

PUBLIC HEARING

BOARD OF HOUSING QUALITY APPEALS

ALLISON CONFERENCE ROOM 215

In Person / Zoom Virtual Meeting

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

Meeting ID 840 9035 4059 Passcode 084395

SEPTEMBER 16, 2025 4:15 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **MINUTES** – August 19, 2025

III. **PETITIONS**

- 1) **25-TV-52, 3111 S. Leonard Springs Road**, Matthew Clark (Woodland Springs United, LLC). Request for an extension of time to complete repairs. Tabled from August 19, 2025 meeting.
- 2) **25-TV-68, 422 N. Fess Avenue**, Elkins Apartments. Request for an extension of time to complete repairs.
- 3) **25-TV-69, 1130 W. Kirkwood Avenue**, Parker Real Estate & Management (Joseph Christine, LLC). Request for relief from an administrative decision.
- 4) **25-TV-70, 121 S. Jefferson Street**, Cheryl Underwood. Request for an extension of time to complete repairs.
- 5) **25-TV-71, 1501 S. Arbors Lane**, Timothy Roberts (BH Walnut Springs, LLC). Request for an extension of time to complete repairs.
- 6) **25-TV-72, 1100 N. Crescent Road**, Scott Selm (The Annex Group). Request for an extension of time to complete repairs.

IV. **GENERAL DISCUSSION**

Discussion of the Board of Housing Quality Appeals By-Laws

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

Board of Housing Quality Appeals - Members

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

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BOARD of HOUSING QUALITY APPEALS
Meeting: TUESDAY, AUGUST 19, 2025, 4:15 PM
ALLISON CONFERENCE RM. 225
SUMMARY

MEMBERS PRESENT: **Present:** Benjamin Atkinson, Matthew Clark, Christina Geels, Zoe Zollman

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

GUESTS: **Present:** Tim Bonner, Heath May, Jennifer Vaught (Regency Multi-Family – Fountain Park), Marc Haggerty (1101 W. 7th Street), Rakesh Kumar (917-927 W. Graham Place)
Zoom: Deb Majors (Summit Pointe), Angie Stewart (Summit Pointe)

Meeting start time 4:15 PM.

I. MINUTES

Zollman made motion to accept the April 15, 2025 minutes. Clark seconded. Motion passed, 4-0.

II. CONSENT AGENDA

24-TV-60, 701 E. Summit View Place, Angie Butler (Summit Pointe United, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 15, 2025 deadline for deck issues and September 01, 2025 deadline for all items on the remaining violations report.

25-TV-42, 223 E. 8th Street, Brawley Property Management. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 30, 2025 deadline.

25-TV-43, 3200 E. Longview Avenue, Angie Butler (Kingston Manor United, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 02, 2025 deadline.

25-TV-44, 718 W. 17th Street, Kathryn Sample (Mackie Properties). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 02, 2025 deadline for all backsplash repairs and fireplace documentation

25-TV-47, 3516 S. Burks Court, Kathryn Sample. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 19, 2025 deadline.

25-TV-48, 419 N. Washington Street, Fierst Rentals. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 02, 2025 deadline.

25-TV-49, 1242 S. College Mall Road, Brawley Property Management. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 10, 2025 deadline.

25-TV-50, 732 E. Sherwood Hills Drive, Brawley Property Management. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 15, 2025 deadline for exterior door repair and a June 03, 2025 deadline for all other violations.

25-TV-53, 1491 W. Allen Street, Peek & Associates Realty & Management Company, LLC (Gregory Palmberg). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 15, 2025 deadline for window repair and an August 26, 2025 for all other violations.

25-AA-54, 1703 S. Huntington Drive, Stephanie Sexton (John Sexton). Request for relief from an administrative decision. Staff recommendation to grant the request for as long as current

owner and tenant are unchanged from current status. The property status will be verified annually, otherwise Title 16 requirements will be re-instated.

25-TV-56, 3131 E Goodnight Way, Stratum at Indiana & College Collection c/o Asset Campus Housing. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 02, 2025 deadline.

25-TV-57, 2531 E 8th Street, Leo Sheng (Shawn Sheng). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 02, 2025 deadline for window replacement.

25-AA-58, 1015 E Maxwell Lane, Melissa Lapalus . Request relief from an administrative decision. Staff recommendation to grant the request for as long as current owner and tenant are unchanged from current status. The property status will be verified annually, otherwise Title 16 requirements will be re-instated.

25-TV-59, 1308 N Dunn Street, Varsity Properties. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 15, 2025 deadline for repair or replacement of stairs and walkways cited.

25-TV-60, 1904 S Rogers Street, Choice Realty & Management. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 01, 2025 deadline for life safety issues and a November 15, 2025 for window installation.

25-TV-61, 400 S Grant Street, Dennis Williams. Request for an extension of time to complete repairs. Withdrawn from agenda. All repairs completed.

25-TV-62, 2254 S Olde Mill Drive, Amnon Sarig (Olde Mill, LLC). Request for an extension of time to complete repairs. Staff recommendation to deny the request.

25-TV-63, 716 W. 17th Street, Kathryn Sample (Mackie Properties). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 02, 2025 deadline.

25-TV-64, 1201 W Allen Street, Kathryn Sample (Mackie Properties). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 01, 2025 deadline for life safety issues and a November 15, 2025 for window installation.

25-TV-66, 3073 E. Amy Lane, Meghan Martin. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 15, 2025 deadline for 40 days of extermination in Units 3016 & 2995 and a November 18, 2025 deadline for 90 days for the electrical panel Building 5.

25-TV-67, 920 W. Kirkwood Avenue, Peek & Associates Realty & Management Company, LLC (Amie Dworecki). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 19, 2025 deadline.

Approved.

III. PETITIONS

Due to lack of quorum, because of recusals, two items were tabled until the September 2025 meeting:

25-TV-51, 3111 S. Leonard Springs Road, Matthew Clark. Request for an extension of time to complete repairs.

25-TV-52, 3111 S. Leonard Springs Road, Matthew Clark. Request for an extension of time to complete repairs.

1) **25-TV-45, 917-927 W. Graham Place**, Rakesh Kumar (Ishaan & Manav, LLC). The petitioner was present to request an extension of time to complete repairs, Staff recommendation to deny the request. Geels made motion to grant the request with an August 25, 2025 deadline. Clark seconded. Motion passed, 4-0.

2) **25-TV-55, 2921 E Discovery Parkway**, Heath May (Regency Consolidated Residential, LLC). Petitioners were present to request an extension of time to complete repairs. Staff recommendation to grant the request with a September 02, 2025 deadline for all repairs aside from the exterior and a September 15, 2025 for all exterior repairs. Geels made motion to grant the request per staff recommendation. Clark seconded. Motion passed, 4-0.

- 3) **25-AA-65, 1011 W. 7th Street**, Marc Haggerty. Petitioner was present to request relief from an administrative decision. Staff recommendation was to deny the request. Geels made motion to grant the request issuing a 4 year permit. Clark seconded. Motion passed, 4-0. A 4 year permit will be issued.

IV. **GENERAL DISCUSSION**

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

V. **PUBLIC COMMENT**

None.

VI. **ADJOURNMENT**

Geels made motion for adjournment. Clark seconded. Motion passed unanimously. Meeting adjourned 5:02 PM.

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

Meeting Date: September 16, 2025

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

Petition Number: 25-TV-52

Address: 3111 S. Leonard Springs Road

Petitioner: Mattbew Clark

Inspector: Stong, Chipman, Council, Tamewitz

Staff Report: 04/22-29/2025 Conducted cycle inspection
05/09/2025 Mailed inspection report. 60-day deadline is 7/11/2025
05/27/2025 Received appeal
06/17/2025, 7/15/2025, 8/19/2025: Tabled appeal due to lack of quorum

During a cycle inspection of the above property violations of the Bloomington Housing Code were noted. The petitioner is seeking an extension of time to complete repairs and looking into vendor assistance to assist in making repairs.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: September 30, 2025

Attachments: Cycle Report; BHQA Application

9/3/25 12/1



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

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

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

City Permit #: BHQA2025-0057
Application Date: 5/27/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 3111 S Leonard Springs RD
Parcel Number: 53-09-13-100-002.000-015

Applicant

Matthew Clark
3111 S Leonard Springs Rd
Bloomington IN 47403

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

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

Requested Variance Type: TV

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

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

Variance Request:

We are seeking a time extension for the recent inspection. We are looking into vendor assistance to assist in expediency

CYCLE INSPECTION REPORT

927

Owners

Woodland Springs United LLC
3111 S. Leonard Springs Road
Bloomington, IN 47401

Agent

Home Town Property Group LLC
169 Ramapo Valley Road
Oakland, NJ 07436

Prop. Location: 3111 S Leonard Springs RD

Number of Units/Structures: 118/7

Units/Bedrooms/Max # of Occupants: Bld A: 30/2/5, Bld B: 10/3/5 10/1/5 8/2/5, Bld C: 10/1/5 10/3/5, Bld D: 8/3/5 8/1/5, Bld E: 8/2/5, Bld F: 8/2/5, Bld G: 8/2/5

Date Inspected: 04/22/2025

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Inspector: Council, Hayes, Stong, Tamewitz

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

Monroe County records show this structure was built in 1974. There were no minimum emergency egress requirements at the time of construction.

Typical Floor Plans

One Bedroom

Living Room (14-9 x 13-0)
Dining Room (11-0 x 7-11)
Kitchen
Bathroom
Bedroom (13-0 x 11-6)

Two Bedroom

Living Room (14-6 x 13-0)
Dining Room (10-0 x 10-0)
Kitchen
Bathroom
Bedroom 1 (15-0 x 9-6)
Bedroom 2 (13-6 x 11)

Three Bedroom

Living Room (14-0 x 13-0)
Dining Room (9-6 x 5-6)
Kitchen
Bathroom
Bedroom 1 (12-0 x 11-6)
Bedroom 2 (12-0 x 10-0)
Bedroom 3 (14-6 x 9-6)

Existing Egress Measurement

Units 1-8 Building A and B*

Height: 12-5 inches

Width: 28 inches

Sill Height: 58 inches

19.5 inches (from top of egress aid)

Openable Area: 2.43 sq. ft.

All Other Units

Height: 27 inches

Width: 37 inches

Sill Height: 21 inches

Openable Area: 6.94 sq. ft.

*At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.

INTERIOR:

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

IDL documents viewed at inspection.

Only rooms with violations are listed on this report

BUILDING A:

Note: The hot water was turned off for repairs in this building at the inspection. The hot water will be checked at the reinspection.

Unit 1:**Right Bedroom:**

Repair the window to function as intended (sash falls out). Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Properly repair and surface coat the ceiling in a workmanlike manner. BMC 16.04.060(a)

Left Bedroom:

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

Bath:

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

Kitchen:

Repair or replace the leaking faucet (leaks from handle). BMC 16.04.060(c)

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

Furnace Closet:

Install a blank over the open knockout on the switch box. BMC 16.04.060(b)

Unit 2:

No violations noted.

Unit 3:**Bath:**

Repair or replace the damaged floor covering. BMC 16.04.060(a)

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

Left Bedroom:

Repair the window to latch securely. BMC 16.04.060(b)

Kitchen:

Replace the missing handle for the cold water on the sink. BMC 16.04.060(c)

Repair or replace the dishwasher so that it functions as intended (tenant states that it does not dry dishes). BMC 16.04.060(c)

Unit 4:

Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

Furnace Closet:

Properly enclose the exposed wiring behind the lower box on the right side of the furnace. BMC 16.04.060(b)

Unit 5:

Vacant: Plumbing being worked on.

This unit was not inspected at the time of this inspection, as major plumbing repairs were being made. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 6:

This unit was not inspected at the time of this inspection, as it was not accessible (sign on door stating tenant has COVID). This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 7:**Bath:**

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

Furnace Closet:

Properly secure the lower fuse box. BMC 16.04.060(b)

Unit 8:**Hall:**

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

Kitchen:

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Bath:

Properly repair the leaking toilet (flooring is discolored from underneath; possible failed wax ring). BMC 16.04.060(c)

Left Bedroom:

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

Unit 9:**Hall:**

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

Kitchen:

Repair the left rear range burner to function as intended. BMC 16.04.060(c)

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

Bath:

Properly repair the toilet to function as intended (loose and leaking). BMC 16.04.060(c)

Properly repair the wall between the tub and toilet in a workmanlike manner. BMC 16.04.060(a)

Unit 10:

Repair the air conditioning in this unit to function as intended. BMC 16.04.060(c)

Hall:

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

Kitchen:

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

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

Unit 11:**Kitchen:**

Properly install the faucet handles (they are reversed). BMC 16.04.060(c)

Right Bedroom:

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

Unit 12:

Repair the air conditioning in this unit to function as intended. BMC 16.04.060(c)

Dining Room:

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

Bath:

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

Hall:

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

Bedroom:

Properly repair the dormers to eliminate the water infiltration. BMC 16.04.060(a)

Exterior Stairs outside unit 13:

Replace the stair stringer braces that have rusted through. BMC 16.04.050(b)

Properly secure the stairs to the ledger board with lag bolts. BMC 16.04.050(b)

Replace the rusted out brackets for the deck support posts. BMC 16.04.050(a)

Replace the broken tread. BMC 16.04.050(b)

Replace the broken stringer. BMC 16.04.050(b)

Unit 13:**Kitchen:**

Properly secure the romex connector for the garbage disposal. BMC 16.04.060(c)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Left Bedroom:

Secure the loose electrical receptacles. BMC 16.04.060(b)

Unit 14:**Exterior Stairs:**

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

Right Bedroom:

Replace the light fixture for the closet light. BMC 16.04.060(c)

Unit 15:**Hall:**

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

Bath:

Repair the door to close properly. BMC 16.04.060(a)

Unit 16:**Hall:**

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

Bath:

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

Properly secure the loose shower arm. BMC 16.04.060(c)

Both Bedrooms:

Properly repair/secure the screens (wind blows them in). BMC 16.04.060(a)

Dining Room:

Properly seal around the window to prevent air and weather infiltration. BMC 16.04.060(a)

Exterior Stairs outside Unit 17:

Properly secure the cross brace under the landing. BMC 16.04.050(a)

Properly install and secure all intermediates so that they do not allow passage of a sphere 4 inches or more in diameter. BMC 16.04.050(b)

Properly secure the stairs to the deck using lag bolts. BMC 16.04.050(b)

Unit 17:**Bath:**

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

Properly seal the top of the tub surround to prevent water infiltration. BMC 16.04.060(a)

Right Bedroom

Correct the polarity of the electrical receptacle on the south and west walls. The hot and neutral conductors are reversed. BMC 16.04.060(h)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Exterior stairs outside Unit 18:

Eliminate the protruding screws on the intermediates (screws are too long and protrude into the walking area). BMC 16.04.050(b)

Unit 18:**Hall:**

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

Kitchen:

Replace the non-functioning GFCI receptacle. BMC 16.04.060(b)

Dining Room:

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

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 19:Living Room:

Properly repair or replace the damaged window (window is falling in). BMC 16.04.060(b)

Dining Room:

Replace the missing receptacle cover plate on the east wall. BMC 16.04.060(b)

Kitchen:

Replace the missing switch and outlet plates. BMC 16.04.060(b)

Left Bedroom:

Repair the weather strip on the window. BMC 16.04.060(a)

Unit 20:Kitchen:

Replace the missing stove knobs. BMC 16.04.060(c)

Hall:

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

Bath:

Repair or replace the GFCI receptacle (will not trip). BMC 16.04.060(b)

Unit 21:Hall:

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

Bath:

Replace the broken exhaust fan. BMC 16.04.060(c)

Replace the damaged flooring. BMC 16.04.060(a)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Right Bedroom:

Repair the window to function as intended (slams shut). Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Replace the broken light fixture in the closet. BMC 16.04.060(c)

Unit 22:**Hall:**

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

Furnace Closet:

Properly secure the junction box. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 23:**Hall:**

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

Right Bedroom:

Replace the broken receptacle on the west wall. BMC 16.04.060(b)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 24:**Living Room:**

Properly repair and surface coat the ceiling in a workmanlike manner. BMC 16.04.060(a)

Properly secure the HVAC register to the ceiling. BMC 16.04.060(a)

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

Furnace Closet:

Clean the return air grille so that it may function as intended. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Bath:

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

Hall:

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

Kitchen:

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

Repair or replace the GFCI receptacle on the west wall so that it functions as intended. BMC 16.04.060(h)

Left Bedroom:

This room was not accessible at the time of this inspection (dogs). This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Exterior stairs outside Unit 25:

Replace the stair support braces that are rusted through. BMC 16.04.050(b)

Eliminate the deteriorated treads. BMC 16.04.050(b)

Eliminate any protruding nails. BMC 16.04.050(b)

Unit 25:**Furnace Closet:**

Clean the return air grille so that it may function as intended. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Right Bedroom:

Repair or replace the doorknob so that it functions as intended. BMC 16.04.060(a)

Bath:

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

Unit 26:**Living Room:**

Properly repair and surface coat the ceiling in a workmanlike manner. BMC 16.04.060(a)

Bath:

Properly seal the top of the tub surround to eliminate water infiltration. BMC 16.04.060(a)

Kitchen:

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

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

Furnace Closet:

Clean the return air grille so that it may function as intended. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 27:**Hall:**

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

Left Bedroom:

Replace the broken outlet under the window. BMC 16.04.060(b)

Bath:

Properly secure the loose shower arm. BMC 16.04.060(c)

Kitchen:

Repair the left rear stove burner to function as intended. BMC 16.04.060(c)

Unit 28:**Hall:**

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

Kitchen:

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

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)

Bath:

Repair or replace the bathtub (holes in tub). BMC 16.04.060(c)

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

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 29:**Hall:**

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

Exterior stairs outside Unit 30:

Replace the metal corner braces that have rusted through. BMC 16.04.050(b)

Replace and secure all loose and/or missing intermediates. BMC 16.04.050(b)

Eliminate all protruding screws. BMC 16.04.050(b)

Replace the post supports that have rusted through. BMC 16.04.050(b)

Unit 30:**Right Bedroom:**

Properly repair or replace the rotting window sill. BMC 16.04.060(a)

Eliminate the leaks from the window. BMC 16.04.060(a)

Left Bedroom:

Repair the crack in the wall and properly surface-coat it. BMC 16.04.060(a)

Eliminate the leaks from the window. BMC 16.04.060(a)

Living Room:

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

Secure this same electrical receptacle. BMC 16.04.060(b)

Bath:

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

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

BUILDING B:**Crawlspace:**

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 1:

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5 2016

Unit 2:

Properly repair the entry door. BMC 16.04.060(c)

Bath:

Repair or replace the damaged flooring.

Mechanical Room:

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

Properly install the furnace filter to prevent it from being sucked into the fan. BMC 16.04.060(c)

Unit 3:Kitchen:

Repair or replace the leaking faucet (leaks from base). BMC 16.04.060(c)

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

Repair or replace the leaking dishwasher. BMC 16.04.060(c)

Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Mechanical Room:

Properly repair the freon leak. BMC 16.04.060(c)

Replace the pipe insulation with an approved material (foam plumbing pipe insulation was being used and was melted). BMC 16.04.060(b)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

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

Unit 4: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

Bathroom:

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

Left bedroom:

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

Right bedroom:

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

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

Unit 5:**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

Bath:

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

Right bedroom:

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

Unit 6:**Kitchen:**

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

Living Room:

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

Bathroom:

Complete ceiling repairs. BMC 16.04.060(a)

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

Right bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Behind bed)**

Unit 7:**Kitchen:**

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

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

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

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)

Secure loose shower head stem. BMC 16.04.060(c)

Unit 8:

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 9:

No violations noted.

Unit 10:

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 11:**Kitchen:**

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

Living Room:

Clean and replace the return air grille so that it functions as intended. BMC 16.04.060(c)

Hall:

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

Furnace Closet:

Properly install the furnace filter to prevent it from being sucked into the fan. BMC 16.04.060(c)

Kitchen:

Properly repair the ceiling in the southwest corner in a workmanlike manner. BMC 16.04.060(a)

Unit 12:**Living Room:**

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

Clean and replace the return air grille so that it may function as intended. BMC 16.04.060(a)

Unit 13:**Bath:**

Properly secure the loose toilet seat. BMC 16.04.060(a)

Kitchen:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 14:**East Bedroom:**

Repair the window to function as intended (will not close or latch). BMC 16.04.060(b)

Kitchen:

Properly level the stove so that it functions as intended. BMC 16.04.060(c)

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

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Bath:

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

Center Bedroom:

Properly secure/replace the weather stripping on the window. BMC 16.04.060(a)

Unit 15:**Hall**

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

Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the burned GFCI outlet. BMC 16.04.060(b)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 16:**Hall:**

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

Unit 17:

Repair the air conditioning in this unit to function as intended (frozen up). BMC 16.04.060(c)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Kitchen:

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

Repair or replace the dishwasher so that it functions as intended. BMC 16.04.060(c)

Bath:

Repair or replace the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 18:

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

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

West Bedroom:

Repair the broken window. BMC 16.04.060(a)

East Bedroom:

Determine the source and eliminate the leak in this room. BMC 16.04.060(a)

Properly repair and surface coat the water damage on the wall and ceiling in a workmanlike manner. BMC 16.04.060(a)

Center Bedroom:

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

Properly surface coat the window where leaking has occurred. BMC 16.04.060(a)

Bath:

Properly repair the door on the vanity. BMC 16.04.060(a)

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

Kitchen:

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

Replace the missing drawer fronts. BMC 16.04.060(a)

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

Repair or replace the GFCI receptacle so that it functions as intended. BMC 16.04.060(a)

Water Heater/Electrical Room:

Replace the missing switch plate. BMC 16.04.060(c)

Replace the damaged stairs to the south door of the room. BMC 16.04.050(b)

Unit 19:Furnace Closet:

Remove the dog hair and debris from the furnace closet to eliminate a fire hazard. BMC 16.04.060(b)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Hall:

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

Kitchen:

Repair the range hood vent fan to function as intended. BMC 16.04.060(c)

Unit 20:Furnace Closet:

Properly repair the freon leak. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 21:

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

Unit 22:

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

Batbroom:

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)

Back bedroom:

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

Unit 23:Entry:

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

Kitchen:

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

Living Room:

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

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

Furnace closet:

Repair air conditioner to function as intended. BMC 16.04.060(c)
(Frozen line set)

Unit 24:**Entry:**

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

Living Room:

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

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

Unit 25:**Kitchen:**

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

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

Furnace closet:

Properly service the air conditioning unit to eliminate loud operation. BMC 16.04.060(c) (**Dirty filter/fan**)

Unit 26:**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

Right bedroom:

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

Back bedroom:

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

Unit 27:**Bathroom:**

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

Unit 28:**Kitchen:**

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

Living Room:

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

Building C:**Mechanical:**

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 1:**Kitchen:**

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

Unit 2:**Kitchen:**

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

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

Unit 3:**Kitchen:**

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

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)

Middle bedroom:

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

Unit 4:**Entry Exterior:**

Replace broken or missing spindles in handrail/guardrail. BMC 16.04.020, BMC 16.04.050(b)

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

Unit 5:**Living Room:**

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

Bathroom:

Repair the toilet to flush properly. BMC 16.04.060(c)

Unit 6:Kitchen:

Replace or repair faucet to function as intended. BMC 16.04.060(a) **(Bad cartridge)**

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

Unit 7:Bathroom:

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

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

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

Hallway:

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

Middle bedroom:

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

Unit 8:Rear bedroom:

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

Middle bedroom:

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

Replace broken/missing outlet cover plate. BMC 16.04.060(b) **(Right of window)**

Unit 9:Exterior Entry:

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

Dining:

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

Kitchen:

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

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

Repair sagging cabinet floor. BMC 16.04.060(a) **(Under sink)**

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

Bathroom:

Repair the toilet to flush properly. BMC 16.04.060(c)

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

Unit 10:Dining area:

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

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)

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

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

Replace the missing protective cover for the light fixture. 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)

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

Unit 11:Exterior Entry:

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

Kitchen:

Repair or replace stove. BMC 16.04.060(c) **(Inspector strongly recommends replacement due to extensive damage.)**

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

Dining:

Secure loose electrical receptacles. BMC 16.04.060(b)

Furnace Closet:

A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(c)

Middle Bedroom:

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

First Bedroom:

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

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

Unit 12:Bathroom:

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

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

Unit 13:Kitchen:

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

Unit 14:Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b)

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

Dining area:

Repair water damaged window sill. BMC 16.04.060(a)

Secure loose electrical receptacle. BMC 16.04.060(b)

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

Furnace closet:

Repair door to latch securely. BMC 16.04.060(a)

Bathroom:

Secure hanging vent. BMC 16.04.060(a)

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 15:**Living Room:**

Secure loose electrical receptacles. BMC 16.04.060(b)

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

Bathroom:

Secure sink hardware. BMC 16.04.060(c) (**Faucet**)

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)

Back Bedroom:

Secure loose electrical receptacles. BMC 16.04.060(b)

Unit 16:**Dining area:**

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

Bathroom:

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

Middle Bedroom:

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

Back Bedroom:

Secure loose electrical receptacles. BMC 16.04.060(b)

Unit 17:**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

Unit 18:**Exterior Entry:**

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

Dining area:

Secure loose electrical receptacles. BMC 16.04.060(b)

Kitchen:

Determine source and eliminate leak. BMC 16.04.060(a) (**At faucet controls**)

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

Bathroom:

Replace broken toilet flush knob. BMC 16.04.060(a)

Secure loose shower hardware. BMC 16.04.060(a)

Bedroom:

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

Unit 19:Living Room:

Repair threshold at entry. BMC 16.04.060(a)

Determine source and eliminate leak. BMC 16.04.060(a) **(At entry ceiling)**

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

Dining Area:

Secure loose electrical receptacles. BMC 16.04.060(b)

Kitchen:

Replace or repair dishwasher 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)

Furnace Closet:

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

Bathroom:

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

Deck between units:

Replace all rotted deck boards. BMC 16.04.050(b)

Unit 20:Exterior Entry:

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

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

BUILDING D:**Maintenance shop:**

Replace broken/worn electrical receptacle. BMC 16.04.060(b) (Left of entry, arced, blew the breaker, and fried plug tester.)

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

Properly repair damaged door frame. BMC 16.04.060(a)

Unit 2:**Hallway:**

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

Unit 4:

No violations noted.

Unit 3:**Living Room:**

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

Kitchen:

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

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

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

Hallway:

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

Bathroom:

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

Repair the peeling cabinet door. BMC 16.04.060 (a)

Unit 1:**Kitchen:**

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

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)

Bedroom:

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

Unit 5:**Kitchen:**

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

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

Hallway:

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

Bathroom:

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

Repair the damaged ceiling above shower. BMC 16.04.060 (a)

Bedroom:

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

Unit 7:**Kitchen:**

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

Secure the loose cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Hallway:

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

Unit 6:**Hallway:**

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

Bathroom:

Secure the sink to the wall. BMC 16.04.060 (a)

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

Unit 8:**Living Room:**

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

Hallway:

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

Bath:

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

1st Bedroom:

Repair the window to lock. BMC 16.04.060 (b)

Unit 9:**Furnace Closet:**

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

1st Bedroom:

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

Middle Bedroom:

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

Unit 11:**Furnace Closet:**

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

Unit 10:**Kitchen:**

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

Unit 12:**Dining Room:**

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

Kitchen:

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

Unit 13:**Furnace Closet:**

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

Replace the missing cover on the furnace. BMC 16.04.060 (b)

1st Bedroom:

Repair the window to lock. BMC 16.04.060 (b)

Hallway:

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

Unit 15:**Hallway:**

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

Bathroom:

Repair the water damaged ceiling. BMC 16.04.060 (a)

Hallway:

Repair the water damaged ceiling. BMC 16.04.060 (a)

Unit 16:

Secure the loose siding at the entry door. BMC 16.04.050 (a)

Kitchen:

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

Hallway:

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

Bathroom:

Replace the missing bathtub faucet handles. BMC 16.04.060 (a)

Unit 14:**Kitchen**

Replace the missing cabinet doors/drawers adjacent to the dishwasher. BMC 16.04.060 (a)

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

Middle Bedroom:

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

Building E:**Unit 1:**

Replace the missing screen door closure. BMC 16.04.060 (a)

Hallway:

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

Bathroom:

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(h)

2nd Bedroom:

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

Unit 3:**Kitchen:**

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

Unit 2:

No violations noted.

Unit 4:**Kitchen:**

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

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

Hallway:

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

2nd Bedroom:

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

Unit 5:**Hallway:**

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

Unit 7:**Kitchen:**

Replace the missing exhaust vent filter. BMC 16.04.060 (a)

Bathroom:

Secure the sink to the wall. BMC 16.04.060 (a)

Unit 6:

No violations noted.

Unit 8:**Dining Room:**

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

Building F:**Unit 1:****Kitchen:**

Secure the loose cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Hallway:

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

Repair the hole in the wall under the smoke detector. BMC 16.04.060 (a)

Furnace Closet:

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the above mentioned criteria. BMC 16.04.060(c) (Pipe is disconnected)

Bathroom:

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

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

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

2nd Bedroom:

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

Unit 3:

No violations noted.

Unit 2:**Living Room:**

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

Hallway:

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

Bathroom:

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

Secure the loose floor covering adjacent to the shower. BMC 16.04.060 (a)

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

Unit 4:

No violations noted.

Unit 5:**Whole Unit:**

Repair the windows to lock. BMC 16.04.060 (b)

Living Room:

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

Kitchen:

Repair the cabinet door to the left of the sink. BMC 16.04.060 (a)

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

Hallway:

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

Furnace Closet:

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the above mentioned criteria. BMC 16.04.060(c) (Pipe is disconnected)

Bathroom:

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

Unit 7:**Kitchen:**

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

Bathroom:

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

Unit 6:**Dining Room:**

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

Kitchen:

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

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

Furnace Closet:

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the above mentioned criteria. BMC 16.04.060(c) (Pipe is disconnected)

Bathroom:

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

Unit 8:**Kitchen:**

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

Furnace Closet:

Secure the electrical cover plate on the junction box. BMC 16.04.060 (b)

Bathroom:

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

Hallway:

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

BUILDING G:**Mechanical:**

Replace missing cover on #6 meter panel. BMC 16.04.060(b)

Crawlspace:

This area was not accessible at the time of this inspection. This area 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 1:

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

Kitchen:

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

Secure the loose cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Hallway:

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

Bathroom:

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

1st Bedroom:

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

2nd Bedroom:

Repair/replace the deteriorating floor covering at the entry door. BMC 16.04.060 (a)

Unit 3:

No violations noted

Unit 2:

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

Kitchen:

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

Hallway:

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

Bathroom:

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

1st Bedroom:

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

Unit 4:**Living Room:**

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

Kitchen:

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

Hallway:

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

1st Bedroom:

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

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

2nd Bedroom:

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

Unit 5:

No violations noted.

Unit 7:**Kitchen:**

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

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)

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

Repair/replace the toilet so that it functions as intended. (c) (per tenant does not flush right)

2nd Bedroom:

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

Unit 6:**Kitchen:**

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

Hallway:

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

1st Bedroom:

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

2nd Bedroom:

Properly finish the drywall repair in a workmanlike manner. BMC 16.04.060 (a)

Unit 8:**Whole Unit:**

Replace all missing electrical outlet cover plates. BMC 16.04.060 (b)

Kitchen:

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

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

Furnace Closet:

Maintain minimum clearances from combustibles:

- Fuel-fired appliances: 36" clearance from combustible storage
- Single-wall vent connectors: 1" clearance from Flow Guard Gold CPVC
6" clearance for other combustibles
- Double-wall vent connectors: 1" clearance for all combustibles
- Draft hood: 6" clearance for all combustibles

BMC 16.04.060(c)

EXTERIOR:**GENERAL VIOLATION**

Properly repair all dormers, eliminating all leaks and replacing missing members. Properly surface coat all exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(c)(e), BMC 16.04.050(a)

Stairs shall be in compliance with the order to repair. Which includes the following

1. Contact Monroe County Building Department to determine if any permits are required for the work/repairs to be completed
2. Verify with Monroe County Building Department if a design professional is required for the work to be completed (It is strongly recommended that a design professional be utilized)
3. Replacement the exterior stairways for Buildings A-G is recommended.
4. If repairs are made to ensure structural stability of exterior stairways for Buildings A-G, they should include, but not be limited to:
 - a. Replacement or stabilization of deteriorated stringers, treads, deck boards on landings
 - b. Eliminating trip hazards and inconsistencies in risers
 - c. Levell the stairs
 - d. Replacement of deteriorated joist hangers and brackets
 - e. Secure bracing and loose joists
 - f. Replace loose, damaged and missing guardrail and handrail spindles and verify they meet code requirements for spacing
5. Contact HAND upon completion of work

BUILDING A

Repair or replace all loose or missing shingles. BMC 16.04.050(a)

Clean out all exhaust vents so that they may function as intended. BMC 16.04.050(a)

Properly repair or replace bent and/or detaching gutters. BMC 16.04.059(a)

Clean debris from the roof, gutters and downspouts. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(c)(e)

Replace deteriorated gutter boards. BMC 16.04.050(a)

Replace the missing downspout on the northeast corner. BMC 16.04.050(a)

Water Heater/Electrical Room:

Properly enclose wiring from the water heater in an approved junction box. BMC 16.04.060(b)

Replace the TPR tube on the water heater (too short).

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 D:

Crawl Space:

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

Replace the missing protective covers for the light fixtures. BMC 16.04.060(c)

Replace the broken exhaust vent cover on the northwest side. (Adjacent to the air conditioner) BMC 16.04.050 (a)

Repair the downspout where it connects to the gutter. (2nd from north end) BMC 16.04.050 (a)

Secure the electrical junction box for unit 10 air conditioner. BMC 16.04.050 (b)

Secure the loose cable conduit on the west side (middle of building). BMC 16.04.050 (a)

Building G:

Replace the missing protective covers for the light fixtures. BMC 16.04.060(c)

Secure the loose junction box adjacent to the air conditioner unit. (2nd from north end east side) BMC 16.04.050 (b)

Building F:

Replace the missing protective covers for the light fixtures. BMC 16.04.060(c)

Building E:

Replace the missing protective covers for the light fixtures. BMC 16.04.060(c)

Secure the loose cable conduit on the east side. BMC 16.04.050 (a)

Building B:

Repair/replace all deteriorating window casings. BMC 16.04.050 (a)

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

Properly secure loose shingles, and/or replace damaged or missing shingles on structure. BMC 16.04.050(a)

Repair all deteriorating window screens. BMC 16.04.050 (a)

Secure the loose exhaust vent adjacent to unit 2. BMC 16.04.050 (a)

Secure guttering to the structure. BMC 16.04.050(a)

Repair/replace the deteriorating fascia above unit 4. BMC 16.04.050 (a)

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

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

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):

All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

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: 09/16/2025

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

Petition Number: 25-TV-68

Address: 422 N. Fess Ave.

Petitioner: Elkins Apartments

Inspector: Chastina Hayes

Staff Report: 06/04/2025 – Conducted cycle inspection.
06/11/2025 – Cycle report mailed.
08/05/2025 – Received BHQA application.
08/29/2025 – Reinspection scheduled.

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found. Including windows in need of repair and reglazing.

Petitioner is seeking an extension of time to complete repairs.

Staff recommendation: Grant request for an extension of time.

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

Compliance Deadline: 11/10/2025

Attachments: Cycle Report; BHQA Application



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

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

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

City Permit #: BHQA2025-0075
Application Date: 8/5/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 422 N Fess AVE
Parcel Number: 53-05-33-403-021.000-005

Applicant

Sherri Hillenburg
940 N Walnut ST
BLOOMINGTON IN 47404

Owner

Elkins Apartments
940 N Walnut ST
Bloomington IN 47404

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

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

Requested Variance Type: TV

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

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

Variance Request:

No variance requested just an extension of time to complete exterior work for the HAND Cycle Inspection.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

3065

Owner

Terry L. Elkins
940 N. Walnut St.
Bloomington, IN 47404

Prop. Location: 708 E 9th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/4/5

Date Inspected: 06/04/2025
Primary Heat Source: Gas
Property Zoning: MS
Number of Stories: 3
Landlord Has Affidavit: No

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

IDL and Occupancy Affidavit viewed at inspection.

Monroe County Assessor's records indicate this structure was built in 1920.
There were no requirements for emergency egress at the time of construction.

Existing Egress Window Measurements:		
(double-hung; both sashes removable)		(double-hung)
Height: 55 inches	OR	24.5 inches
Width: 31 inches		29.75 inches
Sill Height: 26.5 inches		26.25 inches
Openable Area: 11.84 sq. ft.		5.06 sq. ft.

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

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

INTERIOR:

422 N. Fess:

Living Room (18-10 x 11-6):

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

Dining Room (14-0 x 11-8):

Repair the broken window shutter on the north wall. BMC 16.04.060 (a)

Kitchen:

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

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

BASEMENT**Mechanical Room:**

No violations noted.

Family Room (15-0 x 10-0):

Secure the loose light fixture covers. 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)

Bath/Laundry:

No violations noted.

2nd FLOOR**Stairs:**

Replace the deteriorating carpet. BMC 16.04.060 (a)

Northwest Bedroom (11-0 x 11-0):

No violations noted.

Bath:

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

Southeast Bedroom (13-6 x 10-0), Northeast Bedroom (11-6 x 10-0):

No violations noted.

3rd FLOOR**Bedroom (17-0 x 11-0):**

Replace the broken electrical cover plate behind the door. BMC 16.04.060 (b)

708 E. 9th**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) (North wall)

Dining Room:

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

Kitchen:

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

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

BASEMENT**Mechanical Room:**

No violations noted.

Family Room:

No violations noted.

Laundry/Bath:

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

2nd FLOOR**Bath:**

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

Southwest Bedroom, Northwest Bedroom:

No violations noted.

Southeast Bedroom:

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

3rd Floor**Bedroom:**

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

EXTERIOR:

Secure the loose cable box cover on the southeast corner of the structure. BMC 16.04.050 (a)

Replace the deteriorated glazing compound on the windows. BMC 16.04.050(a)

OTHER REQUIREMENTS:**Furnace Inspection Documentation:**

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

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

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

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

This is the end of this report.

Approximate reinspection time 30 minutes

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

Meeting Date: 09/16/2025

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

Petition Number: 25-TV-69

Address: 1130 W. Kirkwood Ave.

Petitioner: Parker Real Estate Mgmt.

Inspector: Rebecca Davis

Staff Report: 01/10/2025 – Conducted cycle inspection.
01/15/2025 – Cycle report mailed.
04/05/2025 – Remaining violations report (1) written.
04/15/2025 – Remaining violations report (1) mailed.
05/02/2025 – Reinspection scheduled.
06/11/2025 – Reinspection conducted with violations remaining RV (2) report written.
06/26/2025 – Remaining violations report (2) mailed. File turned over to LEGAL.
07/07/2025 – Reinspection scheduled.
08/05/2025 – Call from Parker regarding Bed Bugs in Unit 13.
08/08/2025 – Reinspection conducted with violations remaining. RV (3) written.
08/08/2025 – BHQA Application received.
08/12/2025 – RV (3) reviewed and sent to be mailed.

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Program were found. Including life safety violations regarding windows not functioning correctly, service panel issues, and other non-life safety violations including bed bugs.

Petitioner is seeking an extension of time to complete repairs and eliminate infestation.

Staff recommendation: Deny request for an extension of time.

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

Compliance Deadline: 09/30/2025

Attachments: RV Report; BHQA Application

9/13/25 ALC



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

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

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

City Permit #: BHQA2025-0076
Application Date: 8/7/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1130 W Kirkwood AVE
Parcel Number: 53-05-32-314-011.000-005

Applicant

Parker Real Estate Management
P O Box 1112
Bloomington IN 47402

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

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

Requested Variance Type: TV

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

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

Variance Request:

We have a tenant in unit #13 that has a serious bed bug infestation. Upon finding the bugs, she pulled all of her furniture through the common areas spreading the bugs to all other areas causing it to spread to other units. The property is currently being treated. The treatment goes in four phases. We spoke to Morrow's Pest Control and the final treatment will be finished at the end of October. We are requesting an extension until that time to be able to make the necessary repairs at the property without having to enter those units and possibly spread the infestation further.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

REMAINING VIOLATIONS INSPECTION REPORT # 3

The initial reinspection occurred on 06/10/2025

The second reinspection occurred on 08/08/2025

1192

Owner

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

Agent

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

Prop. Location: 1130 & 1200 W Kirkwood AVE

Number of Units/Structures: 21/3

Units/Bedrooms/Max # of Occupants: Bld. 1: 5/1/5; Bld. 2: 8/1/5; Bld. 3: 8/1/5

Date Inspected: 01/10/2025
Primary Heat Source: Gas
Property Zoning: MN
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Rebecca Davis
Foundation Type: Crawl Space, Slab, Basement
Attic Access: Yes
Accessory Structure: Shed

REINSPECTION REQUIRED

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

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

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

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

REMAINING VIOLATIONS:

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

Only rooms with violations will be listed on this report.

1130 W. KIRKWOOD COMMON HALLWAY

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

SECOND FLOOR

NOTE: Units 10, 12, and 13 were not accessible at the 8/8/2025 reinspection due to a **bedbug infestation** in unit 13 suspected to have spread.

#10 – NO ACCESS

Front Closet:

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

#12– NO ACCESS

Bathroom:

Repair the towel bar by securing it to the wall. BMC 16.04.060(a)

#13– NO ACCESS

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 (left window to lock/latch). BMC 16.04.060(b)

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

Bathroom:

Secure the exhaust fan grill. BMC 16.04.060(c)

#16

Living Room:

Replace missing/broken window tilt latch to secure the top of the bottom sash (right window). BMC 16.04.060(c)

#17

Coat Closet:

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

Living Room:

Repair the window to be weather tight. **The sashes shall fit snugly and properly within the frame** (left window bottom sash very loose, right window does not stay open on it's own). Replace any missing or deteriorated glazing compound. 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)

#19

Bathroom:

Provide a stopper for the sink. BMC 16.04.060(a)

Laundry Room:

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

Boiler Room:

Eliminate all unused openings in the electric service panel by installing approved rigid knockout blanks. BMC 16.04.060(b)

1200 W. Kirkwood

#2

Bedroom:

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

EXTERIOR:

1130 (North Building)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(c)(e)

This violation has a one-year deadline from the date of the Cycle Inspection.

1130 (South Building)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(c)(e)

This violation has a one-year deadline from the date of the Cycle Inspection.

Secure the fascia metal on the east side of building BMC 16.04.050(b)

Replace the missing grill vent on the south side of the building crawl space. BMC 16.04.060(a)

1200

Remove and properly dispose of all accumulated or scattered trash on property (west side, wedged in beside shed). BMC 16.04.040(d)

OTHER REQUIREMENTS:

The following documents were not provided to the office or reviewed by the inspector within 60 days of the mailing date on the inspection report, and as such a fine will be levied:

Inventory & Damages List

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

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

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

This is the end of this report.

Estimated reinspection time: 1hr

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

Meeting Date: September 16, 2025

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

Petition Number: 25-TV-70

Address: 121 S Jefferson Street

Petitioner: Cheryl Underwood

Inspector: Steve Tamewitz

Staff Report: July 24, 2025: Conducted complaint inspection. Valid.
July 30, 2025: Mailed complaint inspection report.
August 19, 2025: Received appeal.
August 26, 2025: Mailed remaining violations complaint inspection report.

During a complaint inspection of the above property violations of the housing code were found, including a leaking roof and stained ceiling. The petitioner is requesting an extension of time until October 31st to complete repairs.

Staff recommendation: Grant an extension of time.

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

Compliance Deadline: October 7, 2025

Attachments: Complaint Inspection Report; BHQA Application; Photos



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

REMAINING COMPLAINT VIOLATIONS

1478

Owners

Cheryl Underwood
825 N Walnut St. Suite A
Bloomington, IN 47404

Tenant

Anna Graber
121 S Jefferson St
Bloomington, IN 47408

Prop. Location: 121 S Jefferson ST

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 07/24/2025
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1

Inspector: Steve Tamewitz
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **July 24, 2025**. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

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

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

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

Exterior

Repair or replace damaged or deteriorating roofing. This is to be done in a workmanlike manner and includes but is not limited to damaged or deteriorating roofing material, sheathing, and all structural members. BMC 16.04.050(a) **(Roof in front of house, Kitchen ceiling was dry)**

Interior

Entry

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

Kitchen

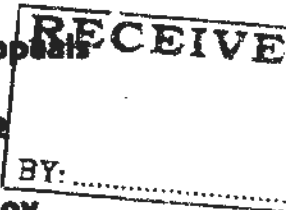
Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials and seal. BMC 16.04.060(a)(f) **(water damage)**

This is the end of this report.

Est. reinspection 15 min.



**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: 121 S Jefferson St

Petitioner's Name: Cheryl L Underwood

Address: 825 N Walnut St, Ste A

City: Bloomington **State:** IN **Zip Code:** 47404

Phone Number: 8123270948 **E-mail Address:** cunderwo@homefinder.org

Owner's Name: Cheryl L Underwood

Address: same

City: _____ **State:** _____ **Zip Code:** _____

Phone Number: _____ **E-mail Address:** _____

Occupants: 3

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: A. extension of time

Reminder:

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

(Will be assigned by BHQA)

Petition Number: _____

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 this variance.
 - 3. Specify the modifications and/or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

The letter sent to by HAND is dated 7/30/25 and postmarked 1 Aug 2025. I received it on Aug 3, 2025. The deadline to complete repair or replace the damaged or deteriorating roof and repair the ceiling damage is Aug 13, 2025. This is impossible at this busy time of year with IV beginning and all that entails with repairs needed for move-outs and move-ins. In addition, we have had an abundance of rain which prevents this work from taking place. The property is tarped and is not leaking in the house. I request Oct 31, 2025 to complete this work.

Signature (Required):

Cheryl L Underwood

Name (Print):

Cheryl L Underwood

Date:

8/8/25

Important information regarding this application format:

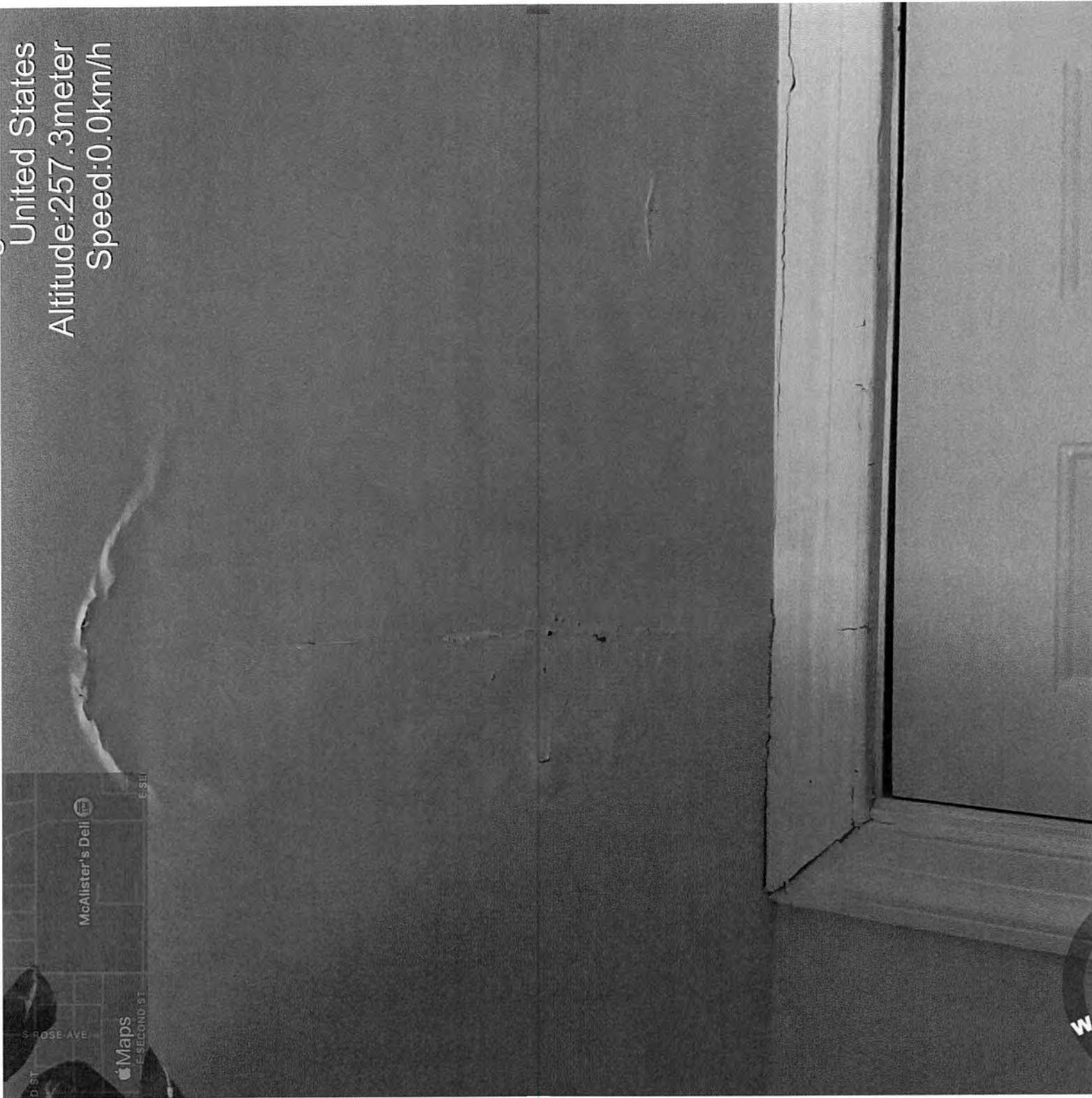
- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.



United States
Altitude: 257.9 meter
Speed: 0.2 km/h



United States
Altitude: 257.3 meter
Speed: 0.0 km/h



Maps

Pollan Tree

United States
Altitude: 257.1 meter
Speed: 0.0 km/h



E



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT

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

Meeting Date: September 16, 2025

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

Petition Number: 25-TV-071

Address: 1501 S Arbors Ln Unit 1515

Petitioner: Timothy Roberts

Inspector: Michael Arnold

Staff Report: 08/01/2025 Complaint Inspection Scheduled
08/05/2025 Complaint Inspection Completed
08/07/2025 Complaint Inspection Sent
08/07/2025 Complaint Inspection Rescheduled
08/18/2025 Complaint Reinspection
08/18/2025 BHQA Application Received
08/18/2025 Complaint Reinspection Completed

Complaint inspection regarding animals in the attic. Valid Complaint. Sent Complaint Report.
At reinspection the tenant had moved out. Partial compliance.

Staff recommendation: Grant the extension of time

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

Compliance Deadline: October 15, 2025

Attachments: Complaint Inspection Report; BHQA Application

9/15/25 *[Signature]*



COMPLAINT INSPECTION REPORT

7062

Owner(s)

Bh Walnut Springs Llc
8902 N Meridian St Ste 205
Indianapolis IN 46260

Agent

First Class Property Management LLC
8902 N Meridian St Ste 205
Indianapolis IN 46260

Tenant

Stewart Howard
1515 S Arbors Ln
Bloomington IN 47401

Prop. Location: 1501 S Arbors LN

Number of Units/Structures: 24/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 4/2/5 2/3/5, Bld 2: 4/2/5, Bld 3: 4/2/5 2/3/5, Bld 4: 6/2/5 2/3/5

Date Inspected: 08/05/2025

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Inspector: Mike Arnold

Foundation Type: Slab

Attic Access: N/A

Accessory Structure: Detached Garages

The following items are the result of a complaint inspection conducted on **08/05/2025**. **It is your responsibility to repair these items and to schedule a re-inspection within seven (7) days** of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

Interior:

Unit 1515:

General Condition:

☞ 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) (for the accumulation of flies)

Attic:

Remove and replace materials that have been damaged by rodent urine and feces. BMC 16.04.060(a) (It is strongly recommended that a professional service be used for this issue)

Repair/replace the damaged duct lines. BMC 16.04.060(c)

☞ Remove what appears to be fur/ animal from the duct vent then clean and sanitize. BMC 16.04.060(a) (above the living room window) (It is strongly recommended that a professional service be used for this issue)

This is the end of this report.



**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: 1501 S. Arbors Lane Bloomington, IN 47404 Apt #1515

Petitioner's Name: Timothy Roberts

Address: 3296 S. Walnut Springs Drive

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 822-1231

E-mail Address: TRoberts@birgeandheld.com

Owner's Name: First Class Property Management LLC

Address: 8902 N. Meridian St. Suite 205

City: Indianapolis

State: Indiana

Zip Code: 46260

Phone Number: 812-822-1231

E-mail Address: TRoberts@birgeandheld.com

Occupants: Stewart Howard

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 25-TV-71

NO PHYSICAL FILE
MA

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

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

The issues that were listed in the complaint, specifically the removal and replacement of the materials that have been damaged by rodent urine and feces, as well as the cleaning and sanitation of the duct vent and removal of items from there, is likely going to require extensive efforts by specifically trained individuals, which seems likely to result in significant impacts to the living conditions of the resident. The resident is vacating the apartment on or around the 31st of August, 2025. We are requesting an extension of the time to complete repairs, to ensure that the tasks can be completed prior to the move in date of a new resident. Due to the schedules of the contractors that specialize in this type of work, it is anticipated that the items listed in the complaint, can be remedied no later than the 15th of October, 2025, and a new resident will not be moved in, prior to the work being completed.

Signature (Required):



Name (Print): Timothy Roberts - CAM Operations Manager

Date: 8/15/25

Important information regarding this application format:

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

Print Form



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

Meeting Date: September 16th, 2025

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

Petition Number: 25-TV-72

Address: 1100 N. Crescent Rd

Petitioner: Scott Selm

Inspector: Kenny Liford/Steve Tamewitz

Staff Report: Cycle completed on 06/10/2025

Cycle report mailed on 07/07/2025

BHQA application received on 08/28/2025

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

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

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

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

Attachments: Cycle Report; BHQA Application

9/3/25 B/L



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

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

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

City Permit #: BHQA2025-0078
Application Date: 8/29/2025

Application For Appeal To The Board of Housing Quality Appeals

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

Applicant
Scott Selm
8680 Edison Plz Dr
Fishers IN 46038

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

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

Requested Variance Type: TV

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

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

Variance Request:

Can we please receive an extension for the repairs we're unable to complete by 9/5/25. We have completed a majority of the inspection repairs and have scheduled a reinspection confirmed for 10/21/25. There are 5 units that require significant remediation using EPA approved methods. We have received a quote for \$120,000 and have a tentative start date of 9/3/25.

There is a chance we might have them completed by the reinspection date of 10/21/25 but not sure at this time until confirmed by the service provider. To be safe, we'd like an extension until 11/15/25.



CYCLE INSPECTION REPORT

10992

Owner(s)

The Annex Group
8680 Edison Plaza Dr
Fishers, IN 46038

Agent

Union at Crescent LP
409 Massachusettes Ave
Indianapolis, IN 46260

Prop. Location: 1100 N Crescent RD

Number of Units/Structures: 146/3

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

Date Inspected: 06/10/2025

Primary Heat Source: Electric

Property Zoning: PUD

Number of Stories: 3

Inspector: Liford/Tamewitz

Foundation Type: Other

Attic Access: No

Accessory Structure: None

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

Existing window measurements are as follows.

Existing Egress:

Height: 26 inches

Width: 31.25 inches

Sill Height: 34.5 inches

Openable Area: 5.62 sq. ft.

Room dimensions are in the file.

Only rooms with violations will be listed on this report.

INTERIOR

Building A

Lower Level

Unit #A001-occupied

Whole unit

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

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

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

Unit#A002-occupied

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Kitchen

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

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

Living Room

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

Bedroom

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

1st Floor

Common Hallway

No violations noted.

Unit #A101-occupied

Kitchen

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

Unit #A102-vacant

No violations noted.

Unit #A103-vacant

Laundry Room

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

Unit #A104-vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Hallway

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

Unit #A107-occupied

No violations noted.

Unit #A108-occupied**Kitchen**

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

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

Unit#A109-occupied

No violations noted.

Unit #A110-occupied**Kitchen**

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

Bathroom

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

2nd Floor**Common Hallway**

No violations noted.

Unit #A201-vacant

No violations noted.

Unit #A202-occupied**Kitchen**

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

Unit #A203-vacant**Kitchen**

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

Unit #A204-occupied**Mechanical Closet**

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

Kitchen

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

Front Left Bedroom

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

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

Unit #A207 -occupied**Kitchen**

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

Unit #A208-vacant**Laundry Room**

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c), IRC M1502.3

Kitchen

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

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

Unit #A209-vacant

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

Unit #A210-vacant

No violations noted.

3rd Floor**Common Hallway**

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

Unit #A301 -vacant**Left Bedroom**

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

Unit #A302-occupied**Laundry Room**

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

Unit #A303-occupied

No violations noted.

Unit#A304-vacant

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

Unit #A307-vacant

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

Laundry closet

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

Mechanical closet

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

Kitchen

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

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

Unit #A308-vacant**Entry**

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

Unit #A309-vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Laundry Room

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

Kitchen

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

Unit #310-occupied

No violations noted.

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

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

Bedroom

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

Living Room

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

Unit 02-vacantKitchen

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

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

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

Units 03 -vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Mechanical closet

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 04 -occupiedLeft Bedroom

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

Hallway

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

Unit 05-vacantEntry

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

Kitchen

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

Bathroom

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

Front Left Bedroom

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

Back Left Bedroom

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

Unit 08 -vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Unit 09- occupied

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

Unit 10 -vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Living Room

Replace the missing thermostat. BMC 16.04.060(c)

Unit 11-Occupied**Left Bedroom**

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

Hallway

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

Unit 12-vacant

No violations noted.

Unit 13-Occupied

No violations noted.

First Floor**Unit B101**

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Kitchen

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

Unit B102-Occupied**Living Room**

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

Unit B103-vacant

No violations noted.

Unit B104 -Occupied

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

Unit B105 -Vacant

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

Unit B108-Occupied

No violations noted.

Unit B109-Occupied

No violations noted

Unit B110-Occupied

No violations noted.

Unit B111**Kitchen**

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

Unit B119-Occupied

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

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

Every owner, agent or operator of a structure containing two (2) or more rental units shall be responsible for the extermination of insects, rodents or other pests in the structure or premises. The owner shall be responsible for extermination within each rental unit, but who is ultimately responsible to pay for such extermination is not regulated or discussed by the Municipal Code. BMC 16.04.090

Laundry Room

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c), IRC M1502.3

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

Bathroom

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

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

Kitchen

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

Unit B113-VacantEntry

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

Living Room

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

Back Right Bedroom

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

Unit B117-Occupied

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

Unit B118-Vacant

No violations noted.

Unit B112Outside entry

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

Kitchen

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

Bathroom

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

Living Room

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

Unit B120-occupied

No violations noted.

Unit B121-Vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Unit B122-Occupied**Laundry Room**

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c), IRC M1502.3

Unit B123-Occupied**Left Bedroom**

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

Unit B124-Vacant

No violations noted.

Unit B125-Vacant

No violations noted.

Unit B126-Occupied**Hallway**

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

Unit B127-Occupied

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

2nd Level:**Unit B201****Whole unit**

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

Living Room

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

Unit B202-vacant**Mechanical Closet**

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

Unit B203 -Vacant

No violations noted.

Unit B204

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

Mechanical Room

No violations noted.

Unit B205

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

Unit B208,

No violations noted.

Unit B209

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Unit 210

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

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

S.E. Bedroom

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

Unit B211

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Hall

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

N.E. Bedroom

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

Unit B212

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Mechanical Closet, Laundry Closet

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

Kitchen

Replace missing stove. BMC 16.04.060(c)

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

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

N.E. Bedroom

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

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

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5 **(Hanging by Wires)**

Hall Bath

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

Unit B216**Laundry Closet**

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

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

Unit B217**Bedroom**

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

Unit B218**Kitchen**

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

Hall

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

N.E. Bedroom

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

S.W. Bedroom

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

Mechanical Closet

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

Unit B219

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

Unit B220**Kitchen**

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

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

Bathroom

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

Unit B221

No violations noted.

Unit B222

No violations noted.

Unit B223**Kitchen**

Gfi corner countertop no power

Bathroom

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

Bedroom

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

Unit B224

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

Unit B225**Whole unit**

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

Hall Bath

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

Unit B226**Laundry Room**

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

Kitchen

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

3rd Level**Common Hallway**

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

Unit B301-Occupied**Kitchen**

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

Living Room

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

Bedroom

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

Unit B302-Vacant

No violations noted.

Unit 303-Vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Unit B304 -Vacant**Kitchen**

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

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

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

Back Bedroom

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

Hall Bath

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

Unit B305-Vacant**Kitchen**

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

Mechanical Closet

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

Unit B308-vacant**Bathroom**

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

Unit B309-Occupied**Bathroom**

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

Unit B310

No violations noted.

Unit B311-Occupied

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

Unit B312-vacant

No violations noted.

Unit B313**Kitchen**

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

Hallway

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

Living Room

Replace the missing thermostat. BMC 16.04.060(c)

Front left Bedroom

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

Hall Bath

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

Unit B316-Vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Unit B317-Vacant

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Living Room

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

Unit B318-Maintenance office

No violations noted.

Unit B319 Ron smith 812-391-0142

No violations noted.

Unit B320-vacant**Kitchen**

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

Unit B321-vacant

No violations noted.

Unit B322-Vacant

No violations noted.

Unit B323-Vacant**Kitchen**

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

Living Room

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

Bedroom

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

Unit B324-occupied**Living Room**

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

Laundry Room

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

Unit B325-Vacant**Kitchen**

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

Right Bedroom

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

Unit B326 -Occupied

No violations noted.

4th Level:**Common Hall**

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

Unit B401**Kitchen**

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

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

Unit B402**Kitchen**

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

Living room

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

Unit B403

No violations noted.

Unit B404

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

S.E. Bedroom

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

Unit B405

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

Unit B408Kitchen

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

Bathroom

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

Unit B409

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

Unit B410

No violations noted.

Unit B411Kitchen

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

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

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

Hall

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

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

N.E. Bedroom

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

S.E. Bedroom

Replace missing fire alarm. BMC 16.04.060(b)

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

Unit B412

No violations noted.

Unit B413

No violations noted.

Unit B416

No violations noted.

Unit B417

Kitchen

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

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

Unit B418

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

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

N.W. Bedroom

Replace the missing door. BMC 16.04.060(a)

S.W. Bedroom

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

Bathroom

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

Unit B419

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Mechanical closet

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

Unit B420

No violations noted.

Unit B421

No violations noted.

Unit B422

No violations noted.

Unit B423

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

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

Kitchen

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

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

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

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

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

Bathroom

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

Replace broken sink. BMC 16.04.060(c)

Unit B424

No violations noted.

Unit B425**Kitchen**

Replace missing stove handle. BMC 16.04.060(c)

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

Bathroom

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

N.W. Bedroom, S.W. Bedroom

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

Unit B426

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

N.E. Bedroom/Bathroom

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

Mechanical north hall

No violations noted.

Mechanical south hall

No violations noted.

Building C

Main Level

Unit C001

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

Kitchen

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

Replace sink cabinet base. BMC 16.04.060(a)

Living Room

Replace missing thermostat. BMC 16.04.060(c)

Hallway

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

N.E. Bedroom

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

N.W. Bedroom

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

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

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

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

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

Unit C002

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

Living Room

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

Unit C003

Living Room

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

S.E. Bedroom

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

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

N.E. Bedroom

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

Replace missing window child locks. BMC 16.04.060(c)

First Level

Unit C103

No violations noted.

Unit C108

S.W. Bedroom

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

Hall

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

Unit C102

No violations noted.

Unit C107**Kitchen**

Repair or replace broken microwave. BMC 16.04.060(c)

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

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

Living Room

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

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

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

Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5 **(living room, bedrooms)**

Bathroom

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

Unit C101

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Kitchen, Mechanical Closet

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

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

N.E. Bedroom

Every window shall have a functioning locking device, window latch and shall be maintained in good condition. Window locks in rental units shall be capable of tightly securing the window and shall be openable without special knowledge or effort. BMC 16.04.060(b) **(north window no latch)**

N.W. Bedroom

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

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

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

N.W Bedroom/Bathroom

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

Unit C106S.W. Bedroom

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

N.W. Bedroom

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

Mechanical Room Common Hall

Replace missing air handler filter. 16.04.060(c)

Second LevelUnit C201Kitchen

Replace the dishwasher BMC 16.04.060(c)

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

Living room

Replace the missing thermostat. BMC 16.04.060(c)

Hall

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

N.W. Bedroom

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

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

N.W. Bedroom/Bathroom

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

N.E. Bedroom

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

S.E. Bedroom

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

Unit C202

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

Kitchen

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

Replace the missing refrigerator. BMC 16.04.060(c)

Repair or replace the microwave. BMC 16.04.060(c)

Living Room

Replace missing thermostat. BMC 16.04.060(c)

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

Bedroom/Closet

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

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

Closet

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

Unit C203

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

Kitchen

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

N.E. Bedroom

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

Bathroom

Properly replace missing shower head. BMC 16.04.060(c)

Unit C206

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Unit C207**Living Room**

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials and seal.

BMC 16.04.060(a)(f) (**water damage**)

N.W. Bedroom

Repair the broken window. BMC 16.04.060(a)

S.W. Bedroom

Repair the broken window. BMC 16.04.060(a)

Unit C208

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

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

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

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

Hall Bathroom

Replace the missing toilet tank lid. 16.04.060(c)

S.E. Bedroom

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

N.W Bedroom

Repair the broken window. BMC 16.04.060(a)

N.W. Bedroom/Bathroom

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

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

Unit C302

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

Living Room

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

Bedroom

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

Replace missing closet door trim. BMC 16.04.060(a)

Bathroom

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

Secure loose faucet to countertop. BMC 16.04.060(c)

Unit C303Hall

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

Hall Bathroom

Secure loose faucet to countertop. BMC 16.04.060(c)

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

Unit C306

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

Unit C307Kitchen

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

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

Living Room

Repair the broken window. BMC 16.04.060(a)

S.W. Bedroom

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

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

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

N. W. Bedroom

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

Hall Bathroom

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

Secure loose faucet to countertop. BMC 16.04.060(c)

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

Unit C308

Entire Unit

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

Kitchen

Replace missing entry door trim. BMC 16.04.060(a)

N.W. Bedroom

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

Mechanical Closet, Common Hall

No violations noted.

Storage

No violations noted.

EXTERIOR

Building A

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

Building B

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

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

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

Building C

No violations noted.

OTHER REQUIREMENTS

Inventory Damage List:

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

Required documentation

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

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

This is the end of this report.

2 Inspectors-8 hours

1 Inspector-16 hours

