PUBLIC HEARING BOARD OF HOUSING QUALITY APPEALS CITY HALL McCLOSKEY CONFERENCE ROOM February 21, 2018, 4:00 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

I. ROLL CALL

II. CONFLICT OF INTEREST DISCLOSURE FORMS

- III. ELECTION OF OFFICERS 2018
- IV. <u>**REVIEW OF SUMMARY**</u> January 17, 2018

V. **PETITIONS**

- 1) 17-TV-99, **2615 E. Dekist Street**, Ann Kreilkamp. Previously heard July 19, 2017. Request for an extension of time to complete repairs. p. 4
- 17-TV-139, **3111 S. Leonard Springs Road**, Julie Cooper (Scott May). Previously heard September 20, 2017. Held over from December 20, 2017 meeting due to lack of quorum. Request for an extension of time to complete repairs.

p. 2

- 3) 17-RV-165, **315 E. 7th Street**, H.A.N.D. (Stasny & Horn, IGP). Held over from December 20, 2017 meeting due to lack of quorum. Request for rescission of a variance. p. 28
- 4) 18-TV-14, **1022 W. Meadow Lane**, Peek & Associates (Tai Hubbard). Request for an extension of time to complete repairs. p. 29
- 5) 18-AA-15, **1004 S. Dunn Street**, Robert & Ruth Schimmelpfennig. Request for relief from an administrative decision. p. 35
- 6) [WITHDRAWN] 18-TV-16, **702 W. Allen Street**, Westmoreland, LLC. Request for an extension of time to complete repairs.
- 7) 18-RV-17, **425 S. Washington Street**, H.A.N.D. (Gail Fairfield). Request for rescission of a variance. p. 38
- 8) 18-TV-18, **2500 S. Rockport Road**, Rex Whitmer (Countryview Associates, L.P.). Request for an extension of time to complete repairs. p. 39

VI. GENERAL DISCUSSION

- VII. PUBLIC COMMENT
- VIII. ADJOURNMENT

B.H.Q.A. MEETING OF JANUARY 17, 2018 SUMMARY

MEMBERS PRESENT: Nicholas Carder, Elizabeth Gallman, Nikki Gastineau, Susie Hamilton

STAFF PRESENT: Michael Arnold, Daniel Bixler, John Hewett, Kenneth Liford, Norman Mosier, Doris Sims, Dee Wills (HAND), Christopher Wheeler (Legal)

GUESTS PRESENT: Julie Buergler (RLN Properties), Connie Cohenour (The Reserve at Chandler's Glen), John Figg (Curry Pike Apartments), Andrew Meadows (Robert Meadows, LLC)

Meeting start time 4:00 PM.

I. <u>REVIEW OF SUMMARY</u>

Carder made a motion to approve the minutes for December 20, 2017. Hamilton seconded. Motion passed, 4-0.

II. CONSENT AGENDA

17-TV-128, **1601-1629 S. Ira Street**, Tom Crichton (John Hart). Previously heard September 20, 2017. Request for an extension of time to complete repairs. Staff recommendation to grant request with a February 14, 2018 deadline.

17-TV-162, **901-903 N. Lindbergh Drive**, Jeff Brawley (Echo Properties). Previously heard November 15, 2017. Request for an extension of time to complete repairs. Staff recommendation to grant request with a February 17, 2018 deadline.

18-RV-01, **430 N. Roosevelt Street**, H.A.N.D. (B.K. Sharma). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-RV-02, **109 S. Jefferson Street**, H.A.N.D. (Neelam & Satish Kumar). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-RV-03, **720 N. Grant Street**, H.A.N.D. (K. Justin Brown). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-TV-04, **445 W. Hoosier Court**, Michael Carpenter (Regency Consolidated Management). Request for an extension of time to complete repairs. Staff recommendation to grant request with a June 15, 2018 deadline to call and schedule re-inspection.

18-RV-05, **315 E. 8th Street**, H.A.N.D. (JDPHD Investment Group). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-TV-07, **1424 N. Jackson Street**, Jackson Heights (Scott May). Request for an extension of time to complete repairs. Staff recommendation to grant request with a January 31, 2018 deadline for all life-safety violations and a March15, 2018 deadline to complete all other repairs and schedule for re-inspection.

18-AA-08, **1023 E. Thornton Drive**, Robert Meadows/Barbara Moss Revocable Trust. Request for relief of an administrative decision to register property as a rental unit. Staff recommendation to grant the request as long as owned by current owner and occupied by current residents, with yearly monitoring to verify these conditions.

18-RV-10, **326 S. Jordan Avenue**, H.A.N.D. (Charles Sinn, Sr.). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-RV-11, **406 E. 20th Street**, H.A.N.D. (CJ Satellite, LLC). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-RV-12, **804 E. 8th Street**, H.A.N.D. (Sharp Flats, LLC). Request for rescission of a variance. Staff recommendation to grant the rescission.

18-RV-13, **831 W. 6th Street**, H.A.N.D. (Tim Treahy). Request for rescission of a variance. Staff recommendation to grant the rescission.

Approved.

III. <u>PETITIONS</u>

17-TV-139, **3111 S. Leonard Springs Road**, Julie Cooper (Scott May). Previously heard September 20, 2017 and December 20, 2017. Petitioner was not present to request an extension of time to complete repairs. Staff recommendation to grant request with a February 20, 2018 deadline. Held over from December 20, 2017 meeting due to lack of quorum. Gastineau recused herself due to an

affiliation with the property. Due to lack of quorum, item held until February 21, 2018 meeting.

17-TV-155, **306 S. Euclid Street**, Norman Ladd. Previously heard November 15, 2017. Petitioner was not present to request an extension of time to compete repairs. Staff recommendation to deny the request. Gastineau made motion to deny the request per staff recommendation. Gallman seconded. Motion passed, 4-0. Request denied.

17-RV-165, **315 E. 7**th **Street**, H.A.N.D. (Stasny & Horn, IGP). Previously heard December 20, 2017. Staff recommendation to grant the rescission. Held over from December 20, 2017 meeting due to lack of quorum. Carder recused himself due to an affiliation with the property. Due to lack of quorum, item held until February 21, 2018 meeting.

18-AA-06, **101-105 S. Curry Pike**, Jon Figg. Petitioners, Jon Figg and Julie Buergler, were present to request relief from an administrative decision limiting the permit to three years. Staff recommendation to deny the request. Carder made motion to grant the request. Hamilton seconded. Motion failed, 2-2 (Gallman, Gastineau nay). Request denied.

18-AA-08, **1023 E. Thornton Drive**, Robert Meadows/Barbara Moss Revocable Trust. Item was on Consent Agenda and approved. The petitioner, Paul Meadows, was present to request relief from an administrative decision to register property as a rental unit. Gastineau made motion to remove from Consent Agenda for discussion. Hamilton seconded. Motion passed, 4-0. Staff recommendation to grant the request as long as owned by current owner and occupied by current residents, with yearly monitoring to verify these conditions. Gallman made motion to grant the request per staff recommendation. Carder seconded. Motion passed, 4-0.

18-TV-09, **1320 N. Arlington Park Drive**, The Reserve at Chandler's Glen (Gene B. Glick Company). The petitioner, Connie Cohenour, was present to request an extension of time to complete repairs. Staff recommendation grant the request for February 15, 2018 deadline on Unit 612 to complete repairs and be re-inspected, and immediately schedule re-inspection for all other units. Hamilton made motion to grant request per staff recommendation. Gastineau seconded. Motion passed, 4-0.

IV. GENERAL DISCUSSION

Hamilton raised concern over repeat appeals for the same property. Sims noted policy of new charge (\$25) and application per request. Sims made mention of forthcoming HAND Newsletter with information to owners and agents.

V. <u>PUBLIC COMMENT</u>

None.

VI. <u>ADJOURNMENT</u>

Gastineau made motion to adjourn. Carder seconded. Motion unanimously passed. Meeting adjourned at 4:52 PM.



City of Bloomington H.A.N.D.

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

Meeting Date:	February 21, 2018	
Petition Type:	An extension of time to complete repairs.	
Petition Number:	17-TV-99 (Old Business)	
Address:	2615 East Dekist St.	
Petitioner:	Ann Krielkamp	
Inspector:	Kenny Liford	
Staff Report:	March 2 nd , 2017 Completed cycle Inspection report. December 28 th , 2017 BHQA App received	
Petitioner has requested an e building permit.	xtension of time for repairs to the garage. They have an open	
Staff recommendation:	Grant the request.	
Conditions:	Complete all repairs and schedule for re-inspection no later the deadline stated below, or this case will be turned over t	

Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: April 30th, 2018 to call and schedule the re-inspection.

Attachments: Cycle inspection, BHQA Appeal, Petitioner's Letter

DECTER DEC 2 8 2017 Application for Appeal To The BLOOMINGTON HID Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420 hand@bloomington.in.gov Property Address: 15 worth 1 m iste 5 Petitioner's Name: (1 2 Address: State: City: Zip Code: YOY a dow 1a.col Phone Number: X12-20්රි Email Address: ු Property Owner's Name: vre, an 80 All Address: City: Zip Code: 47408 State: In Kloo-10 cobswite 53 Email Address: Phone Number: Occupants: The following conditions must be found in each case in order for the Board to consider the request: That the exception is consistent with the intent and purpose of the housing code and promotes ·1. public health, safety and general welfare. That the value of the area about the property to which the exception is to apply will not be adversely 2. affected. Please circle the petition type that you are requesting: A) An extension of time to complete repairs (Petition type TV) B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V) C) Relief from an administrative decision (Petition type AA)

D) Rescind a variance (Petition type RV)

<u>REMINDER</u>: A \$20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.

OFFICE USE ONLY Petition Number 17-TV-99 OLD BUSINESS

SEE REVERSE

July 19,2017

KL

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

we . • ÷ any Signature (required): つ Date: Name (please print):

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



City Of Bloomington Housing and Neighborhood Development

CYCLE INSPECTION REPORT

<u>Owner(s)</u> Ann R. Kreilkamp 134 N. Overhill Drive Bloomington, IN 47408

Prop. Location: 2615 E Dekist ST Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 03/01/2017 Primary Heat Source: Gas Property Zoning: RC Number of Stories: 1 Inspector: Kenneth Liford Foundation Type: Crawl Space Attic Access: No Accessory Structure: Shed/Gazebo

Monroe County Assessor's records indicate this structure was built in 1956. There were no requirements for emergency egress at the time of construction.

INTERIOR

Entry

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

Living Room (23x14-3), Family Room off Kitchen (18x11-2), Laundry/Bath, Furnace closet No violations noted.

Kitchen

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

<u>∖Loft</u>

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

Hall Bath

Replace/Repair the missing knob for bathtub. BMC 16.04.060(c)

401 N Morton St Bloomington, IN 47404 Fax (812) 349-3582 City Hall

Rental Inspection (812) 349-3420 Neighborhood Division (812) 349-3421 Housing Division (812) 349-3401

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Northeast Bedroom (11-4x8-9)

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

Existing Egress: Height: 20.5 inches Width: 32 inches Sill Height: 36 inches Openable Area: 4.56 sq. ft.

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

Southeast Bedroom (12-5x9-1) No violations noted.

> Existing Egress: Height: 20.5 inches Width: 32 inches Sill Height: 36 inches Openable Area: 4.56 sq. ft.

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

EXTERIOR

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

Remove and properly dispose of any unusable yard waste/brush pile. BMC 16.04.040(d)

Repair or replace damaged or deteriorating roofing on garage/shed. 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)

Remove or cap old drain pipe in yard on east side of house. BMC 16.04.050(b)

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

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

This is the end of this report.



City of Bloomington H.A.N.D.

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

Meeting Date:	February 21, 2018
Petition Type:	An extension of time to complete repairs
Petition Number:	17-TV-139 (Old Business)
Address:	3111 S. Leonard Springs Road
Petitioner:	Julie Cooper
Inspector:	Jo Stong, Dee Wills, Kenny Liford
Staff Report:	June 14, 2017: Conducted cycle inspection June 28, 2017: Mailed inspection report August 11, 2017: Received appeal September 21, 2017: BHQA granted extension of time until October 4, 2017 for all life-safety violations, and November 20, 2017 for all other violations. October 04, 2017 Agent scheduled reinspection of life-safety violations for October 12, 2017 October 12, 2017 Conducted reinspection of life-safety violations; not all complied. October 18, 2017: Mailed Remaining Violations Report November 02, 2017 City Legal Process was started. November 09, 2017 Agent called office to inquire about City Legal Letter November 13, 2017 Agent scheduled reinspection of remaining life-safety violations for November 20, 2017 November 13, 2017 Received 2 nd appeal November 20, 2017 Reinspection of remaining life-safety violations. All complied December 12, 2017: Mailed Remaining Violations report December 21, 2017: BHQA member recused herself from voting; no quorum. Property pulled from agenda until January meeting. January 17, 2018: BHQA member recused herself from voting; no quorum. Property pulled from agenda until February meeting.

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During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is requesting an extension of time to complete all other repairs except for the Life Safety Violations. The petitioner stated she did not realize that there was a 2^{nd} BHQA deadline for the Non-Life Safety violations. All life-safety violations are in 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:	March 21, 2018
Attachments:	2 nd Appeal, Remaining Violations Report

CITY OF BLOOMINGTON INDIANA	Application For Appeal To The Board of Housing Quality App P.O. Box 100 Bloomington, IN 47402 812-349-3420	
Property Address: 3111 S LEONARD SPRINGS F	hand@bloomington.in.gov RD, BLOOMINGTON, IN 47403	
Petitioner's Name: JULIE COOPER		
Address: 3111 S LEONARD SPRINGS RD, BLOOM		

City: BLOOMINGT	ON	State: Indiana	Zip Code: 47403
Phone Number:	(812) 336-5603	E-mail Address: woodlar	ndsprings@sbcglobal.net
Owner's Name:	Scoot G May		
Address: 701 E SU	IMMITVIEW PLACE		
City: BLOOMINGT	ON	State: Indiana	Zip Code: 47403
Phone Number:	812-331-2666	E-mail Address: woodlan	dsprings@sbcglobal.net

Occupants:

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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 agendal

(Will be assigned by BHQA)	
Petition Number: <u>17-TV-139</u>	
(OLD BUSINESS)	1

VS, DW, KA Prevensly heard

MAL

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.

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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.

Need extension of time to complete repairs do to the number of turns and getting apartments ready for move ins. 60 days extension is being requested

Signature (Required):		
Name (Print):	Date:	11/6/17

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.





City Of Bloomington Housing and Neighborhood Development

DEC 1 2 2017

REMAINING VIOLATION INSPECTION REPORT

<u>Owner(s)</u> May, Scott G. 701 E. Summitview Place Bloomington, IN 47401

<u>Agent</u> Cooper, Julie 3111 S. Leonard Springs Rd. Bloomington, IN 47403

Prop. Location: 3111 S Leonard Springs RD Number of Units/Structures: 118/7 Units/Bedrooms/Max # of Occupants: Bld 1: 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: 06/14/2017 Primary Heat Source: Gas Property Zoning: RM Number of Stories: 1 Inspector: Kenny Liford, Jo Stong, Dee Wills Foundation Type: Crawl Space Attic Access: No Accessory Structure: swimming pool

REINSPECTION REQUIRED

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

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

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

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

City Hall

bloomington.in.gov

Rental Inspection (812) 349-3420 Neighborhood Division (812) 349-3421 Housing Division (812) 349-3401



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GENERAL VIOLATIONS

1) Remove all trash, weeds and debris from the egress window wells. BMC 16.04.050(b)

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

(the painting violation has a one-year deadline from the date of the cycle inspection)

INTERIOR:

BLDG A

<u>Unit A1</u>

Entry:

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

Living Room:

Repair the window to open and close completely as intended and to be weather tight. BMC 16.04.060(a)

Back Right Bedroom

Repair the window to open and close completely as intended and to be weather tight. BMC 16.04.060(a)

Unit A2

No violations noted.

Unit A3

Left Bedroom:

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

Unit A4

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

Unit A5

Kitchen:

Repair the light in the range hood to function as intended. BMC 16.04.060(c).

<u>Unit A6</u>

<u>Kitchen:</u> Repair the range burners to function as intended. BMC 16.04.060(c)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit A7

No violations noted.

Unit A9

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. BMC 16.03.040

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<u>Unit A10</u>

Bath:

Properly seal the floor covering to prevent water infiltration. BMC 16.04.060(a)

Unit All

Bath: Properly rehang the towel bar. BMC 16.04.060(a)

Unit A15

Bath:

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

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

<u>Unit A17</u>

Back Right Bedroom

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

Unit A18 (vacant)

Kitchen:

Repair the light in the range hood to function as intended. BMC 16.04.060(c)

Bath:

Properly repair the wall by the toilet in a workmanlike manner. BMC 16.04.060(a).

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

<u>Unit A 20</u>

No violations noted.

Unit A21

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

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

<u>Units A22, A23</u>

No violations noted.

Unit A24

Entry: Repair or replace the torn carpet. BMC 16.04.060(a) <u>Kitchen:</u> Repair the garbage disposal to function as intended (it is jammed). BMC 16.04.060(c)

Properly repair the broken drawer. BMC 16.04.060(a)

Bath:

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

Left Bedroom:

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

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Unit A25

Clean the heating/air conditioning supply/return grille. BMC 16.04.060(c)

<u>Bathroom</u>

Repair the surface of the ceiling to be free of 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)

Unit A26

Living Room;

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

Kitchen;

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

Unit A27

<u>Bath:</u>

Replace the deteriorated gasket around the tub spout. BMC 16.04.060(c)

Right Bedroom:

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

Unit A28

Kitchen:

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

Bath: ·

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

Unit A29

No violations noted.

Unit A30

Bath:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Secure toilet to its mountings. BMC 16.04.060(c)

BLDG B

<u>Unit B1</u>

<u>Bathroom</u>

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

<u>Unit B4</u>

<u>Kitchen:</u>

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

Repair the light in the range hood to function as intended. BMC 16.04.060(c)

<u>Bath:</u>

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

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

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

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

Unit B5

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

Dining Room

Properly secure/ seal the failing drywall tape at the ceiling so that it functions as intended. BMC 16.04.060(a)

Bathroom

Replace the missing sink stopper. BMC 16.04.060(c)

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

Left Bedroom

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

Unit B7

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

Bath:

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

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

Unit B8

Bathroom Repair the hole in the wall around the GFI. BMC 16.04.060(a)

Unit B14

Front Bedroom

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

Back Bedroom

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

<u>Unit B15</u>

<u>Bathroom</u>

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

<u>Unit B19</u>

Bath: Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit B20, Unit B21

No violations noted.

Unit B22

This unit was not inspected at the time of this inspection, as it was being turned over. 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

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Unit B23

Living Room

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

<u>Bathroom</u>

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

Furnace Room

Replace the missing door casing. BMC 16.04.060(a)

<u>Unit B24</u>

Bath: Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit B26

Living Room:

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

Kitchen:

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

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

Bathroom:

Replace the corroded faucet with a new one. BMC 16.04.060(c)

Back Left Bedroom:

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

Unit B27

Living Room:

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

Unit B28

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

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Bathroom:

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

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

Replace the missing hot water tub faucet handle. BMC 16.04.060(c)

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

Bedroom:

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

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

BLDG C

<u>Unit C1</u> <u>Kitchen;</u> Repair the loose faucet to function as intended. BMC 16.04.060(c)

Bathroom:

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

UnitC2

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

Kitchen:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060©

Unit C3

No violations noted.

<u>Unit C4</u> ·

Entire Unit:

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

Replace all damaged carpeting in the apartment. BMC 16.04.060(a)

Kitchen:

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

<u>Bathro</u>om:

Properly repair the floor and replace the damaged floor covering. BMC 16.04.060(a)

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

Replace the broken towel rack. BMC 16.04.060(a)

Hall:

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

<u>Unit C5</u> Kitchen:

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

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

Mechanical Room:

Replace the stop trim for the door. BMC 16.04.060(a)

Bath:

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

. Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

<u>Unit C6</u>

No violations noted.

Unit C8

Kitchen:

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

Unit C9

Kitchen:

Repair the garbage disposal to function as intended. BMC 16.04.060(c) Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Units C10, C11

No violations noted.

<u>Unit C12</u>

Hallway:

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

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

Back Left Bedroom:

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

Unit C13

Bath:

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

Bedroom:

The window in this room was not accessible and must be checked at the reinspection.

Unit C14

Bath:

Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

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<u>Unit C15</u>

Kitchen:

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

Back Right Bedroom

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

<u>Unit C16</u>

<u>Bath:</u>

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

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

Middle Bedroom:

Properly seal around the window to eliminate air infiltration. BMC 16.04.060(a)

<u>Unit C17</u>

This unit was not inspected at the time of this inspection, as it was being turned over. 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 C18

Bath:

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

<u>Unit C19</u>

Middle Bedroom

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

Unit C20

Living Room:

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

<u>Bath:</u>

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

BLDG D

<u>Unit D1</u> <u>Kitchen</u> Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Bathroom Replace the missing sink stopper. BMC 16.04.060(c) 9

Unit D5 Kitchen

Clean and service the stove exhaust fan so that it functions 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)

Unit D6

Kitchen

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

<u>Unit D7</u>

Entry:

Properly repair the screen in the storm door. BMC 16.04.060(a)

Bath:

Properly seal the top of the tub surround, BMC 16.04.060(a)

Unit D8

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

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

Replace the missing cabinet handle (above stove). BMC 16.04.060(a)

Right Bedroom, Left Bedroom

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

Unit D9

Bathroom

Clean and service the exhaust fan so that it functions as intended. 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)

Repair the surface of the ceiling and the walls to be free of cracks. BMC 16.04.060(a)

<u>Unit D10</u>

Kitchen:

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

Middle Bedroom:

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

Units D11, D12

No violations noted.

<u>Unit D13</u>

<u>Kitchen:</u> Properly level the stove. BMC 16.04.060(c)

Repair the water system in the sink to function as intended. BMC 16.04.060(c)

<u>Unit D15</u>

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

Repair the surface of the ceiling to be free of cracks. BMC 16.04.060(a)

<u>Unit D16</u>

No violations noted.

BLDG E Unit E1

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

<u>Unit E2</u>

Right Bedroom:

Properly repair the torn window screen. BMC 16.04.060(a)

<u>Unit E3</u>

Bathroom

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

Unit E4

Bathroom Replace the missing sink stopper. BMC 16.04.060(c)

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

<u>Unit E5</u>

No violations noted,

<u>Unit E6</u>

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

Unit E7 ·

Kitchen:

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

Bath:

Properly re-caulk behind the sink to eliminate water infiltration. BMC 16.04.060(a)

Replace the broken toilet seat. BMC 16.04.060(a)

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Unit E8

<u>Bath:</u>

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

BLDG F

Unit F1

No violations noted.

Unit F2

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

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

Bath:

Secure the toilet to its mountings. BMC 16.04,060(c)

Left Bedroom, Right Bedroom Seal the cracks around the window sill and frame. BMC 16.04.060(a)

Unit F3

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

Unit F4

Right Bedroom:

Properly repair the torn window screen. BMC 16.04.060(a)

Unit F5

Kitchen:

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

Right Bedroom:

Properly repair the torn window screen. BMC 16.04.060(a)

<u>Unit F6</u>

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

Unit F7

Bathroom

Replace the missing sink stopper. BMC 16.04.060(c)

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

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

Unit F8

<u>Kitchen</u>

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

BLDG G <u>Unit G1</u>

Clean and service the exhaust fan so that it functions as intended. BMC 16.04,060(c)

Properly seal the ceiling around the fan with drywall (remove the spray foam). BMC 16.04.060(a)

<u>Unit G2</u>

Left Bedroom

Seal the cracks at the base of the window sill and frame. BMC 16.04.060(a)

Unit G3

<u>Bathroom</u>

Properly replace the cracked sink basin. BMC 16.04.060(a)

<u>Unit G4</u>

<u>Right Bedroom:</u> Properly repair or replace the carpet at the entry. BMC 16.04.060(a)

Unit G5

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

Left Bedroom

Repair or replace door knob assembly in a manner so that it functions as intended. BMC 16.04.060(a) Unit G6

No violations noted.

Unit G7

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

Replace damaged or torn storm door screen(s). BMC 16.04.060(a)

Kitchen

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

<u>Unit G8</u>

No violations noted.

EXTERIOR:

BUILDING A

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

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Secure guttering to the structure between units #5 and #6. BMC 16.04.050(a)

Replace all rotten wood and seal around the upper level windows. BMC 16.04.050(a)

Mechanical Room

Secure the loose fuse panel cover. BMC 16.04.060(a)

BUILDING B

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

If a residential unit is damaged, mutilated or defaced by marking, carving or graffiti, the owner of said unit, shall restore the surface to an approved state of maintenance and repair. BMC 16.04.050(g)

Mechanical Room

No violations noted.

BUILDING C

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

Replace all damaged shutters, BMC 16.04.050(a)

If a residential unit is damaged, mutilated or defaced by marking, carving or graffiti, the owner of said unit shall restore the surface to an approved state of maintenance and repair. BMC 16.04.050(g)

Replace any rotten wood around windows to be weather tight. BMC 16.04.050(c)

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

Mechanical Room

Cap or remove all unused copper lines. BMC 16.04.060(c)

BUILDING D Mechanical Room

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

BUILDING E

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

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Replace any rotten wood around windows to be weather tight. BMC 16.04.050(c)

Repair the J-channel between units #1 and #3. BMC 16.04.050(a)

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

Mechanical Room

No violations noted.

BUILDING F

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

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Repair the J-channel between units #5 and #7. BMC 16.04.050(a)

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

Mechanical Room

No violations noted.

BUILDING G

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

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

Mechanical Room

Properly secure the cover for the fuse panel. BMC 16.04.060(a)

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

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

This is the end of this report.



City of Bloomington H.A.N.D.

Board of Housing Quality Appeals Staff Report: Petition to Rescind Variance

Meeting Date:	February 21, 2018	
Petition Type:	Rescind a variance.	
Petition Number:	17-RV-165	
Address:	315 E. 7 th Street	
Petitioner:	HAND	
Inspector:	John Hewett	
Staff Report:	December 21, 2016 February 23, 2017 May 9, 2017 October 23, 2017 October 31, 2017 December 20, 2017 January 17, 2018	Cycle inspection conducted Mailed report Re-inspected, All but paint complied Paint complied Appeal received Tabled for voting quorum Tabled for voting quorum

This petition should have been removed from the consent agenda and tabled in November because a member of the BHQA is an employee of the owner. The Director has asked for this petition to be heard again.

This property was previously granted a variance to the bath/shower requirements of the Property Maintenance Code. This requirement stated that a bath or shower room must be on the same level as the bedrooms. The Residential Rental and Lodging Establishment Inspection Program does not include this requirement and the Building Code in place at the time of construction did not address this issue; therefore we are asking the Board to rescind this variance. This structure was built before 1940.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



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

Meeting Date:	February 21, 2018
Petition Type:	An extension of time to complete repairs
Petition Number:	18-TV-14
Address:	1022 W. Meadow Lane
Petitioner:	J. Tyson Evans c/o Peek & Associates
Inspector:	Jo Stong
Staff Report:	October 18, 2017: Conducted cycle inspection October 30, 2017: Mailed inspection report December 29, 2017: Received appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found. The petitioner is requesting an extension of time of 120 additional days to evaluate the trees on the property and have them properly trimmed or removed. The petitioner states that this time of year is a difficult one to properly evaluate the deciduous trees.

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: May 15, 2018 for trees

Attachments:

Cycle report, appeal

CITY OF BLOOMINGTON JINDIANA	DEC 2 9 2017 DEC 2 9 2017 BI: A. Application For Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420	Page 1 of 2
	hand@bloomington.in.gov	
Property Address: 1022 W. Meado	wLane	
Petitioner's Name: J. Tyson Evans	C/O Peek & Associates	
Address: 899 S. College Mall Road #3	385	· · ·
City: Bloomington	State: Indiana Zip Code: 47401	
Phone Number: (812) 360-3460	E-mail Address: mkleinba@homefinder.org	
Owner's Name: Tai Hubbard		

City: Bloomington	State: Indiana	Zip Code: 47403	
Phone Number: 317-690-	-6065 E-mail Address:	· ·	
Occupants: James Leonard	. •		

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:

Address: 867 S: Garrison Chapel Road

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: <u>18-71-14</u>	

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

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

1. Specify the items that need the extension of time to complete.

2. Explain why the extension is needed.

3. Specify the time requested.

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

1. Specify the code reference number you are appealing.

2. Detail why you are requesting the variance.

3. Specify the modifications and or alterations you are suggesting.

C. Relief from an administration decision. (Petition type: AA)

1. Specify the decision being appealed and the relief you are seeking.

D. Rescind a variance. (Petition type: RV)

1. Detail the existing variance.

2. Specify the reason the variance is no longer needed.

We need more time to get a proper evaluation of the trees that HAND has requested be evaluated and cut as necessary. With the leaves off of the deciduous trees it makes it too difficult to evaluate the condition and extent of any trimming that may be needed. There is a pine tree in the front yard that is dead and will be removed in the next 30 days and any other obvious dead limbs will be cut as well. I will provide photos of the removed tree in front to HAND in January 2018. We request 120 days extension to have the complete and entire property evaluated and trimmed as deemed necessary by a tree company. Respectfully submitted, Mark Kleinbauer

Signature (Required):

Date:

12/29/17

Name (Print): Mark Kleinbauer

Important information regarding this application format:

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

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





City Of Bloomington Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

OCT 3 0 2017

Hubbard, Thais Tai 867 S Garrison Chapel Rd Bloomington, IN 47403

RE: 1022 W Meadow LN

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later that DEC 2 9 2017 schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development Encl:Inspection Report, Xc:Peek & Associates C/O Mark Kleinbauer: 899 S. College Mall Road #385, Bloomington, IN 47401

401 N Morton St Bloomington, IN 47404 Fax (812) 349-3582 City Hall

Rental Inspection (812) 349-3420 Neighborhood Division (812) 349-3421 Housing Division (812) 349-3401

bloomington.in.gov



City Of Bloomington Housing and Neighborhood Development

CYCLE INSPECTION REPORT

Owner Hubbard, Thais Tai 867 S Garrison Chapel Rd Bloomington, IN 47403 Agent Peek & Associates c/o Mark Kleinbauer 899 S. College Mall Road #385 Bloomington, IN 47404

Prop. Location: 1022 W Meadow LN Number of Units/Structures: 1/1 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 10/18/2017 Primary Heat Source: Gas Property Zoning: RS Number of Stories: 2 Inspector: Jo Stong Foundation Type: Basement Attic Access: No Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1966. There were no requirements for emergency egress at the time of construction.

INTERIOR:

LOWER LEVEL Family Room (22-4 x 12-10), Bath, Garage/Laundry/Mechanical Room (gas furnace here): See Other Requirements at the end of the report for required furnace documentation.

No other violations noted.

UPPER LEVEL

Stairway, Living Room (13-8 x 13-7), Kitchen (10-2 x 9-4), Deck: No violations noted.

Southeast Bedroom (9-4 x 8-3), Southwest Bedroom (11-6 x 8-0): No violations noted. Existing Egress Window Measurements (double-hung): Height: 24 inches Width: 34 inches Sill Height: 28 ½ inches Openable Area: 5.67 sq. ft.

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

bloomington.in.gov

9455

Northwest Bedroom (12-9 x 9-3):

No violations noted.

Existing Egress Window Measurements (sliding): Height: 34 inches Width: 16 inches Sill Height: 45 inches Openable Area: 3.78 sq. ft.

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

EXTERIOR:

Provide documentation from a tree professional which addresses the safety and/or health of all trees on the property. Remove all dead trees from property. Trim all dead branches from all trees. All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)

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:	50ppm	BMC 16.01.060(f), BMC 16.04.060(b), (c)

Tenants and Owners Rights and Responsibilities Summary

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)

Inventory & Damages List

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

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

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

This is the end of this report.



City of Bloomington Housing & Neighborhood Development

Meeting Date:	February 21, 2018		
Petition Type:	Relief from an administrative decision		
Variance Request:	Relief from the requirement to register this as a rental.		
Petition Number:	18-AA-15		
Address:	1004 S Dunn		
Petitioner:	Ruthanna Schimmelpfennig		
Inspector:	John Hewett		
Staff Report:	~ ~ ~	File pulled for check of ownership and rental status Sent notice to register and schedule Cycle Sent 2 nd Notice to register received registration form, owner will call to schedule. Legal department sent letter. HAND received Appeal form and fee.	

Staff recommendation: Grant the relief from administrative decision.

Conditions: This property shall not be considered a rental for as long as the current ownership and tenants do not change. If additional tenants occupy this structure or other tenants occupy the structure while the current owners maintain ownership, the requirement to register and inspect shall be enforced. This property shall be monitored on a yearly basis to determine compliance.

Compliance Deadline: none

Attachments: Appeal form

ton Street

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349 - 3582 City Hall

Rental Inspections: (812) 349 – 3420 Neighborhood Division: (812) 349 – 3421 Housing Division: (812) 349 - 3401

www.bloomington.in.gov

Application for Appeal To The BY:. BLOOMINGTON INDIA Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420 hand@bloomington.in.gov 004 47401 Blat Property Address: Petitioner's Name: Kobert himmelpfennig and Address: City: Bly Zip Code: 4740 State: imm Q AOL, com HEmail Address: Phone Number: SIA Ruth Schimmelptenni Property Owner's Name: Rober u HV Living Address: 2115 Bent rep Zip Code: <u>474</u>0 State: City: 39 $T \Lambda$ 32524DLEmail Address: Ruthschimm 6) HOLLON Phone Number: \$ 12 Schimme ennia Occupants: daughte Hc n i The following conditions must be found in each case in order for the Board to consider the request: 1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety and general welfare. That the value of the area about the property to which the exception is to apply will not be adversely 2. affected. Please circle the petition type that you are requesting: A) An extension of time to complete repairs (Petition type TV) B) A modification or exception to the Residential Rental Unit and Lodging Establishment. Inspection Program (Petition type V) Relief from an administrative decision (Petition type AA) C) D) Rescind a variance (Petition type RV) REMINDER: A \$20 filing fee must be submitted OFFICE USE ONLY with this application before the property can be ロームト Petition Number placed on the meeting agenda. SEE REVERSE
Please provide details regarding your request below; you may attach any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request; the amount of time needed to bring the property into compliance, and any modifications and/or alterations you are suggesting.

Kobe ιNY Ô \sqrt{N} n am 1200 a) ν A) \leq Signature (required): mm Date: Name (please print):

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



City of Bloomington H.A.N.D.

Board of Housing Quality Appeals Staff Report: Petition to Rescind Variance

Meeting Date:	21 February 2018	
Petition Type:	Rescind a variance	
Petition Number:	18-RV-017	
Address:	425 S. Washington S	t.
Petitioner:	HAND	
Inspector:	Michael Arnold	
Staff Report:	17 January 2018 19 January 2018 19 January 2018	Cycle Inspection BHQA Application BHQA Report Written

This property was previously granted a variance to the ceiling height and light and ventilation requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include ceiling height and light and ventilation requirement and the Building Code in place at the time of construction did not address ceiling height and light and ventilation; therefore we are asking the Board to rescind this variance. This structure was built in 1899.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None



City of Bloomington H.A.N.D.

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

Meeting Date:	February 21, 2018
Petition Type:	An extension of time to complete repairs.
Petition Number:	18-TV-18
Address:	2500 S. Rockport Rd.
Petitioner:	Rex Whitmer
Inspector:	Mosier/ Swinney/Liford
Staff Report:	November 6, 2017 - Conducted Cycle Inspection January 16, 2018 – Received BHQA Appeal

Petitioner is requesting an extension of time to complete the repairs due to maintenance staff vacancy and inclement weather

Conditions: Complete all repairs and schedule for re-inspection no later than the deadlines stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: March 15, 2018 - for all life-safety issues

April 30, 2018 - for all other violations

Attachments: Cycle Report, BHQA Appeal

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	Petitioner's Name: Rex Whitmer	 		
. •	Address: 2500 Rockport Rd			a,
	city: <u>Bloomington</u> states IN	Zip Code: <u>4740</u>	3	`* `
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	D) Rescind a variance (Petition type RV)		÷.	
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	with this application before the property can be	Petition Number 12-71	<u>1-15 :</u> «	
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Please provide details regarding your request below; you may attach, any exhibits or additional comments as you deem necessary and pertinent to your request. Be specific as to what you are requesting, the reason or justification for your request, the amount of unte needed to bring the property into compliance. and any-modifications and/or alterations you are suggesting.

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44 N. Girls School Road Indianapolis, IN 462141 3175554 2100

F 317.554,2121

Board of Housing Quality Appeals,

We are requesting an extension of time to complete necessary repairs due to maintenance staff vacancy and inclement weather.

Applications have been accepted for employment and interviews have been conducted and an offer letter pending.

Approcimently 30% of deficiencies have been completed at this time and we anticipate 100% completion by March 16, 2018, weather permitted.

April 30th 2018-14

If additional information is needed please contact me (317) 797-3431 at your convenience. Thank you for your consideration in this matter.

Rex Whitmer Director Of Facilities 317-797-3431 | CRF Inc.



Community Reinvestment



City Of Bloomington Housing and Neighborhood Development CYCLE INSPECTION REPORT

Owner(s)

Countryview Associates, L.P. 44 N. Girls School Road Indianapolis, IN 46214

<u>Agent</u>

Community Reinvestment Foundation 44 North Girls School Rd. Indianapolis, IN 46214

Prop. Location: 2500 S Rockport RD

Number of Units/Structures: 206/27

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

Date Inspected: 11/06/2017 Primary Heat Source: Electric Property Zoning: RH Number of Stories: 2 Inspector: Mosier/Swinney/ Liford Foundation Type: Crawl Space Attic Access: Yes Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1970. There were no requirements for emergency egress at the time of construction.

NOTE: Only units and rooms with violations will listed on this report. Room dimensions are in the file.

Egress window measurements are as follows:

Existing Egress Window Measurements: Height: 44 inches Width: 32 ¼ inches Sill Height: 46 inches Openable Area: 9.85 sq. ft.

Height: 16 inches Width: 32 ¾ inches Sill Height: 39 inches Openable Area: 3.64 sq. ft.

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

401 N Morton St Bloomington, IN 47404 Fax (812) 349-3582 City Hall

bloomington.in.gov

1668

INTERIOR:

3

2500 South Rockport Road.

Building #1

<u>101</u> <u>Kitchen</u> Secure all loose electrical receptacles in this room. BMC 16.04.060(b)

Furnace closet

Repair or replace closet doors so they function as intended. BMC 16.04.060(a) Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

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

<u>Upstairs</u>

<u>Bathroom</u>

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

¹ <u>Hallway</u>

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

<u>102</u>

Kitchen

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

Upstairs

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

Replace the missing mirror to the medicine cabinet. BMC 16.04.060(a)

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

Back Bedroom

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

Front Bedroom

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

<u>103</u>

<u>Kitchen</u>

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

Upstairs Bathroom

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

Bathroom (Continued) Secure the loose electrical receptacle (GFCI). BMC 16.04.060(b)

<u>104</u>

Furnace Closet

Install approved cover on the heating/air conditioning unit. BMC 16.04.060(c)

<u>Kitchen</u>

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

4

<u>Upstairs</u>

Front Bedroom

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

<u>105</u>

 <u>1/2 Bath</u>

 Secure toilet to its mountings. BMC 16.04.060(c)

<u>Kitchen</u>

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

<u>106</u>

<u>Hallway</u>

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

<u>Furnace Closet</u> Install approved cover on the heating/air conditioning unit. BMC 16.04.060(c)

<u>Upstairs</u>

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

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

Repair the chipping in the bottom of the tub or replace the tub. BMC 16.04.060(a)

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

107 Kitchen

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

<u>Upstairs</u>

Back Bedroom

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

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

<u>108</u>

Living Room

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



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

<u>½ Bath</u>

Replace the old and rotten plumbing from the toilet where it enters the wall. BMC 16.04.060(a)

Furnace Closet

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

TPR valve discharge tubes:

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

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

Hallway

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

<u>Kitchen</u>

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

<u>Upstairs</u> Hallway

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

Bathroom

Clean and service the exhaust fan so that it functions as intended. 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)

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

Front Right Bedroom

Replace the painted over outlet in this room. BMC 16.04.060(b)



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

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. 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)



5

Building #2

<u>201</u>

Living Room

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

<u>½ Bath</u>

Secure toilet to its mountings. BMC 16.04.060(c)

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

<u>Upstairs</u>

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

Bathroom

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

<u>202</u>

Kitchen

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

6

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

<u>Upstairs</u>

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

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

Right Bedroom

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

<u>203</u>

Living Room

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

1/2 Bath

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

Kitchen

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

<u>204</u>

No violations noted.

<u>205</u>

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

205 (Continued)

<u>1⁄2 Bath</u>

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

<u>Kitchen</u>

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

Upstairs

<u>Bathroom</u>

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

Right Bedroom

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

206

Furnace Closet

Install approved cover on the heating/air conditioning unit. BMC 16.04.060(c)

Upstairs

Bathroom

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

<u>207</u>

| 1_/

<u>½ Bath</u>

Secure toilet to its mountings. BMC 16.04.060(c)

Furnace Closet

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

<u>Kitchen</u>

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

Building #3

<u>301</u>

Kitchen

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

302

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)

Install new knobs for the sink. BMC 16.04.060(a)

<u>Upstairs</u>

Bathroom

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

Secure toilet to its mountings. BMC 16.04.060(c)

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

Right Bedroom

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

<u>303</u>

Furnace Closet

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

TPR valve discharge tubes:

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

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

Kitchen

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible. BMC 16.04.060(a)

Upstairs

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

304 (No Access: Loose Dog)

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. BMC 16.03.040

<u>305</u>

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

<u>½ Bath</u> Secure toilet to its mountings. BMC 16.04.060(c)

<u>Upstairs</u>

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

, <u>306</u>

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

9

<u>306</u> (Continued) <u>Hallway</u>

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

<u>307</u>

<u>¹/₂ Bath</u> Secure toilet to its mountings. BMC 16.04.060(c)

<u>Kitchen</u>

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

<u>Upstairs</u>

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

Building #4

<u>Upstairs</u>

<u>Hallway</u>

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

Bathroom

Replace knobs and stopper for sink. BMC 16.04.060(a)

Remove old caulking and re-caulk around the tub. BMC 16.04.060(a)

Front Right Bedroom

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

<u>402</u>

Hallway

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

<u>Kitchen</u>

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

<u>403</u>

No violations noted.

<u>404</u>

Kitchen

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

<u>Upstairs</u> Hallway

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

<u>406</u>

Kitchen

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

<u>Upstairs</u>

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

<u>407</u>

<u>Kitchen</u>

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

Enclose electrical wiring where the power supply enters the garbage disposal with protective insulation removed inside the garbage disposal and secure with a cable clamp. BMC 16.04.060(c)

Upstairs

Bathroom

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

<u>408</u>

<u>Living Room</u>

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

<u>Kitchen</u>

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

<u>Upstairs</u>

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

Front Right Bedroom

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

Back Left Bedroom

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

Building #5

<u>501</u>

<u>Kitchen</u>

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

<u>502</u>

<u>Kitchen</u> Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements (GFCI above the sink won't reset.) BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

<u>503</u>

No violations noted.

<u>504</u>

<u>Kitchen</u>

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

Building #6

<u>601</u>

Kitchen

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

<u>602</u>

Bathroom Remove old caulking and re-caulk around the tub. BMC 16.04.060(a)

Furnace Closet

Install approved cover on the heating/air conditioning unit. BMC 16.04.060(c)

<u>603</u>

Hallway

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

Right Bedroom

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

Living Room

Secure the loose vent in the ceiling. BMC 16.04.060(a)

604

Bathroom Remove old caulking and re-caulk around the tub. BMC 16.04.060(a)

Building #7

<u>701</u> <u>Kitchen</u> Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

<u>702</u>

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

<u>703</u>

No violations noted.

<u>704</u>

<u>Kitchen</u>

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

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

<u>704</u> (Continued) <u>Right Bedroom</u> Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Bathroom Replace the wood at the base of the tub and re-caulk. BMC 16.04.060(a)

Common Hallway

Repair any/all loose steps leading upstairs. BMC 16.04.060(b)

<u>705</u>

Furnace Closet

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

<u>Bathroom</u>

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

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

<u>706</u>

Living Room

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

<u>Kitchen</u>

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

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

Right Bedroom

Patch the hole where the phone jack was located. BMC 16.04.060(a)

<u>707</u>

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

<u>708</u>

Kitchen

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

Building #8

801 Furnace Closet Replace the old/damaged cove base by the closet door. BMC 16.04.060(a)

<u>802</u>

No violations noted.

<u>804</u>

Furnace Closet

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

<u>805</u>

Furnace Closet

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

Bathroom

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

<u>806</u>

Kitchen

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

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

Bedroom

Replace/Repair the loose protective cover for the light fixture. BMC 16.04.060(c)

<u>Bathroom</u>

Repair the light switch to function as intended. (Seems to be a short in the switch) BMC 16.04.060(b)

<u>807</u>

Kitchen

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

Bedroom

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

<u>808</u>

No violations noted.

Building #9

901

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)

902

Kitchen

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

<u>903</u>

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

<u>904</u>

No violations noted.

J)

<u>905</u>

Kitchen

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

Hallway

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

Bedroom

Replace the missing vent cover in the ceiling. BMC 16.04.060(a)

<u>906</u>

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

<u>907</u>

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

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

<u>908</u>

No violations noted.

<u>Building 11</u>

<u>1101</u> No violations noted.

<u>1102</u>

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

<u>1103</u>

<u>Upstairs</u>

<u>Bathroom</u>

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

<u>1104</u>

Kitchen

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

Living Room

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

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

Upstairs

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

2

<u>1105</u>

Kitchen

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

15

<u>1106</u>

No violations noted.

Building 12

1201

Furnace Closet

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

<u>1202</u>

<u>¹/₂ Bathroom</u> Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(a)

<u>1203</u>

Upstairs Front Bedroom

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

<u>1204</u>

No violations noted.

<u>1205</u>

<u>Upstairs</u> <u>Bathroom</u> Secure toilet to its mountings. BMC 16.04.060(c)

<u>1206</u>

No violations noted.

<u>1207</u>

No violations noted.

<u>1208</u>

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

Kitchen

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

<u>Upstairs</u>

Hallway

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

Front Right Bedroom

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

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

Building 13 1301-1303

No violations noted.

<u>1304</u>

<u>Upstairs</u> Hallway

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

<u>1305</u>

<u>Furnace Closet</u> Secure the front cover for the furnace. BMC 16.04.060(c)

Kitchen

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

Hallway

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

<u>1306</u>

<u>Upstairs</u>

Back Bedroom

Repair the broken window. The lower left sash has broken corners and the tabs that hold it in are broken off. BMC 16.04.060(a)

<u>1307</u>

<u>Kitchen</u>

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

<u>Upstairs</u>

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

Back Bedroom

Secure loose electrical switch. BMC 16.04.060(b)

1308 No violations noted.

Building 14

<u>1401</u> No violations noted.

<u>1402</u>

Upstairs Bathroom Determine the source and eliminate the water leak at the base of the toilet. BMC 16.04.060(a)

<u>1403-1404</u>

<u>1405</u>

<u>Upstairs</u>

<u>Hallway</u>

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

<u>1406</u>

Repair/replace the existing water heater to provide adequate hot water. Temperature of water is not very hot. New installations shall be in accordance with current codes and the manufacturer's specifications. BMC 16.04.020 and BMC 16.04.060(c)

Building 15

1501-1505

No violations noted.

1506 (Dog)

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

<u>1507</u>

1/2 Bathroom

Secure loose GFCI electrical receptacle. BMC 16.04.060(b)

Kitchen

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

<u>1508</u>

Living Room

Repair the entry door the threshold is deteriorating, and make sure the door is weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Kitchen

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

<u>Upstairs</u>

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

<u>Hallway</u>

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

<u>BLDG 16</u>

<u>1601</u>

Kitchen:

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

Replace the defective GFCI receptacle to the right of the sink, won't trip. BMC 16.04.060 (b)

<u>1601</u>(Continued) <u>Furnace Closet:</u> Repair the bi-fold door to function as intended. BMC 16.04.060 (a)

Hall Closet: Repair the doors to function as intended, off track. BMC 16.04.060 (a)

Hall Bath: Repair the door to latch properly. BMC 16.04.060 (a)

Replace the missing protective cover for the medicine cabinet. BMC 16.04.060 (a)

Bedroom 1: Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Bedroom 2: Replace the damaged door. BMC 16.04.060 (a)

<u>1602</u>

<u>Kitchen:</u> Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

<u>Furnace Closest:</u> Repair the bi-fold doors to function as intended. BMC 16.04.060 (a)

Hall Bath: Secure the loose toilet. BMC 16.04.060 (c)

Repair/replace the loud exhaust fan. BMC 16.04.060 (c) <u>Bedroom 2:</u> Repair the door to latch properly. BMC 16.04.060 (a)

<u>1603</u>

Living Room:

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

Bedroom 1: Secure the loose receptacle on the east wall. BMC 16.04.060 (b)

<u>1604</u>

Living Room:

Secure the loose receptacle on the west wall and replace the broken cover plate. BMC 16.04.060 (b)

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

Repair/replace the diverter in the tub to function as intended. BMC 16.04.060 (c)

<u>1605</u>

<u>1606</u>

<u>Kitchen:</u> Replace the defective GFCI receptacle to the left of sink, won't trip. BMC 16.04.060 (b)

Hallway:

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

<u>1607</u>

Bathroom: Repair the door to latch properly. BMC 16.04.060 (a)

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

Secure toilet to its mountings. BMC 16.04.060(c)

<u>1608</u>

Kitchen:

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

<u>BLDG 17</u>

<u>1701</u>

Bug infestation.

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) Bedroom 2:

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

<u>1702</u>

Bug infestation.

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)

Kitchen:

Repair the sprayer hose not to be tangled in the plumbing so that it functions as intended. BMC 16.04.060 (c)

Bedroom 1:

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

Bedroom 2:

Repair the window to be weather tight, window out of track. BMC 16.04.060(a)

Bathroom:

Clean and service the exhaust fan. BMC 16.04.060(c)

<u>Closet:</u> Re-install the doors. BMC 16.04.060 (a)

<u>1703</u>

<u>Kitchen:</u> Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)



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1703 (Continued)

Hallway:

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

<u>1704</u>

Bedroom 2: Repair the door to latch properly. BMC 16.04.060 (a)

<u>1705</u>

Bedroom 2: Replace the damaged door. BMC 16.04.060(a)

Bathroom:

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

<u>1706</u>

No violations noted.

<u>1707</u>

Kitchen:

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

<u>Hallway:</u>

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

<u> 1708:</u>

Kitchen:

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

Living Room:

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

Hallway:

The smoke detector in this hallway 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:

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

<u>BLDG 18</u>

<u>1801</u> <u>Bedroom:</u> Repair the door to latch properly. BMC 16.04.060 (a)

21

<u>1803</u>

No violations noted.

<u>1804</u>

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)

<u>1805</u>

Kitchen:

Replace the defective double light switch at sink, sparks when flipped on/off. BMC 16.04.060 (b)

<u>1806</u>

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)

Secure the loose sprayer to its base. BMC 16.04.060 (a)

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

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

Bathroom:

Replace the missing sink stopper assembly. BMC 16.04.060 (c)

<u>1807</u>

Kitchen: Secure the loose sprayer to its base. BMC 16.04.060 (a)

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

1808

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

BLDG 19

Common Hallway:

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

<u>1901</u>

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

<u>1902</u>

<u>1903</u>

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)

1904

No violations noted.

<u>1905</u>

Bathroom:

Repair/replace the defective exhaust fan, slow. BMC 16.04.060 (c)

<u>1906</u>

Bathroom:

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

1907

Kitchen;

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

<u>1908</u>

No violations noted.

<u>BLDG 20</u>

<u>2001</u>

Kitchen:

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

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

<u>Hallway:</u>

The smoke detector in this hallway 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 door to latch properly. BMC 16.04.060 (a)

2002

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

<u>2003</u>

<u>2004</u>

Living Room:

Repair the east window to be weather tight, both window pins broken. BMC 16.04.060 (b)

Bathroom:

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

<u>2005</u>

No violations noted.

<u>2006</u>

Kitchen:

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

Bedroom 1:

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

Bathroom:

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

<u>2007</u>

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

<u>2008</u>

Kitchen:

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

Hallway:

The smoke detector in this hallway 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 Repair the door to latch properly. BMC 16.04.060 (a)

BLDG 21

Common Hallway:

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

<u>2101</u> <u>Entryway:</u> Repair the entry door to latch properly. BMC 16.04.060 (a)

Bathroom: Repair the sink drain to function as intended, slow. BMC 16.04.060(c)

<u>2102</u>

Kitchen:

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

<u>2103</u>

Bug infestation.

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)

Kitchen:

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

<u>2104</u>

Bedroom 1:

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

Bedroom 2:

Secure the loose door hinges and repair the door to latch properly. BMC 16.04.060 (a)

Bathroom:

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

<u>2105</u>

Kitchen:

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

2106

No violations noted.

<u>2107</u>

Bedroom 2: Repair the door to latch properly. BMC 16.04.060 (a)

<u>2108</u>

No violations noted.

BLDG 22

2201 <u>Upstairs</u> <u>Hall Bath:</u> Secure the loose tub faucet handle. BMC 16.04.060 (a)

<u>2202</u>

<u>Hallway:</u>

The smoke detector in this hallway 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

1/2 Bath:

Repair/replace the rattling exhaust fan. BMC 16.04.060 (c)

<u>2202</u> (Continued) <u>Kitchen:</u> Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Upstairs

Hall Bath: Repair the door to latch properly. BMC 16.04.060 (a)

Secure the loose tub faucet handle. BMC 16.04.060 (c)

<u>2203</u>

Living Room:

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible. BMC 16.04.060(a)

<u>Upstairs</u>

Bedroom 1:

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

<u>2204</u>

<u>Upstairs</u>

Hallway:

The smoke detector in this hallway 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 sink stopper assembly. BMC 16.04.060 (c)

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

<u>2205</u>

Living Room:

Secure the loose receptacle on the south wall, adjacent to the T.V. BMC 16.04.060 (b)

Upstairs

Bedroom 1:

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

Bedroom 2:

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

Bathroom:

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

<u>2206</u>

Kitchen:

Repair or replace the peeling/torn linoleum. BMC 16.04.060(a)

1/2 Bath:

Repair or replace the peeling/torn linoleum. BMC 16.04.060(a)

<u>Upstairs</u>

Bathroom:

Secure the loose GFCI receptacle. BMC 16.04.060 (b)

<u>2207</u>

<u>½ Bath:</u>

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

<u>Upstairs</u>

Bedroom 1: Repair the door to latch properly. BMC 16.04.060 (a)

<u>2208</u>

<u>Upstairs</u> <u>Bathroom:</u> Replace the broken sink faucet. BMC 16.04.060 (c)

Bedroom 2:

Repair the door to latch properly, backset installed backwards. BMC 16.04.060 (a)

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

<u>BLDG 23</u>

<u>2301</u>

<u>Upstairs</u>

Hallway:

• The smoke detector in this hallway 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 3:

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

<u>2302</u>

<u>¹/₂ Bath:</u> Repair the door to latch properly. BMC 16.04.060 (a)

Furnace Closet:

Repair/replace the failing bi-fold door to function as intended. BMC 16.04.060 (a)

2302 (Continued) <u>Upstairs</u> <u>Bedroom 1:</u> Repair the door to fit the door jamb and to latch properly. BMC 16.04.060 (a)

Bedroom 2:

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

<u>2303</u>

Kitchen:

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

<u>2304</u>

No violations noted.

<u>2305</u>

Bug infestation.

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

<u>Upstairs</u>

Bedroom 2:

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

<u>2306</u>

<u>Upstairs</u> <u>Bedroom 1:</u> Remove the ground plug stuck in the receptacle on the south wall. BMC 16.04.060 (a)

<u>2307</u>

Upstairs Hallway:

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

Bathroom: Secure the loose tub faucet handle. BMC 16.04.060 (c)

<u>Bedroom 1:</u> Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

<u>2308</u>

<u>½ Bath:</u>

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

Kitchen:

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



2308 (Continued) Upstairs Bathroom:

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

<u>BLDG 24</u>

<u>2401</u>

Kitchen:

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

Repair the failing doorknob on the back door to function as intended. BMC 16.04.060 (a)

<u>Upstairs</u>

Bathroom: Secure the loose tub faucet handle. BMC 16.04.060 (c)

Bedroom 2:

Repair the window to latch properly. BMC 16.04.060 (a)

<u>2402</u>

Kitchen:

Repair or replace the peeling/torn linoleum adjacent to the sink. BMC 16.04.060(a)

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

<u>Upstairs</u>

<u>Bathroom:</u>

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

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

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

Bedroom 1:

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

2403

¹/₂ Bath: Replace the defective GFCI receptacle, won't trip. BMC 16.04.060 (b)

^ALaundry Closet: Replace the burnt receptacle. BMC 16.04.060(b)

<u>Upstairs</u>

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



<u>2404</u>

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended.

IC 22-11-18-3.5

<u>½ Bath:</u>

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

Kitchen:

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

Upstairs

<u>Hallway:</u>

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

Bathroom:

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

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

¹Bedroom 2:

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

<u>2405</u>

Furnace Closet: Repair the bi-fold door to function as intended. BMC 16.04.060 a)

<u>Upstairs</u>

Bathroom: Secure the loose tub faucet handle. BMC 16.04.060 (c)

<u>2406</u>

<u>Upstairs</u> <u>Bathroom:</u> Repair the door to latch properly. BMC 16.04.060 (a)

<u>2407</u>

Upstairs 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

<u>2408</u>

<u>Hallway</u>

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

Building 25

2501-2502 No violations noted.

<u>2503</u>

<u>Hallway</u>

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

<u>Upstairs</u>

<u>Hallway</u>

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

Bathroom

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

<u>2504</u>

<u>Upstairs</u>

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

Back Bedroom

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

<u>2505</u>

<u>Kitchen</u>

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

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

<u>2506</u>

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

2506 Continued) Upstairs Bathroom Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(a)

Back Bedroom

Repair the broken window, it is broken at the corner. BMC 16.04.060(a)

<u>2507</u>

<u>¹/₂ Bathroom</u> Repair/replace the door to function as intend, it drags on the floor. BMC 16.04.060(a)

<u>2508</u>

No violations noted.

Building 26

2601

Kitchen

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

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



Replace missing GFCI outlet cover plate. BMC 16.04.060(b)

<u>2602-2603</u>

No violations noted.

<u>2604</u>

Kitchen

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

1/2 Bathroom

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

2605

No violations noted.

<u>2606</u>

<u>Upstairs</u> Hallway

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

<u>2607</u>

Kitchen

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

<u>Upstairs</u>

Hallway

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

<u>2508</u>

<u>Kitchen</u>

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

<u>Upstairs</u>

<u>Hallway</u> Repair the light fixture to function as intended. BMC 16.04.060(c)

Building 27

<u>2701</u>

Bathroom

Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. (Won't trip.) BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Kitchen

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

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

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

2702-2704

No violations noted.

<u>2705</u>

1/2 Bathroom

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

<u>2706</u>

No violations noted.

<u>2707</u>

Kitchen

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

<u>Upstairs</u>

Bathroom

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

<u>2708</u>

Kitchen

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

Furnace Closet

Properly reinstall the furnace front cover. BMC 16.04.060(c)



Building 28 2801-2805

No violations noted.

<u>2806</u>

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

<u>2807</u>

No violations noted.

<u>2808</u>

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

EXTERIOR

33

General Violation:

Properly remove old caulking and re-caulk around doors and windows. Properly fill any gaps around doors and windows. BMC 16.04.050(a)

Building 1

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

Repair the decorative trim around the door to #107. BMC 16.04.050(a)

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

Properly reconnect the downspout between units #101 and #102. BMC 16.04.050(a)

Remove all unused wiring on the North end of the building. BMC 16.04.050(b)

Check all and replace/repair any missing or damaged bathroom/laundry exhaust vents. BMC 16.04.050(a)

Remove and properly dispose of all accumulated or scattered trash on property. (Back of Building) BMC 16.04.040(d)

Building 2

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

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

Properly caulk around exterior doors so they are weather tight. BMC 16.04.050(a)

Patch the hole in the foundation on the East side of building by HVAC units. BMC 16.04.050(a)

Building 3

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

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

Repair the gutter joints to stop the leaking. BMC 16.04.050(a)

Building 3 (Continued)

Secure the cover for the phone box. BMC 16.04.050(a)

Secure the posts at entry between units #306 and #307. BMC 16.04.050(b)

Building 4

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

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

Properly caulk around exterior doors so they are weather tight. BMC 16.04.050(a)

Seal all holes in the foundation on the north end of the building. BMC 16.04.050(a)

Repair the gutter joints to stop the leaking. BMC 16.04.050(a)

Building 5

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

Cap or remove old pipe in the ground on the West side of the building. 16.04.040 (c)

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

Building 6

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

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

Properly enclose all wiring by the HVAC units. BMC 16.04.050(b)

Building 7

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

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

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Reattach the power box for the HVAC (Unit 705). BMC 16.04.050(b)

Secure the posts at entry to 701-2-3-4. BMC 16.04.050(b)

Building 8

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

Remove or Repair the decorative trim on door in the back of building 8. BMC 16.04.050(a)

Building 9

Check all foundation vents and replace/repair any missing or damaged vents. BMC 16.04.050(a)

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

3)

Building 9 (Continued)

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

BLDG 10 - OFFICE

Building 11

<u>1102</u>

Straighten and secure the support post for the front porch roof. BMC 16.04.050(b)

1105

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

Building 12

Repair replace missing or damaged foundation vents. BMC 16.04.050(a)

<u>1201</u>

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

1205

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

<u>1207</u>

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

Building 13

Replace the missing crawlspace access door. BMC 16.04.050(a)

1304

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

Building 14

<u>1401</u>

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

1406

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

Building 15

1501

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

<u>1506</u>

Correct the drainage in front of this unit to alleviate the standing water. BMC 16.04.040(b)

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

<u>1507</u>

Repair/replace the damaged rear door. The exterior door frame is rotting. BMC 16.04.050(a)

1508

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

Building 15 (Continued)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. This is the sidewalk behind the building headed toward the road. BMC 16.04.040(c)

BLDG 16

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

Replace the deteriorated handrail and support post on the south entryway. BMC 16.04.050(b)

Remove the bird nest under the soffit and secure the loose band board to the right of common entryway, south side of structure. BMC 16.04.050(a)

Properly label electrical A/C disconnects with corresponding unit numbers on the outside of the disconnect box. BMC 16.04.020 NEC 225.37

Remove the mold on the north side of structure and the inside corners of structure. BMC 16.04.050(a)

Crawlspace: No violations noted,

BLDG 17

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

Properly label electrical A/C disconnects with corresponding unit numbers on the outside of the disconnect box. BMC 16.04.020 NEC 225.37

Remove the mold on the north side of structure and the inside corners of structure. BMC 16.04.050(a)

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

BLDG 18

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

Properly label electrical A/C disconnects with corresponding unit numbers on the outside of the disconnect box. BMC 16.04.020 NEC 225.37

Remove the mold on the north side of structure and the inside corners of structure. BMC 16.04.050(a)

Crawlspace:

Replace the failing crawlspace vents on the structure to function as intended. BMC 16.04.050(a)

BLDG 19

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

Remove the mold on the north side of structure and the inside corners of structure. BMC 16.04.050(a)

BLDG 19 (Continued)

Properly label electrical A/C disconnects with corresponding unit numbers on the outside of the disconnect box. BMC 16.04.020 NEC 225.37

Crawlspace: No violations noted.

BLDG 20

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

Remove the bird nest under the soffit and secure the loose band board to the right of common entryway, south side of structure. BMC 16.04.050(a)

Properly label electrical A/C disconnects with corresponding unit numbers on the outside of the disconnect box. BMC 16.04.020 NEC 225.37

Remove the mold on the north side of structure and the inside corners of structure. BMC 16.04.050(a)

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

<u>BLDG 21</u>

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

Remove the mold on the north side of structure and the inside corners of structure. BMC 16.04.050(a)

Properly label electrical A/C disconnects with corresponding unit numbers on the outside of the disconnect box. BMC 16.04.020 NEC 225.37

<u>Crawlspace</u>: Repair the crawlspace opening to prevent rodent and water infiltration into the crawlspace. BMC 16.04.050(a)

BLDG 22

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

Properly secure the loose downspout adjacent to unit 2206 near the top. BMC 16.04.050(a)

Crawlspace:

Repair the sump pump at the SE corner to function as intended, water present in crawlspace in this area. BMC 16.04.050(a)

Repair the crawlspace opening to prevent rodent and water infiltration into the crawlspace, SE corner of structure. BMC 16.04.050(a)

<u>BLDG 23</u>

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

Trim all tree branches away from the siding and roofline to maintain a 3' clearance on the north side, midway of building and on the SW corner of structure. BMC 16.04.040(e)

37

BLDG 23 (Continued)

Secure the loose downspout adjacent to unit 2307. BMC 16.04.050(a)

Crawlspace: No violations noted.

BLDG 24

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

Properly label electrical service meters with corresponding unit numbers. BMC 16.04.020 NEC 225.37

Repair/replace the deteriorated door casing on the back door of unit 2402. BMC 16.04.050(a)

Reconnect the downspout adjacent to unit 2405. BMC 16.04.050(a)

Secure the loose downspout adjacent to unit 2404. BMC 16.04.050(a)

Crawlspace:

Repair the crawlspace openings (on each end of structure) to function as intended to prevent rodent and water infiltration into the crawlspace. BMC 16.04.050(a)

Building 26

/ 2601

Correct the drainage in front of this unit to alleviate the standing water. BMC 16.04.040(b)

Building 27

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

<u>2705</u>

Properly reconnect all downspouts in the rear to the drain pipe in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Building 28

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

<u>2808 2808 - 280</u>

Correct the drainage in front of this unit to alleviate the standing water. BMC 16.04.040(b)

Properly seal the large hole in the brick to the left of the crawlspace entry. BMC 16.04.050(a)

OTHER REQUIREMENTS:

<u>Required documentation</u>

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

Registration Form

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

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.03.030(d)

This is the end of this report.