Agent</u> Olympus Properties 2620 N. Walnut Street Suite 1000 Bloomington, IN 47408

Prop. Location: 212 N Morton ST Number of Units/Structures: 76/1 Units/Bedrooms/Max # of Occupants: Bld 1: 6/Eff/5 15/1/5 1/3/5 54/2/5

Date Inspected: 09/16/2024 Primary Heat Source: Electric Property Zoning: MD Number of Stories: 7 Inspector: C Hayes/K Liford Foundation Type: Slab Attic Access: N/A Accessory Structure: none

This structure was built in 2003 and is fully sprinklered. There are no emergency egress requirements.

Floor plans and dimensions are in the file.

Only rooms with violations are listed on this report.

# **INTERIOR:**

2<sup>nd</sup> Floor: Unit 201: No violations noted.

<u>Unit 202:</u> <u>Living Room:</u> Secure the loose electrical outlet on the east wall. BMC 16.04.060 (b)

Unit 203, Unit 204: No violations noted.

# Unit 205:

# Kitchen:

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

Repair the electrical outlets to function as intended. (Right of the sink) BMC 16.04.060 (b)

# <u>Unit 207:</u>

# Entry:

Remove the string hanging from the sprinkler head. BMC 16.04.060 (a)

# Unit 206, Unit 209, Unit 208:

No violations noted.

# <u>Unit 210:</u>

# **Back Bedroom:**

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

# <u>Unit 211:</u> <u>Hall Bathroom:</u>

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

#### Unit 212: No violations noted.

# <u>Unit 213:</u>

# **Bathroom:**

Secure the loose electrical outlet. BMC 16.04.060 (b)

# <u>Unit 214:</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 (Covid)

# <u>3<sup>rd</sup> Floor:</u> <u>Unit 302, Unit 301, Unit 303:</u>

No violations noted.

# <u>Unit 304:</u> <u>Utility Closet:</u>

Secure the water heater safety cover plates. BMC 16.04.060 (b)

# <u>Unit 305:</u> <u>Master Bathroom:</u>

Secure toilet to its mountings. BMC 16.04.060(c)

Repair the wall above the shower surround. BMC 16.04.060 (a)

# Main Hallway:

Secure the loose electrical outlet. (adjacent to unit 307) BMC 16.04.060 (b)

# Unit 307, Electrical Closet, Unit 308, Unit 306:

No violations noted.

# <u>Unit 309:</u>

#### **Bathroom:**

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

# **Unit 310:**

No violations noted.

# Unit 311:

Service and repair HVAC system to operate as intended. BMC 16.04.060(c)

#### Unit 312: No violations noted.

# Unit 313: Bathroom: Repair the water stained ceiling. BMC 16.04.060 (a)

# <u>Unit 314:</u> 1<sup>st</sup> Bedroom:

Secure the loose electrical outlet. (south wall) BMC 16.04.060 (b)
# <u>4<sup>th</sup> floor:</u> <u>Unit 401, Unit 402, Unit 403, Unit 404:</u>

No violations noted.

# <u>Unit 405:</u>

### **Bathroom:**

Secure toilet to its mountings. BMC 16.04.060(c)

# Master Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

### Master Bedroom:

Remove the tote bags hanging on the sprinkler pipe. BMC 16.04.060 (a)

<u>Unit 407:</u> <u>Kitchen:</u> Repair garbage disposal to function as intended. BMC 16.04.060(c)

# **Electrical Room, Unit 408:**

No violations noted.

Unit 406: Bathroom: Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 409, Unit 410: No violations noted.

<u>Unit 411:</u> <u>Master Bedroom:</u> Secure the loose electrical outlet. (adjacent to bathroom) BMC 16.04.060 (b)

# <u>Unit 412, Unit 413, 414</u>

No violations noted.

Level 5 Units 501 No violations noted.

# <u>502</u>

Hall Bath

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

# Right Bedroom

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

# Hallway

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

# <u>Unit 503</u>

# Living Room

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 504</u>

Right Bedroom

Replace the missing/broken electrical junction box cover plate (Ceiling). BMC 16.04.060(b)

# <u>Unit 505</u>

No violations noted.

# <u>Units 506</u>

Laundry/Furnace Closet

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

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

# <u>507</u>

### 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

### <u>508</u>

#### Laundry/Furnace Closet

Replace the missing panel cover for the water shutoffs. BMC 16.04.060(a)

### <u>509, 510</u>

No violations noted.

# <u>511</u>

Back Bedroom/ Bath Secure the loose electrical receptacle in the bathroom. BMC 16.04.060(b)

# <u>512</u>

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

# <u>513</u>

No violations noted.

# <u>514</u>

<u>Upstairs</u> <u>Hall Bath</u> Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

# Level 6

Units 601 Bathroom Secure toilet to its mountings. BMC 16.04.060(c)

<u>602, 603</u>

No violations noted.

# <u>Units 604</u>

Back Bedroom/ Bath Secure toilet to its mountings. BMC 16.04.060(c)

# 605, 606, 607, 608, 609

No violations noted.

# <u>Unit 610</u>

Laundry/Utility Closet Install a temperature/pressure relief (TPR) valve discharge tube on the water heater. TPR valve discharge tubes:

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

<u>Level 7</u> <u>Unit 701</u> <u>Bathroom</u> Secure toilet to its mountings. BMC 16.04.060(c)

# <u>Units 702</u>

No violations noted.

# <u>703</u>

Left Bedroom Secure the loose electrical receptacle on the exterior wall. BMC 16.04.060(b)

# <u>Unit 704</u>

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

#### Units 705, 706 No violations noted.

# <u>707</u>

<u>Living Room</u> Properly repair or replace loose, damaged, or missing floor covering (By the exterior door). BMC 16.04.060(a)

# <u>Unit 708</u>

<u>Kitchen</u> Secure the loose GFCI receptacle to the right of the stove. BMC 16.04.060(b)

# <u>Unit 709, 710</u>

No violations noted.

# **EXTERIOR:**

# No violations noted. OTHER REQUIREMENTS

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

# This is the end of this report.



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

Meeting Date:	December 17, 2024
Petition Type:	Request for an extension of time to complete repairs
Petition Number:	24-TV-59
Address:	908 S Mitchell St
Petitioner:	Andrea Kiser
Inspector:	Chastina Hayes
Staff Report:	August 5, 2024 Completed cycle inspection with owner September 17, 2024 Mailed cycle report November 14, 2024 Received BHQA application

During a cycle inspection of the above property the following violations were noted. Powerwash the exterior of the structure and trim all trees away from the structure. The petitioner is requesting an extension of time due to personal issues.

Staff recommendation:	Approve the extension of time.
Conditions:	Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	December 31, 2024 All life safety violations January 31, 2025 All remaining violations
Attachments:	Cycle Report; BHQA Application

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м			Page 1 of 2
CITY OF BLOOMINGTON INDIAN BLOOMINGTON INDIAN Broperty Address: 908 S Mitchell	BO	Application For Appeal To The bard of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420 NOV 1 hand@bloomington.in.gov	of and the others when
Petitioner's Name: Andrea Kiser			
Address: 4318 E Hector Dr			
City: Bloomington	State: Indiana	Zip Code: 47408	
Phone Number: 8123613229	E-mail Address:	alkiserer@gmail.com	
Owner's Name: Three Beans LLC			
Address: 4318 E Hector Dr			
City: Bloomington	State: Indiana	Zip Code: 47408	
Phone Number: 8123613229	E-mail Address:	thompsonkiser@gmail.com	
Occupants: n/a			

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

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

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

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

# Reminder:

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

Petition Number: 24 - TV - 59

CH

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.
  - 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)
  - 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.

1. I am requesting an extension of time to complete repairs to the exterior of this address. The interior repairs have been completed and in the email with this form attached, I have included the documentation we received from the furnace inspection by Commercial Services. The only thing I was unable to complete on time was to clean the exterior siding of mold.

2. The extension is needed because life got crazy busy for me...? Not sure if that's a valid reason, but my partner and I got married, my car got totaled, I got attacked by a dog, all on top of each of us trying to maintain full time jobs, so free time to complete the fairly large task of cleaning the siding is unfortunately minimal. I was also under the impression that we had more time to complete exterior repairs than the interior repairs, but I was told to file this appeal so I must have misinterpreted the repairs document I received.

3. We will both have time off between Christmas and New Years, so if we could have until the new year, that would be ideal.

Signature (Required): \_\_\_\_

Name (Print): Andrea Kiser

Date:

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



Commercial Service Of Bloomington, Inc. PO Box 91, 4710 W Vernal Pike Bloomington, IN 47402-0091 (812) 339-9114 Fax: (812) 339-4897

KISER, ANDREA 4318 E HECTOR DR BLOOMINGTON IN 47408



Invoice

08/05/24 Page 1

KISER, ANDREA 908 S MITCHELL ST BLOOMINGTON IN 47401

Call Slip Number		Invoice Date	Invoice Number	Due Date
287763		08/05/2024	S273987	08/25/2024
Tech 5GTT	Date 08/05/2024			
	Description RESIDENTIAL REGULAR DIAGNOSTIC	Unit Price 132.00	Amount 132.00	
Brand GOODMA	Model N GMS80703ANAA	Serial # 0606099361		
Reside	ential Service Diagnostic			
Found	no C.O. (Oppm reading) coming from t	he supply registers	5.	
	Supply air temp: 118 IDT: 76 Gas Pressure High: 3.5"			

CO Reading: Oppm Flame sensor: Good Burners: Good

-	08/05/2024 01:53PM	As Agreed:	132.00
Ch. Jan		Received:	132.00
Unpiell		Balance Due:	0.00
Authorized Signature	CC #0529 Auth:005936 \$132.00		



# CYCLE INSPECTION REPORT

1280

<u>Owner(s)</u> Three Beans LLC (Andrea Kiser) 4318 E Hector Dr Bloomington, IN 47408

Prop. Location: 908 S Mitchell ST Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 08/05/2024 Primary Heat Source: Gas Property Zoning: R2 Number of Stories: 1 Inspector: Chastina Hayes Foundation Type: Crawl Space Attic Access: No Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1958. There were no requirements for emergency egress at the time of construction.

# **INTERIOR:**

Garage, Family Room (SW bedroom) 16-8 x 11-2: (This room has a door to the exterior for emergency egress), Mechanical Room, Kitchen 11-1 x 10-8, Kitchen Bathroom, Living Room 20-2 x 10-7, Hallway:

No violations noted.

### Hallway Bathroom:

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

# <u>NW Bedroom 11-3 x 9-10, NE Bedroom 13-7 x 10-6:</u>

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1958 Height: 48 inches Width: 24 inches Sill Height: 26.5 inches Openable Area: 8 sq. ft.

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

# **EXTERIOR:**

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

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)

# **OTHER REQUIREMENTS:**

# **Furnace Inspection Documentation**

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

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

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

This is the end of this report.



**Rental Cycle Inspection Information** 

9/17/2024

**Owner** Three Beans LLC 4318 E Hector DR Bloomington IN 47408

RE: 908 S Mitchell ST

We have recently completed an inspection at **908 S Mitchell ST**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **11/16/2024**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 11/16/2024** 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 11/16/2024 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>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



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

Meeting Date:	December 17, 2024		
Petition Type:	Request for an extens	sion of time to complete repairs	
Petition Number:	24-TV-060		
Address:	701 E Summitview I	P]	
Petitioner:	Angela Butler		
Inspector:	Arnold/Hayes/Council		
Staff Report:	April 23, 2024 June 06, 2024 July 19, 2024 August 20, 2024 November 06, 2024 November 15, 2024 November 19, 2024	Cycle Inspection completed Cycle Inspection report sent BHQA Application received BHQA granted the Extension of Time Life Safety Inspection (Partial) BHQA Application received Reinspection Scheduled	

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

Staff recommendation:	Grant the extension	of time to complete the repairs
Conditions:	below, or this case w	and schedule for re-inspection no later than the deadline stated rill be turned over to the City of Bloomington Legal Department cluding the possibility of fines.
Compliance Deadline:	January 13, 2025 May 31, 2025	All items on the Cycle Inspection report Remaining deck issues
Attachments:	RV Report; BHQA	Application

		Page 1 of 2
	Application For Appeal To The Board of Housing Quality Appe	Ræld 7-19-24
	P.O. Box 100	eals
	Bloomington, IN 47402	
	812-349-3420	
, -	hand@bloomington.in.gov	,

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

Petitioner's Name: Angela Butler					
Address: 701 E. S	ummitview Place				
City: Bloomington	n	State: Indiana	<b>Zip Code:</b> 47401		
Phone Number:	(812) 822-3034	E-mail Address: abutle	r@hometpg.com		
Owner's Name:	Summit Pointe Un	ited LLC			
Address: 169 Ram	napo Valley Road S	uite ML 7			
City: Oakland		State: New Jersey	<b>Zip Code:</b> 07436		
Phone Number:	812-736-2566	E-mail Address: dmajo	rs@hometpg.com		

#### Occupants:

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

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

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

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

#### Reminder:

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

(Will be assigned by BHQA)
Petition Number: 24-TV-48

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

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

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

Signature (Required): Angela Butle	Signature	(Required):	Ansela	Butle
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Name (Print): Angela Butler

Date:

7/16/24

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).

2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.





# **REMAINING VIOLATIONS REPORT**

736

<u>Owner(s)</u> Summit Pointe United Llc 701 E Summitview Bloomington, IN 47401

<u>Agent</u> Hometown Property Group LLC 169 Ramapo Valley Rd Oakland, NJ 07436

Prop. Location: 701 E Summit View PL Number of Units/Structures: 288/22 Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 16/1/5, Bld 2: 8/1/5 4/2/5, Bld 4: 16/2/5, Bld 5: 16/1/5, Bld 6: 8/1/5 4/2/5, Bld 7: 8/1/5 4/2/5, Bld 9: 8/1/5 4/2/5, Bld 10: 16/2/5, Bld 11: 4/1/5 8/2/5, Bld 12: 8/1/5 4/2/5, Bld 13: 8/1/5 4/2/5, Bld 14: 4/1/5 8/2/5, Bld 15: 4/1/5 8/2/5, Bld 16: 16/1/5, Bld 17: 16/2/5, Bld 18: 16/2/5, Bld 8: 4/1/5 8/2/5, Bld 3: 8/1/5 4/2/5, Bld 19: 16/2/5, Bld 20: 16/2/5, Bld 21: 8/1/5 4/2/5

Date Inspected: 04/22/2024 Primary Heat Source: Gas Property Zoning: RH Number of Stories: 2 Landlord Has Affidavit: No

Inspector: R Council/C Hayes/M Arnold Foundation Type: Crawl Space Attic Access: Yes Accessory Structure: None

Life Safety Items Hi-lighted in Yellow

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

Clear height: 24" Clear width: 20" Maximum sill height: 44" aff Openable area: 5.7 sq. ft. Existing Egress Window Measurements: Height: 25 inches Width: 35 inches Sill Height: 23 inches Openable Area: 6.08 sq. ft. Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

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

### **INTERIOR:**

#### **BUILDING 1**

#### <u>Unit 624:</u>

#### Entry:

Secure loose electrical receptacle. BMC 16.04.060(b)

#### **Dining Room:**

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

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

#### Kitchen:

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

#### **Living Room:**

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

#### Hall Bathroom:

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

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

Replace water damaged cabinet floor. BMC 16.04.060(a)

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

#### Master Bathroom:

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

# <u>Unit 626:</u>

# **Bedroom:**

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

# <u>Unit 628:</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)

Repair dishwasher to function as intended. BMC 16.04.060(c) (Tenant states dishwasher will not drain)

### Living Room:

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

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

### Master Bathroom:

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

# <u>Unit 630:</u>

# Entry:

Secure loose electrical receptacle. BMC 16.04.060(b)

### Living Room:

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

### **Furnace Closet:**

TPR valve discharge tube needs to be installed. BMC 16.04.060(c) Temperature/pressure relief (TPR) valve discharge tubes:

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

### Unit 630 continued: Master Bathroom:

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

### **Unit 638:**

### Kitchen:

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

### Living Room:

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

### Hall Bathroom:

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

### Master Bathroom:

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

### <u>Unit 636:</u>

#### **Living Room:**

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

### Kitchen:

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

#### **Unit 634:**

#### **Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

#### Living Room:

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

#### Kitchen:

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

#### **Bedroom:**

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

# Unit 634 continued: Hall Bathroom:

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

### Master Bathroom:

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

# <u>Unit 632:</u> <u>Living Room:</u> Repair sliding door to lock. BMC 16.04.060(b)

### **Furnace Closet:**

TPR valve discharge tube needs to be installed. BMC 16.04.060(c) Temperature/pressure relief (TPR) valve discharge tubes:

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

#### Master Bedroom:

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

#### Master Bathroom:

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

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

#### **Unit 640:**

#### Kitchen:

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

#### Living Room:

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

<u>Unit 640 continued:</u> <u>Furnace Closet:</u> Eliminate the mold/mildew growth. BMC 16.04.060(a)

#### Hall Bathroom:

Secure loose cabinet face. BMC 16.04.060(a)

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

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

# <u>Unit 642:</u>

#### Kitchen:

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

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

#### Hall Bathroom:

Secure loose clothes dryer exhaust. BMC 16.04.060(c)

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

#### Master Bedroom:

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

<u>Unit 644:</u> <u>Living Room:</u> Repair the hole in the wall. BMC 16.04.060(a) (Bottom right corner)

<u>Kitchen:</u> Secure loose electrical receptacle. BMC 16.04.060(b) (Right of sink)

# Unit 644 continued:

### **Furnace Closet:**

TPR valve discharge tube needs to be installed. BMC 16.04.060(c) Temperature/pressure relief (TPR) valve discharge tubes:

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

### Master Bedroom:

Secure hanging air vent. BMC 16.04.060(a)

# <u>Unit 646:</u> <u>Kitchen:</u> Replace missing handle on microwave. BMC 16.04.060(c)

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

#### **Bath/Laundry:**

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

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a) Repair the hole in the wall. BMC 16.04.060(a) **(TP holder)** 

#### Master Bedroom:

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

#### **Unit 652:**

**Bedroom:** 

Secure hanging air vent. BMC 16.04.060(a)

### Master Bedroom:

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

<u>Unit 654:</u>

#### Living Room:

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

#### **Bedroom:**

Secure hanging air vent. BMC 16.04.060(a)

<u>Unit 648:</u>

#### <u>Entry:</u>

Secure loose electrical receptacle. BMC 16.04.060(b)

#### Deck:

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

#### **Bedroom:**

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

#### **Unit 650:**

#### Living Room:

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

#### **BUILDING 19:**

### **Unit 672:**

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

### <u>Unit 674:</u> Bathroom:

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

# <u>Unit 678:</u> Laundry Room:

Repair the peeling ceiling. BMC 16.04.060 (a)

### **Bathroom:**

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

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

# Kitchen:

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

# <u>Unit 684:</u>

### **Balcony:**

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

# <u>Unit 686:</u>

### **Balcony:**

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

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

### <u>Unit 680:</u>

# Kitchen:

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

### **Utility Closet:**

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

### **Unit 682:**

#### Kitchen:

Repair the broken microwave door. BMC 16.04.060 (a)

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

### **Balcony:**

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

### <u>Unit 656:</u>

# Kitchen:

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

# **Unit 658:**

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

Unit 660: No violations noted

# **Unit 662:**

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

### **Unit 668:**

#### **Balcony:**

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

### 1<sup>st</sup> Bath:

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

# **Unit 670:**

### Kitchen:

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

# 2<sup>nd</sup> Bedroom:

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

# **Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.060 (a) **Unit 670 continued:** 

#### 1<sup>st</sup> Bedroom:

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

### 1<sup>st</sup> Bath:

Secure the loose door handle. BMC 16.04.060 (a)

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

### **Unit 664:**

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

### **BUILDING 17:**

### <u>Unit 716:</u>

<u>Kitchen:</u> Repair/replace the torn vinyl flooring. BMC 16.04.060 (a)

#### Bathroom:

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

#### <u>Unit 718:</u>

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

### Kitchen:

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

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

Replace the missing refrigerator. BMC 16.04.060 (a)

#### <u>Hallway</u>:

Replace the missing closet door. BMC 16.04.060 (a)

# Unit 718 continued:

# **Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

### 2<sup>nd</sup> Bedroom:

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

Replace the missing door. BMC 16.04.060 (a)

### Bathroom:

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

Replace the deteriorating sink faucet. BMC 16.04.060 (a)

Repair the peeling ceiling. BMC 16.04.060 (a)

#### Laundry Room:

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

### <u>Hallway:</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)

#### **Unit 720:**

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

#### **Unit 722:**

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

# **Unit 728:**

# **Balcony:**

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

# <u>Unit 730:</u>

# Kitchen:

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

# **Balcony**:

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

# **Unit 724:**

### **Balcony:**

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

# **Unit 726:**

# **Balcony:**

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

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

### Kitchen:

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

### **Unit 700:**

# Kitchen:

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

# Unit 700 continued:

### **Utility Closet:**

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

#### **Unit 704:**

### 2<sup>nd</sup> Bath:

Repair the toilet paper holder. BMC 16.04.060 (a)

### <u>Unit 706:</u>

#### Kitchen:

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

#### 2<sup>nd</sup> Bathroom:

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

#### **<u>1st</u>** Bathroom:

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

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

### **Unit 702:**

#### Kitchen:

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

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

#### 1<sup>st</sup> Bedroom:

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

#### <u>Unit 708:</u>

#### <u>Kitchen:</u>

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

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

#### Hallway:

Secure the loose smoke detector. BMC 16.04.060 (b) Unit 708 continued:

# 2<sup>nd</sup> Bathroom:

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

# <u>Unit 710:</u>

### 1<sup>st</sup> Bath:

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

# <u>Unit 712:</u>

# 1st Bedroom:

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

# 1<sup>st</sup> Bath:

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

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

### 2<sup>nd</sup> Bath:

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

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

### <u>Unit 714:</u>

### 1<sup>st</sup> Bath:

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

### 2<sup>nd</sup> Bedroom:

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

### **BUILDING 16:**

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### **Unit 750:**

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

# <u>Unit 752:</u> <u>Bathroom</u>: Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

### Kitchen:

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

# Unit 754: Entry: Repair/replace the torn vinyl flooring. BMC 16.04.060 (a)

### Kitchen:

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

# <u>Unit 760:</u> Entry:

Repair the loose door seal. BMC 16.04.060 (a)

### Kitchen:

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

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

#### Bathroom:

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

#### Bedroom:

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

### Unit 760 continued:

### **Balcony:**

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

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

# Unit 756:

#### Kitchen:

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

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

### Balcony:

Secure the loose deck boards. BMC 16.04.060 (b)

### Bathroom:

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

### **Unit 758:**

#### **Bathroom:**

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

#### Bedroom:

Repair the water stained ceiling. BMC 16.04.060 (a)

#### Balcony:

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

### <u>Unit 732:</u>

#### Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

# <u>Unit 734:</u> <u>Hallway:</u>

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

#### Unit 734 continued:

### Bathroom:

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

#### Bedroom:

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

### Main Hallway:

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

#### <u>Unit 738:</u>

#### Kitchen:

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

### Hallway:

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

### <u>Unit 744:</u>

### Kitchen:

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

#### **Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

#### Balcony:

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

#### <u>Unit 746:</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)

# **Balcony:**

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

# <u>Unit 742:</u> <u>Utility Closet:</u>

Temperature/pressure relief (TPR) valve discharge tubes:

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

### **BUILDING 18:**

### <u>Unit 782:</u>

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

### Bathroom:

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

#### **Unit 780:**

### Kitchen:

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

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

# <u>Unit 784:</u>

#### **Bathroom:**

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

### **Unit 786:**

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

### 2<sup>nd</sup> Bedroom:

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

Unit 792: Balcony: Repair/replace the deteriorating siding. BMC 16.04.050 (a)

### <u>Unit 790:</u>

# Kitchen:

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

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

#### **Balcony:**

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

#### **Unit 764:**

### 1st Bedroom:

Replace the missing door knob. BMC 16.04.060 (a)

#### **Unit 766:**

Entry: Repair the loose door seal. BMC 16.04.060 (a)

#### Kitchen:

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

# <u>Unit 768:</u> Hallway Bath:

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

#### <u>Unit 770:</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 (Dog)

### <u>Unit 776:</u>

Entry: Repair the loose door seal. BMC 16.04.060 (a)

# <u>Kitchen</u>:

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

#### **Utility Closet:**

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

# <u>Unit 774:</u>

**<u>2nd Bath:</u>** Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

# **BUILDING 20**

# <u>Unit 602:</u> <u>Master Bathroom:</u> Secure loose electrical receptacle. BMC 16.04.060(b)

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

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

### <u>Unit 608:</u>

#### Kitchen:

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

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

#### **Bathroom:**

Rehang towel bar. BMC 16.04.060(a)

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

Replace damaged cabinet floor. BMC 16.04.060(a)

### **Unit 606:**

#### **Furnace Closet:**

TPR valve discharge tube needs to be installed. BMC 16.04.060(c) Temperature/pressure relief (TPR) valve discharge tubes:

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

#### Unit 606 continued:
#### **Bathroom:**

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

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

#### **Unit 614:**

#### Deck:

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

#### **Bedroom:**

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

#### **Bathroom:**

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

## **Unit 612:**

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

## <u>Unit 618:</u>

#### Deck:

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

## **Unit 622:**

#### Kitchen:

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

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

#### **Bathroom:**

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

#### **Unit 620:**

## Kitchen:

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

#### **Bathroom:**

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

#### Master Bathroom:

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

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

#### **Unit 600:**

**Bathroom:** 

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

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

#### **BUILDING 21**

#### <u>Unit 601:</u> <u>Kitchen</u> Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

#### **Bathroom:**

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

#### Hallway:

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

#### **Bedroom:**

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

<u>Unit 603:</u> <u>Living Room:</u> Repair the sliding door to latch as intended. BMC 16.04.060(c)

#### Unit 603 continued:

#### Kitchen:

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

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

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

<u>Unit 605:</u> <u>Living Room:</u> Replace the broken sliding door handle. BMC 16.04.060(a)

<u>Kitchen:</u> Repair/replace the flooring. BMC 16.04.050(a) (bubbled/warped)

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

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

# <u>Unit 615:</u>

#### **Bathroom:**

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

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

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

Unit 611: Deck: Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

<u>Unit 609:</u>

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

Repair/replace the deteriorated board. BMC 16.04.050(a) (under storage door threshold) **Unit 609 continued:** 

## Kitchen:

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

## <u>Unit 617:</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 619:</u>

## Deck:

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

## Living Room:

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

# **Unit 621:**

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

## Living Room:

Secure the sliding door handle. BMC 16.04.060(c)

## Hallway:

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

## <u>Unit 623:</u>

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

# Living Room:

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

## **Unit 629:**

#### Living Room:

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

#### Kitchen:

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

#### **Bathroom:**

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

## **Unit 631:**

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. This applies even if the tenants do not have access to this area of the property. BMC 16.03.040 (No Key)

# Unit 627: Living Room: Repair/replace the sliding door handle. BMC 16.04.060(c)

# **BUILDING 2:**

<u>Unit 635:</u> <u>West Bathroom:</u> Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

#### East Bathroom:

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

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

#### **Unit 633:**

## Entry porch/stairs:

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

#### East Bathroom:

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

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

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

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

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

#### **Furnace Closet:**

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

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

#### West Bedroom:

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

#### East Bedroom:

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

<u>Unit 637:</u> <u>Kitchen:</u> Repair the broken microwave handle. BMC 16.04.060 (a)

## Unit 637 continued:

#### Living Room:

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

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

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

#### **Dryer Closet:**

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

#### <u>Unit 639:</u>

# Bathroom:

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

#### <u>Unit 641:</u>

#### Kitchen:

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

#### Bedroom:

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

#### <u>Unit 649:</u>

#### **Balcony:**

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

#### Kitchen:

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

#### **Unit 651:**

#### Kitchen:

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

#### **Bathroom:**

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a) Unit 651 continued:

## **Balcony**:

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

## **Unit 645:**

#### Bathroom:

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

# <u>Unit 647:</u>

## Bathroom:

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

<u>Unit 653:</u> <u>Left Bathroom:</u> Repair the toilet to function as intended. (Handle broken) BMC 16.04.060 (a)

Living Room: Repair the water damaged ceiling. BMC 16.04.060 (a)

## **<u>Right Bedroom:</u>**

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

## **BUILDING 3**

<u>Unit 705:</u> <u>Living Room:</u> Secure the sliding door handle. BMC 13.04.060(c)

## Kitchen:

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

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

## **Unit 705 continued:**

## Laundry:

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

# <u>Unit 707:</u>

# Living Room:

Secure the sliding door handle. BMC 13.04.060(c)

#### Kitchen:

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

#### **Bathroom:**

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

#### Hallway:

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

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

# <u>Unit 711:</u> <u>Kitchen:</u> Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

## **Bedroom:**

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

#### Hallway:

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

# <u>Unit 709:</u>

**Bathroom:** 

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

#### **Common Hallway:**

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

## <u>Unit 717:</u>

# Laundry:

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

# <u>Unit 719:</u>

**Dining Room:** 

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

## **Bathroom:**

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

# <u>Unit 713:</u>

# <u>Hallway:</u>

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

## **Unit 715:**

# Deck:

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

## **Bathroom:**

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

## <u>Unit 703:</u>

## **Bathroom:**

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

## Master Bedroom/Bathroom:

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

<u>Unit 723:</u>

#### Living Room:

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

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

## **Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

## Kitchen:

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

## **Unit 721:**

## Kitchen:

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

## **BUILDING 4**

# <u>Unit 757:</u>

**Furnace Closet:** 

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

#### Master Bathroom:

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

## <u>Unit 759:</u> Hall Bathroom:

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

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

# <u>Unit 761:</u>

## Hall Bathroom:

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

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

## <u>Unit 763:</u>

## Bedroom:

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

## Master Bedroom:

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

## **Bathroom:**

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

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

## <u>Unit 771:</u>

## Kitchen:

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

## Deck:

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

## Master Bathroom:

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

#### **Unit 769:**

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

#### **Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

#### Master Bathroom:

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

#### **Unit 765:**

#### Kitchen:

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

#### Deck:

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

#### **Bedroom:**

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

## <u>Unit 765 continued:</u> Master Bedroom:

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

# <u>Unit 775:</u>

## Kitchen:

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

# **Furnace Closet:**

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

# <u>Unit 773:</u>

**Entry:** 

Secure loose electrical receptacle. BMC 16.04.060(b)

# Living Room:

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

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

# **Furnace Closet:**

TPR valve discharge tube needs to be installed. BMC 16.04.060(c) Temperature/pressure relief (TPR) valve discharge tubes:

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

# **Bedroom:**

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

# Unit 773 continued:

## Master Bedroom:

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

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

# <u>Unit 777:</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)

# **Bath/laundry:**

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

Unit 779: Entry: Secure loose electrical receptacle. BMC 16.04.060(b)

<u>Unit 785:</u> <u>Entry:</u> Secure loose electrical receptacle. BMC 16.04.060(b)

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

# Kitchen:

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

# **Bath/laundry:**

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

# **Unit 787:**

## Deck:

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

#### <u>Unit 781:</u>

#### Deck:

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

#### **Bath/laundry:**

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

#### **BUILDING 5:**

# <u>Unit 727:</u> <u>Kitchen:</u> Repair garbage disposal to function as intended. BMC 16.04.060(c)

## <u>Unit 729:</u>

## **Utility Closet:**

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

#### **Unit 731:**

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

#### Kitchen:

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

#### **Bathroom:**

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

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

<u>Unit 739:</u> Dining Room

# <u>Dining Room:</u>

Replace the missing ceiling vent. BMC 16.04.060 (a)

#### **Balcony:**

Repair the loose deck boards. BMC 16.04.050 (b)

#### **Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

#### **Unit 737:**

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

## <u>Unit 735:</u>

#### **Balcony:**

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

#### **Unit 733:**

#### **Balcony:**

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

## Kitchen:

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

#### <u>Unit 743:</u>

## Kitchen:

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

#### Living Room:

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

#### **Utility Closet:**

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

## <u>Unit 747:</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)

## Bathroom:

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

# <u>Unit 745:</u>

#### <u>Main Hallway:</u>

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

## <u>Unit 755:</u>

## Bedroom:

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

## Bathroom:

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

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

## <u>Unit 753:</u>

## **Balcony:**

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

## **Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

#### Hallway:

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

#### **Bathroom:**

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

## <u>Unit 751:</u>

#### **Balcony:**

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

Secure the loose soffit. BMC 16.04.050 (a)

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

#### **Bedroom:**

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

#### Bathroom:

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

<u>Unit 749:</u>

## Bathroom:

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

# **BUILDING 6**

# <u>Unit 801:</u>

## **Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

## <u>Unit 805:</u>

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

# <u>Unit 807:</u>

#### Kitchen:

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

## <u>Unit 811:</u>

## **Bathroom:**

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

## **Unit 817:**

Deck:

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

# Laundry:

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

# <u>Unit 819:</u> <u>Deck:</u> Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

# <u>Unit 815:</u> Furnace Closet:

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

<u>Unit 819:</u> <u>Deck:</u> Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

# Living Room:

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

# <u>Unit 821:</u>

## Living Room:

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

# Kitchen:

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

# <u>Unit 823:</u>

## **Bathroom:**

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

# **Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

## **BUILDING 7**

## <u>Unit 827:</u> Master Bedroom:

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

# <u>Unit 825:</u>

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

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

# Hallway:

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

# Kitchen:

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

# Master Bedroom:

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

# <u>Unit 831:</u> <u>Kitchen:</u> Secure the faucet handle. BMC 16.04.060(c)

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

# **Bathroom:**

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

# <u>Unit 829:</u> <u>Laundry:</u> Repair/replace the dryer exhaust. BMC 16.04.060(c)

#### **Unit 835:**

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

#### <u>Unit 833:</u>

#### Kitchen:

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

#### Hallway:

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

#### **Bathroom:**

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

#### <u>Unit 841:</u>

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

#### <u>Unit 843:</u>

#### Deck:

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

#### Living Room:

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

#### Kitchen:

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

#### **Bathroom:**

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

## <u>Unit 837:</u> Repair the air conditioner to function as intended. BMC 16.04.060(c)

## **Bathroom:**

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

#### Kitchen: Replace the garbage disposal switch. BMC 16.04.060(b)

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

# <u>Unit 845:</u>

# Master Bathroom:

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

## Kitchen:

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

## <u>Unit 847:</u>

## **Bedroom:**

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

# **BUILDING 8**

## **Unit 901:**

# **Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

## **Bathroom:**

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

## **Unit 903:**

## Kitchen:

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

#### **Bathroom:**

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

#### Master Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

#### **Bedroom:**

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

## <u>Unit 905:</u>

#### Kitchen:

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

#### **Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

<u>Unit 907:</u> <u>Living Room:</u> Repair sliding door to latch securely. BMC 16.04.060(b)

<u>Unit 909:</u> <u>Living Room:</u> Secure loose electrical receptacle. BMC 16.04.060(b) (Right of sliding door)

#### Kitchen:

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

# <u>Unit 911:</u>

# **Bathroom:**

Secure loose electrical receptacle. BMC 16.04.060(b)

# <u>Unit 913:</u> Living Room:

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

# Deck:

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

# Kitchen:

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

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

# **Bathroom:**

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

# **Bedroom:**

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

# <u>Unit 915:</u>

# **Bathroom:**

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

<u>Unit 917:</u> <u>Living Room:</u> Repair sliding door to latch securely. BMC 16.04.060(b)

# Unit 917 continued:

## **Furnace Closet:**

TPR valve discharge tube needs to be installed. BMC 16.04.060(c) Temperature/pressure relief (TPR) valve discharge tubes:

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

# **Bathroom:**

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

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

## Master Bathroom:

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

# <u>Unit 919:</u>

**Living Room:** 

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

# <u>Patio:</u>

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

# **Bathroom:**

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

## Master Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) <u>Unit 921:</u>

## Living Room:

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

# Hallway:

Secure service panel door. BMC 16.04.060(b)

# **Bathroom:**

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

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

# Master Bathroom:

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

# <u>Unit 923:</u>

Living Room:

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

# Kitchen:

Repair damaged faucet controls. BMC 16.04.060(c)

# **Furnace Closet:**

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

# Master Bathroom:

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

#### **BUILDING 9:**

# <u>Unit 957:</u>

Kitchen:

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

#### Left Bath:

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

#### Unit 959:

#### Kitchen:

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

#### **Right Bedroom:**

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

<u>Unit 967:</u> <u>Living Room:</u> Repair the sliding glass door to lock. BMC 16.04.060 (b)

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

#### Bedroom:

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

#### **Utility Closet:**

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

#### **Unit 963:**

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

## <u>Unit 971:</u>

## Kitchen:

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

#### Bedroom:

Replace the broken window pane. BMC 16.04.060 (b)

## Bathroom:

Secure the loose electrical outlet. BMC 16.04.060 (b)

## Balcony:

Stabilize the sagging deck. BMC 16.04.050 (b)

## <u>Unit 969:</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)

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

#### Balcony:

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

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

## <u>Unit 975:</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 (Key)

<u>Unit 977:</u>

Hallway:

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

## Kitchen:

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

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

# Left Bedroom:

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

# <u>Unit 979:</u>

# Left Bathroom:

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

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

# **BUILDING 10**

#### Unit 925: Kitchen:

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

# Master Bathroom:

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

# Master Bedroom:

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

<u>Unit 927:</u> <u>Kitchen:</u> Repair garbage disposal to function as intended. BMC 16.04.060(c) <u>Unit 929:</u>

# Kitchen:

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

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

## **Utility Closet:**

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

## Master Bathroom:

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

# <u>Unit 931:</u> <u>Living Room:</u> Replace the broken sliding door handle. BMC 16.04.060(a)

## **Utility Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

# <u>Unit 937:</u>

## **Deck:** Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

## Master Bedroom:

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

# <u>Unit 939:</u>

## Deck:

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

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

#### <u>Kitchen:</u>

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

#### Master Bathroom:

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

#### <u>Unit 935:</u>

#### **Bathroom:**

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

#### <u>Unit 933:</u>

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

## Kitchen:

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

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

#### **Dining Room:**

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

#### **Unit 943:**

#### **Entry:**

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

#### Kitchen:

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

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<u>Unit 943 continued:</u> <u>Hallway:</u> Provide operating power to the smoke detector. IC 22-11-18-3.5

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

<u>Unit 941:</u> <u>Living Room:</u> Replace the broken sliding door handle. BMC 16.04.060(a)

#### **Rear Bedroom:**

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

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

## **Bathroom:**

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

#### Hallway:

Repair/replace the carpeting. BMC 16.04.060(a)

## <u>Unit 945:</u>

#### Kitchen:

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

#### **Front Bedroom:**

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

#### <u>Unit 947:</u>

#### Living Room:

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

#### <u>Hallway:</u>

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

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

# Unit 947 continued:

# **Bathroom:**

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

## <u>Unit 953:</u>

#### Deck:

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

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

## **Bathroom:**

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

## Bedroom 2:

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

# <u>Unit 955:</u>

#### Kitchen:

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

## Bedroom 1:

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

## Bedroom 2:

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

<u>Unit 951:</u> <u>Deck:</u> Replace the top board of the deck railing. BMC 16.04.050(a)

## Unit 949: Bathroom: Seal the top of the shower surround. BMC 16.04.060(a)

## **BUILDING 11**

# <u>Unit 1001:</u>

<u>Kitchen:</u> Secure loose sink sprayer. BMC 16.04.060(a)

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

<u>Laundry Closet:</u> Determine the source and eliminate the water leak. BMC 16.04.060(a) (At water supply)

## **Bedroom:**

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

## Master Bedroom:

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

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

<u>Unit 1003:</u> <u>Living Room:</u> Repair sliding door to latch securely. BMC 16.04.060(b)

# Kitchen:

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

**Furnace Closet:** Secure loose access panel on furnace. BMC 16.04.060(c)

# **Bathroom:**

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

## <u>Unit 1005:</u>

## Deck:

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

## **Dining Room:**

Secure loose electrical receptacle. BMC 16.04.060(b) (West wall)
# Unit 1003 continued:

# **Bathroom:**

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

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

# <u>Unit 1007:</u>

# Living Room:

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

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

# **Dining Room:**

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

# Kitchen:

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

# **Furnace Closet:**

TPR valve discharge tube needs to be installed. BMC 16.04.060(c) Temperature/pressure relief (TPR) valve discharge tubes:

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

# <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 at least 4 inches from the wall. IC 22-11-18-3.5

# **Bathroom:**

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

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

# Unit 1007 continued:

#### Master Bedroom:

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

# <u>Unit 1011:</u>

# Living Room:

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

# Laundry:

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

# **Unit 1013:**

Deck:

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

# **Bathroom:**

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

# <u>Unit 1015:</u>

#### Living Room:

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

# **Unit 1017:**

#### <u>Laundry:</u>

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

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

# <u>Unit 1019:</u>

# <u>Patio:</u>

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

#### Kitchen:

Replace missing cabinet faces. BMC 16.04.060(a)

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

# <u>Laundry:</u>

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

# **Bathroom:**

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

#### Master Bedroom/Bathroom:

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

# **Unit 1021:**

# Living Room:

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

# **Furnace Closet:**

TPR valve discharge tube needs to be installed. BMC 16.04.060(c) Temperature/pressure relief (TPR) valve discharge tubes:

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

#### **Unit 1023:**

#### Deck:

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

#### Kitchen:

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

Unit 1023 continued: Bedroom: Replace broken/missing light switch cover plate. BMC 16.04.060(b)

#### **BUILDING 12:**

# <u>Unit 1025:</u>

**Right Bath:** 

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

#### Left Bedroom:

Repair the window to lock. BMC 16.04.060 (b)

# <u>Unit 1027:</u>

<u>Right Bedroom:</u>

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

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

# <u>Unit 1035:</u>

Bedroom:

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

Unit 1031: Bathroom: Secure the loose electrical outlet. BMC 16.04.060 (b)

<u>Unit 1037:</u> <u>Entry:</u> Repair the loose door seal. BMC 16.04.060 (a)

#### **Unit 1039:**

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

#### Main Hallway upstairs:

Secure the loose electrical outlet. BMC 16.04.060 (b)

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

<u>Unit 1041:</u> <u>Kitchen:</u> Replace the missing drawer adjacent to the dishwasher. BMC 16.04.060 (a)

#### <u>Bathroom</u>:

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

Unit 1043: No violations noted.

<u>Unit 1045:</u> <u>Right Bedroom:</u> <u>Repair the window to lock. BMC 16.04.060 (b)</u>

#### Left Bedroom:

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

# <u>Unit 1047:</u>

#### Left Bath:

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

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

# Unit 1047 continued: <u>Right Bath:</u> Secure the loose light above shower. BMC 16.04.060 (b)

# **BUILDING 13**

<u>Unit 1071:</u> <u>Porch:</u> Replace the missing outlet cover. BMC 16.04.050(a)

#### <u>Unit 1069:</u>

<u>Kitchen:</u> Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

#### Master Bedroom:

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

#### **Bedroom:**

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

#### **Bathroom:**

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

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

#### **Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

<u>Unit 1053:</u> <u>Laundry Closet:</u> Secure the 220 outlet to the wall. BMC 16.04.060(b) Unit 1055: Deck: Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

# Living Room:

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

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

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

Unit 1057: Bathroom: Seal the top of the shower surround. BMC 16.04.060(a)

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

<u>Unit 1059:</u> <u>Living Room:</u> Repair the sliding door to lock. BMC 16.04.060(c)

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

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

<u>Unit 1065:</u> <u>Living Room:</u> Repair the sliding door to lock. BMC 16.04.060(c)

<u>Kitchen:</u> Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c) Unit 1067: Deck: Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

<u>Unit 1061:</u> <u>Living Room:</u> Replace the broken sliding door handle. BMC 16.04.060(a)

<u>Unit 1063:</u> <u>Living Room:</u> Replace broken/missing outlet cover plate. BMC 16.04.060(b) (left of TV)

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

<u>Unit 1049:</u> <u>Entry:</u> Secure the flooring at the door. BMC 16.04.060(a)

<u>Unit 1051:</u> <u>Master Bathroom:</u> Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

<u>Kitchen:</u> Repair the sink faucet to shut off as intended. BMC 16.04.060(c) (to shut off with handle and not by pushing on the base)

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

#### Unit 1042:

#### **BUILDING 14**

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

# <u>Unit 1040:</u> Living Room:

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

# **Dining Room:**

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

# Kitchen:

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

# **Unit 1046:**

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

# Kitchen:

Eliminate the leak at the faucet handle. BMC 161.04.060(c)

#### **Bedroom:**

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

# Master Bedroom:

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

# Master Bathroom:

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

# <u>Unit 1044:</u> <u>Living Room:</u> Repair sliding door to latch securely. BMC 16.04.060(b)

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

# Kitchen:

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

# Master Bedroom:

Replace the damaged door. BMC 16.04.060(a)

# Unit 1044 continued: Hallway: Repair/replace the closet door. BMC 16.04.060(a)

Repair/replace the missing/damaged handles on the laundry closet doors. BMC 16.04.060(a)

# **Unit 1038:**

# **Bedroom:**

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (left latch won't open)

# **Unit 1036:**

#### Deck:

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

# **Unit 1026:**

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

# <u>Unit 1024;</u>

# Living Room:

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

# **Bathroom:**

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

#### **Bedroom:**

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

#### Master Bedroom:

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

# **Unit 1024 continued:** Master Bathroom:

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

# <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 at least 4 inches from the wall. IC 22-11-18-3.5

# **Unit 1030:**

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

# **Bathroom:**

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

# Hallway:

Secure the smoke detector to the wall. BMC 16.04.060(c)

# **Furnace Closet:**

A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

# **Unit 1028:**

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

# Kitchen:

Repair the broken laminate. BMC 16.04.060(a) (end of kitchen counter)

# **Bathroom:**

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

# **BUILDING 15**

# <u>Unit 1018:</u>

# Laundry Closet:

Properly repair and surface coat the damaged portion of the wall. BC 16.04.060(a) (at laundry exhaust line)

# <u>Unit 1022:</u>

# Deck:

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

# <u>Hallway:</u>

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

# <u>Unit 1020:</u>

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

# Kitchen:

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

# **Bedroom:**

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

# <u>Unit 1008:</u>

# Entry:

Repair the deadbolt lock to function as intended. BMC 16.04.060(c) (need to re-align)

# Kitchen:

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

# **Bathroom**

Secure toilet to its mountings. BMC 16.04.060(c)

# <u>Unit 1014:</u>

Living Room: Sliding door to unlatch. BMC 16.04.060(c)

#### <u>Unit 1002:</u> Kitahan:

<u>Kitchen:</u>

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

# Laundry Closet:

Verify the dryer exhaust line is in good condition and properly installed. BMC 16.04.060(c) (accumulation of lint behind the dryer)

# **Furnace Closet:**

Temperature/pressure relief (TPR) valve discharge tubes:

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

# <u>Unit 1000:</u>

#### Bedroom:

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

# **Common Hallway:**

Replace the missing trim at the attic access scuttle. BMC 16.04.060(a)

Secure the metal trim. BMC 16.04.060(a) (at entry to Unit 1006)

# **Unit 1004:**

# Deck:

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

# EXTERIOR:

# **<u>Clubhouse/Office Building:</u>**

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

#### **Building 20:**

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

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

#### **Building 17:**

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

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

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

#### **Building 21:**

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

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

#### **Building 3:**

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

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

# **Building 5:**

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

# **Building 6:**

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

#### **Building 7:**

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

#### **Building 9:**

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

# **Building 10:**

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

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

# **Building 11:**

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

# **Building 15:**

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

# East Intersection of Summitview Pl and Alpine Trail:

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

# **Building 13:**

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

# **Building 14:**

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

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

# **General Condition:**

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

# **OTHER REQUIREMENTS**

# **Furnace Inspection Documentation:**

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

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm
BMC 16.01.060(f), BMC 16.04.060(c), BMC	2 16.04.060(b)

# **Inventory Damage List:**

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

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

This is the end of this report.



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

Meeting Date:	December 17, 2024
Petition Type:	Request for an extension of time to complete repairs
Petition Number:	24-TV-61
Address:	2945-2955 S. Pinewood Ln.
Petitioner:	Richard Bettler (Jabberwocky Real Estate)
Inspector:	Rob Council
Staff Report:	August 1, 2024 - Conducted Drive-by of property to check occupancy. Found both units occupied and spoke with one tenant who had complaints. Started legal.
	October 31, 2024 – Received and scheduled complaint inspection.
	November 1, 2024 – Agent schedule cycle for November 19.
	November 4, 2024 – Completed complaint inspection. Found valid.
	November 8, 2024 – Mailed inspection report.
	<b>November 18, 2024</b> – HAND received BHQA request. Agent rescheduled cycle inspection to December 5.

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

Staff recommendation:	Deny request for extension of time.
Conditions:	Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	Immediate. Complaint deadline of November 22, 2024.
Attachments:	Complaint Report; BHQA Application

CITY OF BLOOMINGTON INDIAN	Boar	Application For App To The d of Housing Quality P.O. Box 100 Bloomington, IN 474 812-349-3420 aand@bloomington.in	Appeals ECEIVED NOV 1 8 2024
Property Address: 2945 5 Pinewo			
Address: 1316 S Palmer Ave	er for Jabberwocky Real Es	state	
City: Bloomington	State: Indiana	Zip Code:	47401
Phone Number: 8123256478	E-mail Address: rb	ettler@homefinder.org	
Owner's Name: Manjula Reinhold	d		
Address: 407 MITCHELL ST APT B			
City: Southport	State: North Carolin	a Zip Code:	28461
Phone Number: 8123259560	E-mail Address: tar	nithproperties@yahoo.com	
Occupants: Timothy Moore			

#### 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 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	assigned	by	BHQA)	
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Petition Number: 24=TV-61

RC

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

A. An extension of time to complete repairs. (Petition type: TV)

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

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

Signature (Required):

Name (Print): Richard Bettler

Date: 11/18/2024

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).

2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.





# COMPLAINT INSPECTION REPORT

<u>Owners</u> Tanith Real Estate Rentals 407 Mitchell St. Apt. B. Southport, NC 28461 <u>Tenant</u> Timothy Moore 2945 S. Pinewood Drive Bloomington, IN 47403

Prop. Location: 2945 S Pinewood LN Number of Units/Structures: 2/1 Units/Bedrooms/Max # of Occupants: Bld 1: 2/2/5

Date Inspected: 11/04/2024 Primary Heat Source: Gas Property Zoning: RM Number of Stories: 1 Inspector: Rob Council Foundation Type: Crawl Space Attic Access: Yes Accessory Structure: None

# **COMPLAINT INSPECTION**

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

# **Entire Unit:**

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

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

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

1641

#### Page 2 of 2

# Kitchen:

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

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

#### **Bathroom:**

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

#### East Bedroom:

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

This is the end of this report.



**Rental Complaint Inspection Information** 

11/8/2024

Agent Jabberwocky Real Estate 1316 S Palmer Avenue Bloomington IN 47401 **Owner** Tanith Real Estate Rentals 407 Mitchell ST Apt. B Southport NC 284614050

# **RE: NOTICE OF COMPLAINT INSPECTION**

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

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

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

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

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

Sincerely,

Housing & Neighborhood Development Encl: Complaint Inspection Report



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

Meeting Date:	12/17/2024
Petition Type:	Request for an extension of time to complete repairs
Petition Number:	24-TV-63
Address:	1912 E Hunter Ave
Petitioner:	College Rentals / Property Stars
Inspector:	Rebecca Davis
Staff Report:	November 06, 2023 Cycle Inspection completed November 15, 2023 Cycle Report mailed January 16, 2024 Reinspection scheduled February 6, 2024 Reinspection complete and complied except Exterior Extension February 26, 2024 Temporary Permit mailed October 2, 2024 Exterior Extension Reminder mailed November 12, 2024 Drive by to check exterior violation - not complied November 21, 2024 Application For Appeal for extension of time received
Staff recommendation:	Grant the extension of time due to winter temperatures being too low for exterior painting and that all other violations were brought into compliance.
Conditions:	Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	April 1, 2025
Attachments:	Cycle Report; BHQA Application

Application For Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 RECEIVED 812-349-3420 hand@bloomington.in.gov NOV 2 1 2024
Property Address: 1912 E Hunter Ave Bloomington
Petitioner's Name: College Rentals - Property Stars
Address: 116.5 S College Ane
city: Bloomington state: In Izip Code: 47401
Phone Number: 812-606-6939 E-mail Address: Property starsleasing Damail.com
Owner's Name: Mort Rubin
Address: 3330 Dundee CH
city: Morthbrook State: IL - Zip Code: 60062
Phone Number: E-mail Address: College rentalsinc. a gmail. com
Occupants: 3 Bed 2 BAth

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 comple-

Reminder:

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

Petition Number: 24 -TV-63

RD

reizins-

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.

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> College Rentals 3330 Dundee Rd Ste C4 Northbrook, IL 60062

Agent Property Stars LLC 114 N Madison St Bloomington, IN 47404

Prop. Location: 1912 E Hunter Ave Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 11/06/2023 Primary Heat Source: Gas Property Zoning: R3 Number of Stories: 1 Inspector: Rebecca Davis Foundation Type: Basement Attic Access: No Accessory Structure: None

Monroe County records show this structure was built in 1899. There were no minimum emergency egress requirements at the time of construction.

# **INTERIOR**

#### **Basement**

Install stress relief clamp on dryer power cord. BMC 16.04.060(c)

Replace the missing/broken electrical junction box cover plate (near the smoke detector on the side of a joist). BMC 16.04.060(b)

Reseal/tape peeling duct tape that is failing (covering asbestos tape on duct work northwest corner of basement area). BMC 16.04.060(b)

# Main Level

Living Room/Dining Room (27-0 x 13-0)

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)

Replace broken/missing outlet cover plate (south wall of dining room). BMC 16.04.060(b)

# <u>Kitchen</u>

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)

6603

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

<u>North Bathroom</u> Secure loose electrical receptacle (GFCI). BMC 16.04.060(b)

<u>South Bathroom</u> Repair the sink drain to function as intended (drains very slowly). BMC 16.04.060(c)

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

<u>NE Bedroom (13-0 x 10-0)</u>: This room has a door to the exterior. Replace broken/missing outlet cover plate (west wall). BMC 16.04.060(b)

East Bedroom (15-0 x 10-0) Replace broken/missing outlet cover plate (south wall). BMC 16.04.060(b)

Existing Egress: Height: 25.5 inches Width: 24 inches Sill Height: 14 inches Openable Area: 4.25 sq. ft.

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

SW Bedroom (20-0 x 14-0): This room has a door to the exterior. No violations noted.

# **EXTERIOR**

Reorient the dryer vent cover so that it does not catch debris/weather (currently upside down). BMC 16.04.050(a)

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

# This violation has a one-year deadline from the date of the Cycle Inspection.

Scrape and paint exterior surfaces where paint is peeling or wood is exposed (window sills, rafter tails, under side of roof deck). BMC 16.04.050(e)

# **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)

# **Fireplace Inspection Documentation**

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

# **Furnace Inspection Documentation**

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

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

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

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

This is the end of this report.



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

Meeting Date:	December 17, 2024
Petition Type:	Request for an extension of time to complete repairs
Petition Number:	24-TV-64
Address:	1326 S. Nancy St.
Petitioner:	Ann Segraves
Inspector:	Rob Council
Staff Report:	October 8, 2024 - Conducted cycle of the property.
	October 31, 2024 – Mailed inspection report.
	November 25, 2024 – HAND received BHQA request.

At a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found. Including a damaged concrete stairway and sidewalk.

Petitioner is requesting an extension of time to complete concrete work.

Staff recommendation: Approve request for extension of time.

- Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
- Compliance Deadline: May 01, 2025
- Attachments: Cycle Report; BHQA Application

CITY OF BLOOMINGTON INDIA	P.O. Box 100 Bioomington, IN 47402	NOV 2 5 2024
Property Address: 1326 S. Nar	)CY	
Petitioner's Name: Ann Segrav	ves (property manager)	
Address: 2521 N. Skyline Dr.		
City: Bloomington	State: IN O Zip Code: 47404	· · · · · · · · · · · · · · · · · · ·
Phone Number: 8123450157	E-mail Address: ann.segraves@gmail.com	
Owner's Name: Joe-Chang R.	Chen	
Address: 1400 S. Nancy		
City: Bloomington	State: O Zip Code: 47401	
Phone Number: 8123251036	E-mail Address: alandjill1400@gmail.com	
Occupants: Michael Dicks and	Viridiana Breton	

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: 🗡

Reminder:

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

(Will be assigned by BHQA)
Petition Number: 24-TV-64

RC

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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. The porch and steps at the front of the house.

Would need extension till warmer weather-at least 9 months.

Would need to replace the porch and steps, and 2 contractors have stated to wait till warmer weather above 60 degrees for at least 2 weeks.

code: BMC 16.04.060 (a)

Signature (Required): Ann Seg vave

Name (Print): Ann Segraves

Date:

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.





**Rental Cycle Inspection Information** 

10/31/2024

**Representative** Ann Segraves 2521 N Skyline Drive Bloomington IN 47404 **Owner** Joe-chang R. Chen 1400 S Nancy Street Unit B Bloomington IN 47401

RE: 1326 S Nancy ST

We have recently completed an inspection at **1326 S Nancy ST**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **12/30/2024**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 12/30/2024** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by 12/30/2024 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>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

10522

<u>Owner(s)</u> Joe- Cheng Roda Cheu 1400 S. Nancy St. Bloomington, IN 47401

<u>Agent</u> Ann Segraves 2521 N Skyline Drive Bloomington, IN 47404

Prop. Location: 1326 S Nancy ST Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 10/08/2024 Primary Heat Source: Gas Property Zoning: R2 Number of Stories: 2 Inspector: Rob Council Foundation Type: Basement Attic Access: No Accessory Structure: None

Monroe County records show this structure was built in 1958. There were no minimum emergency egress requirements at the time of construction.

# LOWER LEVEL

<u>Garage:</u> Replace the missing/broken electrical junction box cover plate. BMC 16.04.060(b) (**Ceiling, near duct.**)

Replace the missing/broken electrical junction box cover plate. BMC 16.04.060(b) (Adjacent to garage door.)

<u>Utility Room:</u> Provide a complete directory of all service panels and circuits. BMC 16.04.020(a) IEC 408.4

Move belongings away from furnace to maintain minimum clearances from combustibles: Fuel-fired appliances: 36" clearance from combustible storage. BMC 16.04.060(c)

Family Room/Mud Room: No violations noted.

# MAIN LEVEL

Living Room (20-0 x 16-0): (Fireplace located here.)

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)

Dining Room (9-8 x 8-8): No violations noted.

<sup>1</sup>/<sub>2</sub> Bathroom: Properly secure loose toilet tank. BMC 16.04.060(a)

<u>Kitchen (17-8 x 9-8):</u> Determine source and eliminate leak. BMC 16.04.060(a) (**Under sink.**)

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

# UPPER LEVEL

Bathroom: No violations noted.

<u>Hallway:</u> No violations noted.

<u>NE Bedroom (13-0 x 9-10):</u> No violations noted.

> Existing Egress: Height: 12 inches (with crank arm removed) Width: 29 inches (with crank arm removed) Sill Height: 31 inches Openable Area: 2.42 sq. ft.

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

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape. BMC-16.04.020

Existing Egress:

Height: 12 inches (with crank arm removed) Width: 29 inches (with crank arm removed) Sill Height: 31 inches Openable Area: 2.42 sq. ft.

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

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape. BMC-16.04.020

SW Bedroom (10-8 x 10-8): No violations noted.

Existing Egress:

Height: 12 inches (with crank arm removed) Width: 42 inches (with crank arm removed) Sill Height: 31 inches Openable Area: 3.5 sq. ft.

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

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape. BMC-16.04.020

# **EXTERIOR**

Properly repair or replace damaged concrete. BMC 16.04.060(a) (Entry walk way and steps.)

# **OTHER REQUIREMENTS:**

# **Furnace Inspection Documentation:**

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

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

# **Registration Form:**

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

# **Inventory Damage List:**

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

# **Occupancy Affidavit**

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

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

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

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

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

This is the end of this report.