

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
January 16, 2019, 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

- I. **ROLL CALL**
- II. **REVIEW OF SUMMARY** – December 19, 2018 not included
- III. **PETITIONS**
 - 1) 17-TV-99, **2615 E. Dekist Street**, Ann Krielkamp. Previously heard July 19, 2017 and March 21, 2018, Request for an extension of time to complete repairs. p. 2
 - 2) 18-TV-25, **1501 S. Arbors Lane**, Timothy Roberts (BH Arbors Indy, LLC). Previously heard March 21, 2018 and June 20, 2018. Request for an extension of time to complete repairs. p. 7
 - 3) 19-TV-01, **1150 S. Clarizz Boulevard**, Lisa Pierson (CASA Student Housing, LLC). Request for an extension of time to complete repairs. p.12
 - 4) 19-TV-02, **1206 S. College Mall Road**, Signature Realty Services (Yuanna Zheng). Request for an extension of time to complete repairs. p. 65
 - 5) 19-TV-04, **3532 N. Kingsley Drive**, Tom Hall. Request for an extension of time to complete repairs. p.76
 - 6) 19-TV-05, **712 E. Hunter Avenue**, Choice Realty & Management (Richard & Joetta Pollert). Request for an extension of time to complete repairs. p. 81
- IV. **GENERAL DISCUSSION**
- V. **PUBLIC COMMENT**
- VI. **ADJOURNMENT**

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



City of Bloomington
H.A.N.D.

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

Meeting Date: January 16th, 2019

Petition Type: An extension of time to complete exterior painting.

Petition Number: 17-TV-99 (Old Buisness)

Address: 2615 E. Dekist St.

Petitioner: Ann Krielkamp

Inspector: Kenny Liford

Staff Report: March 2nd, 2017 Completed Cycle Inspection Report
June 5th, 2017 BHQA App Received
October 19th, 2017 Remaining violations report sent.
November 17th, 2017 No show for re-inspection.
December 20th, 2017 Legal started.
January 2nd, 2018 BHQA App received (Old Buisness)
May 1st, 2018 Updated legal
October 18th, 2018 Lawsuit Filed
December 3rd, Motion for Default Judgment filed
December 7th, 2018 Re-inspection (Violations remain)
December 10th, 2018 BHQA App received.

Owner has requested an extension of time to complete exterior painting.

Staff recommendation: Deny the request.

Conditions: Immediately schedule inspection to bring property into compliance by the deadline listed below.

Compliance Deadline: The deadline for this property has passed.

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

Handwritten signature
2



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

Property Address: 2615 E. Delist St.

Petitioner's Name: Ann Krielkamp

Address: 134 W. Overhill

City: Bloomington State: IN Zip Code: 47408

Phone Number: 812-606-9563 Email Address: ~~arcane~~ arkcone@gmail

Property Owner's Name: Ann Krielkamp

Address: Same as above

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

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

☐ D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 17-TV-99

(OLD BUSINESS)

SEE REVERSE

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 plan to demolish the garage. Instead of repair the inside. We are getting a permit for the demolition and build. It would be counterproductive to scrape and paint at this time.

Signature (required):

Ann R Kreilkamp

Name (please print):

Ann Kreilkamp

Date:

12/10/18

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

7677

Owner(s)

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)

Loft

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)

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: January 16, 2018

Petition Type: An extension of time to complete repairs.

Petition Number: 18-TV-25 (Old Business, previously heard, 03/21, 06/20/2018.)

Address: 1501 S. Arbors Ln.

Petitioner: Timothy Roberts

Inspector: Norman Mosier

Staff Report: October 19, 2017 - Conducted Cycle Inspection
December 29, 2017 - Agent Scheduled Re-inspection for 02/08/2018
February 5, 2018 - Agent cancelled re-inspection, submitted BHQA Appeal (Ext. of time)
February 16, 2018 - Hand delivered copy of cycle report noting life/safety violations.
March 20, 2018 - Agent scheduled re-inspection for 04/24/2018
April 24, 2018 - Conducted Life-Safety re-inspection, complied
May 3, 2018 - Received BHQA Appeal (Old business)
September 29, 2018 - Agent scheduled re-inspection for 10/18/2018
October 18, 2018 - Conducted BHQA Re-inspection
November 7, 2018 - Agent scheduled re-inspection for 12/04/2018
December 4, 2018 - Conducted re-inspection
December 12, 2018 - Received BHQA Appeal (Old business)

Staff recommendation: Grant the request.

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

Compliance Deadline: March 16, 2018

Attachments: Remaining Violations report, BHQA Appeal, Petitioner's Letter



RECEIVED
DEC 11 2018

BY:

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

Property Address: 1501 S Arbors Ln
Petitioner's Name: Timothy E Roberts
Address: 3296 S Walnut Springs Drive
City: Bloomington State: IN Zip Code: 47401
Phone Number: 812.822.1231 Email Address: TRoberts@birgeandheld.com
Property Owner's Name: BH Arbors Indy LLC
Address: SAME AS ABOVE
City: _____ State: _____ Zip Code: _____
Phone Number: _____ Email Address: _____
Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY

Petition Number 18-TV-25

SEE REVERSE

03.21.18

06.20.18 } Previous heard

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 have two windows to replace. They are special order/single made windows. The first set will be installed in January, and the installer will assess the second ones at that time with installation/repair likely to take 8-10 weeks from that date. All other repairs have been completed.

Signature (required):



Name (please print):

Timothy Roberts

Date:

12/12/18

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

REMAINING VIOLATION INSPECTION REPORT

DEC 07 2018

7062

Owner(s)

Andrew Held
770 3rd Ave. S.W.
Carmel, IN 46032

Agent

Timothy Roberts
3296 Walnut Springs Dr.
Bloomington, IN 47401

Prop. Location: 1501 S Arbors LN

Number of Units/Structures: 24/4

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

Date Inspected: 10/19/2017

Primary Heat Source: Gas

Property Zoning: PUD

Number of Stories: 2

Inspector: Norman Mosier

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: Det. Garages

REINSPECTION REQUIRED

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

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

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

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

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

City Hall
bloomington.in.gov

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

INTERIOR:

BLDG 1 North Building

1507

E Bedroom:

Repair the broken window. BMC 16.04.060(a)

BLDG 3

1523

W Bedroom:

Repair/replace the deteriorated lower window frames on the south window, west wall, at the bottom of upper and lower sashes. BMC 16.04.060 (a)

OTHER REQUIREMENTS:

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.030 (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.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 16, 2019
Petition Type: An extension of time to complete repairs
Petition Number: 19-TV-01
Address: 1150 S. Clarizz Blvd.
Petitioner: Lisa Pierson
Inspector: Mosier/Liford/Wills
Staff Report: September 17, 2018 – Conducted Cycle Inspection
December 4, 2018 – Received January BHQA Appeal

Petitioner is requesting an extension of time to complete repairs due to number of repairs cited.

Staff recommendation: Grant the request.

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

Compliance Deadline: February 28, 2019

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



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

RECEIVED
DEC 04 2018
BY:

Property Address: 1150 S Clarizz Blvd

Petitioner's Name: Lisa Plerson

Address: 1150 S Clarizz Blvd

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123231300

E-mail Address: lplerson@themonroelliving.com

Owner's Name: CASA Student Housing LLC

Address: 10100 Santa Monica Blvd Suite 2600

City: Las Angeles

State: California



Zip Code: 90067

Phone Number: 2629038893

E-mail Address: stisdall@campusadv.com

Occupants: 796

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-TV-01

NM, KL, DW

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

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

The Monroe (Campus Corner) is asking for an extension to properly repair all the issues that Hand found during our Occupancy Inspection. We have hired a general contractor to oversee the project and make sure everything is completed to city requirements. The extension is needed due to the amount of repairs and time to complete each one. We are asking for an extension to February 28, 2019 on all required repairs. We can contact the city once a building is complete to make inspection time shorter. I have attached a report that shows all the work orders for repairs that we have placed in our system. We appreciate your time and consideration in this matter.

Signature (Required):

Lisa Pierson

Name (Print): Lisa Pierson

Date:

12.4.18

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

1150 S Clarizz Blvd Llc/Campus Corner
10100 Santa Monica Blvd, Suite 2600
Los Angeles, CA 90061

RE: 1150 S Clarizz BLVD

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

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

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

If the owner's or agent's contact information has changed since your last inspection, please submit a new registration form to the HAND Department. The registration must be signed by the owner of the property, not the agent. All rental forms and documents can be found at 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: Lisa M Pierson: 1150 S Clarizz Blvd, Bloomington, IN 47401

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

City Hall
bloomington.in.gov

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



City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

5291

Owner(s)

1150 S Clarizz Blvd Llc/Campus Corner
10100 Santa Monica Blvd, Suite 2600
Los Angeles, CA 90061

Agent

Lisa M Pierson
1150 S Clarizz Blvd
Bloomington, IN 47401

Prop. Location: 1150 S Clarizz BLVD

Number of Units/Structures: 254/22

Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 12/4/4, Bld B: 12/4/4, Bld C: 12/4/4, Bld D: 12/4/4,
Bld E: 12/4/4, Bld F: 12/4/4, Bld G: 12/4/4, Bld H: 12/4/4, Bld I: 12/4/4, Bld J: 12/4/4, Bld K: 12/4/4,
Bld L: 12/4/4, Bld M: 12/2/4, Bld N: 12/2/4, Bld O: 12/2/4, Bld P: 12/2/4, Bld Q: 12/2/4, Bld R: 12/2/4,
Bld S: 12/2/4, Bld T: 12/2/4, Bld U: 12/2/4, Bld Duplex: 2/2/4

Date Inspected: 09/17/2018
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 3

Inspector: Mosier/Liford/Wills
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1997.
Minimum egress requirements for a multi-family dwelling built at the time of construction.
Openable area: 5.7 Sq. Ft.
Clear height: 24 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

GENERAL VIOLATIONS:

The smoke detectors in this complex appear 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 (Feb 2005)

Properly label electrical service meters, and A/C quick disconnects with corresponding unit numbers.
BMC 16.04.020 NEC 225.37

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

City Hall
bloomington.in.gov

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

NOTE: The Housing and Neighborhood Development office has received a list of furnaces that are in need of repairs to make them safe to operate. Repair the furnaces and present the list of these repairs to the Housing and Neighborhood Development Office within the normal 60 day time period. BMC 16.04.060(b)

BUILDING A

101 - See general violations

Right bathroom

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

Laundry Closet

Replace the cracked electrical outlet behind the washing machine. BMC 16.04.060(b)

Left Bathroom

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

102 - See general violations

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)

Laundry Closet

Replace the broken electrical receptacle behind the washing machine. BMC 16.04.060(b)

Bedroom A

Properly repair the cracked window frame. BMC 16.04.060(a)

Bedroom D

Properly repair the cracked window frame. BMC 16.04.060(a)

103 - See general violations.

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

104 - See general violations

Kitchen

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

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

Bedroom A

Properly repair the cracked window frame. BMC 16.04.060(a)

Bedroom B

Properly repair the cracked window frame. BMC 16.04.060(a)

202 - See general violations

Kitchen

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

Bedroom A, Bedroom B, Bedroom C, Bedroom D, Right Bathroom, Left Bathroom

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

203 – See general violations.

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)

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

Laundry Closet

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

Left 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, peeling paint and/or sagging materials. BMC 16.04.060(a)

Bedroom A

Properly repair the cracked window frame. BMC 16.04.060(a)

204 – See general violations.

Water Heater Closet

Replace the missing panel for the water heater. BMC 16.04.060(c)

Kitchen

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

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

201 – See general violations.

Living Room

Determine the source and eliminate the water leak at the front window. BMC 16.04.060(a)

Bedroom D

Properly repair the cracked window frame. BMC 16.04.060(a)

301 – See general violations.

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)

302 - See general violations.

Bedroom A

Properly repair the cracked window frame. BMC 16.04.060(a)

Right Bathroom

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

303 - See general violations.

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)

Left Hallway

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

Replace broken outlet cover plate. BMC 16.04.060(b)

Left Bathroom

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

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

Bedroom D

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

Water Heater Closet

Properly re-seat the vent hood so that it functions as intended. BMC 16.04.060(c)

304 - See general violations.

Bedroom A

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

Bedroom C

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

BUILDING B

105 - See general violations

Kitchen

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

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

Laundry Room

Properly secure the loose electrical outlet for the washing machine. BMC 16.04.060(b)

107 - See general violations.

Right Bathroom

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

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

108 - See general violations.

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)

Left Bathroom

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

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

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

Bedroom B

Repair/ replace the window locking mechanism so that it functions as intended. BMC 16.04.060(b)

Water Heater 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)

106 - See general violations.

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

205 - See general violations.

Bedroom A

Properly repair the cracked window frame. BMC 16.04.060(a)

Bedroom C

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

206 - See general violations.

Left Hallway

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

Kitchen

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

Replace/repair the broken stove front cover. BMC 16.04.060(c)

Right Bathroom

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

207 - See general violations.

Entryway

Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. 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)

Right Bathroom

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

Bedroom D

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

208 - See general violations.

Kitchen

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

Right Bathroom

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

305 - See general violations.

Bedroom B

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

Bedroom C

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

306 - See general violations.

Kitchen

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

Right Bathroom

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

Bedroom D

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

307 - See general violations.

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 A

Repair the entry door to close so that it functions as intended. BMC 16.04.060(a)

308 – See general violations.

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)

Right Bathroom

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

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

Bedroom D

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

Water Heater Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

BUILDING C

109 – See general violations.

The right hallway, Bedroom C, and Bedroom D was not accessible at the time of this inspection. These rooms must be brought into compliance with-in the same 60 day deadline as the remainder of this property. (dog) BMC 16.03.040

Left Bathroom

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

Bedroom A

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

110 – See general violations.

Left Bathroom

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

111 – See general violations.

Kitchen

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

Left Bathroom

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

Right Bathroom

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

Bedroom D

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

112 - See general violations.

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

A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. Remove the cardboard containers from the furnace closet area. BMC 16.04.060(c)

Bedroom A

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

Bedroom B

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

209 - See general violations.

Left Bathroom

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

210 - See general violations.

Right Bathroom

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

Bedroom D

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

211 - See general violations.

Bedroom D

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

212 - See general violations.

Bedroom A

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

Right Bathroom

Properly secure the loose GFCI electrical outlet so that it functions as intended. BMC 16.04.060(b)

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

Water Heater 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)

309 - See general violations.

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 C

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

Bedroom D

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

310 - See general violations.

Kitchen

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

Living Room

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

Left Bathroom

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

311 - See general violations.

Right Bathroom

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

312 - See general violations.

Right Bathroom

Properly secure the loose GFCI electrical outlet so that it functions as intended. BMC 16.04.060(b)

BUILDING D

113 - See general violations.

Left Bedroom

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

Bedroom C

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

114 - See general violations.

Bedroom A

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

115 - See general violations.

Left Bathroom

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

Left Bathroom

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

213 - See general violations.

Right Bathroom

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

214 - See general violations.

Kitchen

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

Right Bathroom

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

215

See general violations.

216 - See general violations.

Left Bathroom

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

Right Bathroom

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

313

See general violations.

314

See general violations.

315 - See general violations.

Bedroom B

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

316 - See general violations.

Left Bathroom

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

BUILDING E

117 - See General violations.

Furnace Closet

Replace access door to furnace. BMC 16.04.060(c)

Right Hallway

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

118 - See General violations.

Right Bathroom

Clean the mold from behind the toilet. BMC 16.04.060(a)

119 - See General violations.

Living Room

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

Left Bathroom

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

Right Bathroom

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

120 - See General violations.

Kitchen

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

Laundry

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

Front Right Bedroom

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

217 - See General violations.

Left Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

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

218 - See General violations.

Water Heater 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)

Kitchen

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)

Laundry

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

Left Hallway

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

Left Bathroom

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

Front Left Bedroom

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

219 - See General violations.

Entry

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

Kitchen

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

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

Front Right Bedroom

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

Left Hallway

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

Left Bathroom

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

220 - See General violations.

H2o 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)

Living Room

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

317 - See General violations.

Left Bathroom

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

318 - See General violations.

Water Heater 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)

Living Room

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

Left Bathroom

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

319 - See General violations.

Water Heater 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)

320 - See General violations.

Kitchen

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

Left Hallway

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

BUILDING F

121 - See General violations.

Front Right Bedroom

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

122 - See General violations.

Left Bathroom

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

123 - See General violations.

Left Bathroom

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

124 - See General violations.

Water Heater 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)

Left Bathroom

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

Living Room

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

Secure loose electrical receptacle. BMC 16.04.060(b)

Right Bathroom

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

221 - See General violations.

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)

222 - See General violations.

Kitchen

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

Living Room

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

Front Left Bedroom

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

Left Bathroom

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

Right Bathroom

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

223 - See General violations.

Entry

Properly secure the threshold in the exterior doorway. BMC 16.04.060(b)

Left Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

224 - See General violations.

Living Room

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

Left Bathroom

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

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

321 - See General violations.

Left Hallway

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

322 - See General violations.

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

323 - See General violations.

Water Heater Closet

Repair the doorframe so the door opens and closes as intended. BMC 16.04.060(a)

Kitchen

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

324

See General violations.

BUILDING G

125 - See General violations.

Left Bathroom

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

126 - See General violations.

Kitchen

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

Left Bathroom

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

Left Back Bedroom

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

Furnace Closet

Seal all openings in the air conditioning/heating ducts in a manner that excludes the entrance of animals/rodents. BMC 16.04.070

Right Bathroom

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

Living Room

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

127 - See General violations.

Kitchen

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

Repair/Replace the oven door to functions as intended. BMC 16.04.060(c)

Left Bathroom

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

Back Left Bedroom

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

128 - See General violations.

Kitchen

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

Furnace Closet

Repair the door to close and latch as intended. BMC 16.04.060(a)

Right Bathroom

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

225 - See General violations.

Water Heater 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)

Left Bathroom

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

226 - See General violations.

Entry

Repair the door to close and latch as intended. BMC 16.04.060(a)

Living Room

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

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

Kitchen

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

Left Bathroom

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

Right Bathroom

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

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

227 - See General violations.

Living Room

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

Left Hallway

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

Left Bathroom

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

Right Hallway

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

Right Bathroom

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

228

See General violations.

Entry

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

325 - See General violations.

Entry

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

Kitchen

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

326

See General violations.

327 - See General violations.

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

328

See General violations.

BUILDING H

129 - See General violations.

Right Bathroom

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

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

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

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

Left Bathroom

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

Water Heater Closet

This space shall be maintained in a clean and sanitary condition. It is the responsibility of the owner/agent to maintain all public areas in buildings with 2 or more rental units. BMC 16.04.060(e)

130 - See General violations.

Left Bathroom

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

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

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

Back Left Bedroom

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

Right Bathroom

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

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

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

131 - See General violations.

Left Bathroom

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

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Repair the door to close and latch as intended. BMC 16.04.060(a)

Right Bathroom

Repair the door to close and latch as intended. BMC 16.04.060(a)

132 - See General violations.

Living Room

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

Left Bathroom

Replace the missing toilet. BMC 16.04.060(c)

Right Bathroom

Replace the missing toilet. BMC 16.04.060(c)

Replace all damaged or missing tile(s) in the bathtub surround. BMC 16.04.060(a)

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

229 - See General violations.

Left Bathroom

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

230 - See General violations.

Furnace Closet

Replace the missing door for the furnace closet. BMC 16.04.060(a)

231 - See General violations.

Left Bathroom

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

Back Left Bedroom

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

Furnace Closet

Repair the door to close and latch as intended. BMC 16.04.060(a)

Right Bathroom

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

Secure the loose GFCI receptacle. BMC 16.04.060(b)

232

See General violations.

329 - See General violations.

Left Hallway

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

330 - See General violations.

Water Heater 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)

Left Bathroom

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

Right Bathroom

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

331 - See General violations.

Entry

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

Kitchen

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

332 - See General violations.

Back Left Bedroom

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

BUILDING I

133 - See General violations.

Entry:

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

Left Bathroom:

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

Right Hallway:

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

Right Bathroom:

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

134 - See General violations.

Right Hallway

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

Right Bathroom:

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

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

135 - See General violations.

Left Bathroom:

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

Right Hallway:

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

Kitchen:

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

Replace/repair washing machine to function as intended. BMC 16.04.060(c)

Right Front Bedroom:

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

136 - See General violations.

Back Left Bedroom

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

Front Left Bedroom

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

Right bathroom

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

233 - See General violations.

Kitchen

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

Furnace Closet

This space shall be maintained in a clean and sanitary condition. It is the responsibility of the owner/agent to maintain all public areas in buildings with 2 or more rental units. BMC 16.04.060(e)

Replace the water damaged door. BMC 16.04.060(a)

Back Right Bedroom

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

Left Bathroom

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

234 - See General violations.

Laundry Room

Repair the door to close and latch as intended. BMC 16.04.060(a)

Left Hallway

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

Left Bathroom

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

Right Bathroom

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

235 - See General violations.

Water Heater 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)

Right Hallway

Secure loose electrical receptacle. BMC 16.04.060(b)

Right Bathroom

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

236

See General violations.

333 - See General violations.

Water Heater 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)

Left Hallway

Secure loose electrical receptacle. BMC 16.04.060(b)

Left 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)

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

Right 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)

Secure the loose electrical receptacle to the right of the sink. BMC 16.04.060(b)

334 - See General violations.

Left Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Back Left Bedroom

Replace/Repair the water damaged window sill. BMC 16.04.060(a)

Kitchen

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

335 - See General violations.

Water Heater 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)

Left Bathroom

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

Right Bathroom

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

336 - See General violations.

Kitchen

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

BUILDING J

137 - See General violations.

Kitchen:

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

138 - See General violations.

Front Right Bedroom:

Repair the bedroom door to close and latch as intended. BMC 16.04.060(a)

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

139 - See General violations.

Water Heater 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)

Left Bathroom:

Replace the missing toilet. BMC 16.04.060(c)

140 - See General violations.

Left Bathroom:

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

Right Bathroom:

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

237 - See General violations.

Right Bathroom:

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

238 - See General violations.

Water Heater 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)

Furnace Closet:

Clean the dust and dirt from the furnace closet. BMC 16.04.060(a)

Left Bathroom:

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

239 - See General violations.

Water Heater 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©

Right Bathroom:

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

Living Room:

Repair the left 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)

240 - See General violations.

Left Bathroom:

Clean and service the exhaust fan 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)

337 - See General violations.

Water Heater 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)

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

Kitchen:

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

Furnace Closet:

Clean the dust and dirt from the furnace closet. BMC 16.04.060(a)

338 - See General violations.

Left Bathroom:

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

Replace the painted over electrical receptacle. BMC 16.04.060(b)

339 - See General violations.

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

340 - See General violations.

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

BUILDING K

141 - See General violations.

Water Heater 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)

142 - See General violations.

Furnace Closet:

Clean the dust and dirt from the furnace closet. BMC 16.04.060(a)

Left Bathroom:

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

143 - See General violations.

Kitchen:

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

Left Bathroom:

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

Right Bathroom:

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

144 - See General violations.

Left Bathroom:

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

Right Hallway:

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

241 - See General violations.

Left Hallway:

Secure loose electrical receptacle. BMC 16.04.060(b)

242 - See General violations.

Right Bathroom:

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

Furnace Closet:

Clean the dust and dirt from the furnace closet. BMC 16.04.060(a)

Left Bathroom:

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

243 - See General violations.

Whole Unit:

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

Left Front Bedroom:

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

244 - See General violations.

Left Bathroom:

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

341

See General violations.

342 - See General violations.

Left Hallway:

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

Right Bathroom:

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

343 - See General violations.

Left Bathroom:

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

344 - See General violations.

Kitchen:

Repair/Replace the oven so that it functions as intended. BMC 16.04.060(c)

Left Bathroom:

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

Right Bathroom:

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

BUILDING L

145 - See General violations.

Living Room:

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

146 - See General violations.

Right Bathroom:

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

Secure toilet to its mountings. BMC 16.04.060(c)

Kitchen:

Replace the missing or damaged knobs to the faucet. BMC 16.04.060(a)

Left Bathroom:

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

Water Heater Closet:

Repair/Replace any/all corroded parts to the water heater. BMC 16.04.060(a)

Install approved cover on the hot water heater. BMC 16.04.050(a) and BMC 16.04.060(c)

147 - See General violations.

Storage for maintenance

Living Room:

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

Right Bathroom:

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

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

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

Left Bathroom:

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

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

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

148 - See General violations.

Left Bathroom:

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

Secure toilet to its mountings. BMC 16.04.060(c)

Front Right Bedroom:

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

245 - See General violations.

Furnace Closet:

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

246 - See General violations.

Left Bathroom:

Replace non-functioning or incorrectly wired GFCI receptacle(s) (Not ground), per Indiana Electric Code requirements, BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Right Hallway:

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

Bedroom C:

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

247 - See General violations.

Entry:

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

248 - See General violations.

Water Heater Closet:

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

Left Hallway:

Secure loose electrical receptacle. BMC 16.04.060(b)

Left Bathroom:

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

Right Bathroom:

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

345 - See General violations.

Entry:

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

Left Bathroom:

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

Living Room:

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

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

346 - See General violations.

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)

Left Bathroom:

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

Right Hallway:

Secure loose electrical receptacle. BMC 16.04.060(b)

347 - See General violations.

Left Hallway:

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

Left Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the missing knob to the left sink. BMC 16.04.060(a)

Front Right Bedroom:

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

348 - See General violations.

Left Hallway:

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

Left Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

BUILDING M

149 - See general violations.

Bedroom B:

Repair the deteriorated drywall around the window. BMC 16.04.060 (a)

Bathroom B:

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

Kitchen:

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

150 - See general violations.

Bedroom B:

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

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

Laundry Room:

Replace the burnt receptacle. BMC 16.04.060 (b)

Bedroom B:

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

Bedroom A:

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

151 - See general violations.

Living Room:

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

Bedroom B:

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

Kitchen

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

249 - See general violations.

Bedroom A Bath:

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

250 - See general violations.

Water Heater Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break

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

Bedroom B Bath:

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

Secure the loose and hanging the exhaust fan cover to its base. BMC 16.04.060 (c)

Common Hallway:

Repair the emergency light adjacent to unit 251 to function as intended. BMC 16.04.060 (a)

251 – See general violations.

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)

252 – See general violations.

Bedroom B:

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

Kitchen

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

349 – See general violations.

Kitchen:

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

Bedroom A Bath:

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

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

350 – See general violations.

Bedroom B Bath:

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

Kitchen:

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

Bedroom A Bath:

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

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

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

351 – See general violations.

Living Room:

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

Bedroom B Bath:

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

352 – See general violations.

Bedroom B:

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

Kitchen

Restore power to gfci receptacle to the right of the stove. BMC 16.04.060 (a)

BUILDING N

153 – See general violations.

Bedroom B:

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

Bedroom B Bath:

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

Laundry Room:

Secure the loose receptacle. BMC 16.04.060 (b)

154

See general violations.

155 - See general violations.

Bedroom B Bath:

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

Kitchen

Repair the sprayer not to be tangled in the plumbing. BMC 16.04.060 (a)

Furnace Closet:

Repair the furnace not to rattle. BMC 16.04.060 (c)

156 – See general violations.

Living Room:

Repair/replace the defective doorknob on the door to the patio, backset sticks out causing door not to open.
BMC 16.04.060 (a)

Bedroom A:

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

Bedroom A Bath:

Secure the loose sink faucet. BMC 16.04.060 (a)

253 - See general violations.

Bedroom B:

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

Bathroom B:

Seal floor behind the toilet. BMC 16.04.060 (a)

Repair loose tiles in bathtub. BMC 16.04.060 (a)

Bedroom A:

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

Bedroom A Bath:

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

Seal floor behind the toilet. BMC 16.04.060 (a)

Remove old caulk at top of tub perimeter and install new caulk. BMC 16.04.060 (a)

254 - See general violations.

Bedroom B Bath

Fix ceiling above shower. BMC 16.04.060 (a)

Bedroom A

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

255 - See general statement.

Bedroom B Bath:

Replace the failing vanity cabinet door. BMC 16.04.060 (a)

Remove the mold from vanity cabinet. BMC 16.04.060 (a)

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

Seal floor behind toilet. BMC 16.04.060 (a)

256

See general violations.

353 - See general violations.

Living Room:

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

Bedroom B:

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

Bathroom B:

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

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, adjacent to the shower rod. BMC 16.04.060(a)

Kitchen

Replace the burnt linoleum. BMC 16.04.060(a)

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

Bedroom A:

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

Bedroom A Bathroom:

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

354 – See general violations.

Bedroom B Bathroom:

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

Water Heater 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)

355

See general violations.

356

Bedroom B Bath:

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

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

Water Heater Closet:

TPR Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen

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

Bedroom A Bath:

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

BUILDING O

157 – See general violations.

Living Room:

Repair the door to function as intended difficult to open, check knob and deadbolt.
BMC 16.04.060 (a)

Bedroom B Bath:

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

158 – See general violations.

Bedroom B Bath:

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

Kitchen

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

159 - See general violations.

Water Heater Closet:

Maintain minimum clearances from combustibles:

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

BMC 16.04.060(c)

Temperature/pressure relief (TPR) valve discharge tubes:

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

Bedroom B:

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

Replace the broken cover plate for the same receptacle. BMC 16.04.060 (b)

160 - See general violations.

Living Room:

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

Repair/replace the same receptacle, ground painted shut. BMC 16.04.060 (a)

Kitchen:

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

257 - See general statement.

Kitchen:

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

Bedroom B Bath:

Repair the loose tiles in the tub adjacent to the soap dish to prevent water infiltration into the walls. BMC 16.04.060 (a)

Laundry Closet:

Secure the loose receptacle. BMC 16.04.060 (b)

258 – See general statement.

Bedroom B Bath:

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 the sink faucet in a manner so that there is adequate water pressure and volume, cold side) . BMC 16.04.060(c)

Laundry Closet:

Repair/replace the electrical service panel door to function as intended, hinge broken.
BMC 16.04.060 (a)

Secure the loose receptacle. BMC 16.04.060 (b)

259 – See general violation.

Bedroom B Bath:

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

Water Heater Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen:

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 the sink faucet in a manner so that there is adequate water pressure and volume) . BMC 16.04.060(c)

Bedroom A:

Repair/replace the broken lock on the window. BMC 16.04.060 (a)

Bedroom A Bath:

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

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

260 – See general violations.

Bedroom B Bath:

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

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

Water Heater 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)

357 – See general violations.

Living Room:

Repair the door to the balcony to function as intended, difficult to open. BMC 16.04.060 (a)

Bedroom B Bath:

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

Kitchen:

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

Bedroom A:

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

Bedroom A Bath:

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

358 – See general violations.

Kitchen:

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

359 – See general violations.

Bedroom B Bath:

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

Kitchen

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

Bedroom A Bath:

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

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

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

360 – See general violations.

Bedroom B Bath:

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

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

Bedroom A Bath:

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

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

BUILDING P

161 – See general violations.

Kitchen

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

Bedroom A

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

162 – See general violations.

Laundry Closet:

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

163

See general violations.

164 – See general violations.

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

261

See general violations.

262 - See general violations.

Bedroom B Bath:

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

Bedroom A Bath:

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

263 – See general violations.

Furnace Closet:

Maintain minimum clearances from combustibles:

- | | |
|--------------------------------|----------------------------------------|
| • Fuel-fired appliances: | 36" clearance from combustible storage |
| • Single-wall vent connectors: | 1" clearance from Flow Guard Gold CPVC |
| | 6" clearance for other combustibles |
| • Double-wall vent connectors: | 1" clearance for all combustibles |
| • Draft hood: | 6" clearance for all combustibles |
- BMC 16.04.060(c)

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)

361 – See general violations.

Kitchen

Repair/replace the defective sprayer, won't shut off. BMC 16.04.060 (a)

362 – See general violation.

Bedroom B Bath:

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

Water Heater 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)

363 – See general violations.

Bedroom B Bath:

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

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Bedroom B Bath:

Replace broken faucet handle. BMC 16.04.060 (c)

Repair/replace the defective sink stopper assembly to function as intended. BMC 16.04.060 (c)

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

364 – See general violations.

Bedroom B Bath:

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

Kitchen

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

Bedroom A Bath:

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

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

BUILDING Q

165 – See general violations.

Kitchen:

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

166

See general violations.

167 - See general violations.

Bedroom A

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

168 – See general violations.

Bedroom B Bath:

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

Kitchen:

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

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

Bedroom A Bathroom:

Secure the loose GFCI receptacle. BMC 16.04.060 (b)

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

265 – See general violation.

Kitchen:

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

Bedroom A Bath:

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

266 – See general violations.

Bedroom A Bath:

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

267 – See general violations.

Living Room:

Repair/replace the receptacle on the far wall, painted over. BMC 16.04.060 (a)

Bedroom B Bath:

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

Repair the tub drain to function as intended, clogged. 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)

365 – See general violations.

Bedroom B Bath

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

366

See general violations.

367

See general violations.

368 – See general violations.

Laundry Room:

Replace the broken receptacle cover plate. BMC 16.04.060 (b)

BUILDING R

169 - See general violations.

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)

170

See general violations.

171 - See general violations.

Laundry Closet:

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

172 - See general violations.

Bedroom A:

Repair the deteriorated window opening. BMC 16.04.060 (a)

Bedroom A Bath:

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

269 - See general violations.

Bedroom B Bath:

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

Furnace Closet:

Maintain minimum clearances from combustibles:

- | | |
|--------------------------------|----------------------------------------|
| • Fuel-fired appliances: | 36" clearance from combustible storage |
| • Single-wall vent connectors: | 1" clearance from Flow Guard Gold CPVC |
| | 6" clearance for other combustibles |
| • Double-wall vent connectors: | 1" clearance for all combustibles |
| • Draft hood: | 6" clearance for all combustibles |
- BMC 16.04.060(c)

Laundry Closet:

Replace the defective dryer vent hose. BMC 16.04.060 (a)

Bedroom A Bath:

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

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

270 - See general violations.

Bedroom B Bath:

Replace the defective GFCI receptacle, won't reset. BMC 16.04.060 (b)

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

Bedroom A Bath:

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, above shower
BMC 16.04.060(a)

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

271 – See general violations.

Bedroom B Bath:

Secure the loose GFCI receptacle. BMC 16.04.060 (b)

Kitchen:

Secure the loose GFCI receptacle to the left of the stove. BMC 16.04.060 (b)

Laundry Closet:

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

272 – See general violations.

Kitchen:

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

Bedroom A Bath:

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

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

369 – See general violations.

Bedroom B Bath:

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

Bedroom A Bath:

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

370 – See general violations.

Bedroom B Bath:

Replace the defective GFCI receptacle, won't reset. BMC 16.04.060 (b)

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

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

Bedroom A Bath:

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

371 – See general violations.

Laundry Closet:

Secure the loose receptacle. BMC 16.04.060 (b)

372 – See general violations.

Laundry Closet:

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

Bedroom A Bath

Remove the old caulk and install new caulk around the perimeter of the tub. BMC 16.04.060 (a)

BUILDING S

373 - See general violations.

Left Bathroom

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

Laundry Room

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

375 - See general violations.

Right Bathroom

Repair the toilet to eliminate unnecessary water use. 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)

376

See general violations.

374

See general violations.

274 - See general violations.

Laundry Room

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

Right Bathroom

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

276

See general violations.

275 - See general violations.

Laundry Room

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

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)

273 - See general violations.

Conditions were noted during the cycle inspection that may indicate this unit is over occupied and in violation of the Bloomington Municipal Code (BMC) Title 20. This property shall be brought into compliance with Title 20 requirements within 60 days of the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department.

Remove the bed from the living room balcony entry door.

173 - See general violations.

Left Bathroom

Properly seal the dry wall tape at the ceiling so that it functions as intended. BMC 16.04.060(a)

175 - See general violations.

Left Bedroom

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

Furnace-Closet

Replace the missing front panel for the furnace. BMC 16.04.060(c)

Left Bathroom

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

174 - See general violations.

Laundry Room

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

176

See general violations.

DUPLEX

402 - See general violations.

Kitchen

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

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

401 - See general violations.

Finish the installation of all floor coverings in the unit. BMC 16.04.060(a)

Right Bedroom

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

BUILDING T

377 - See general violations.

Right Bathroom

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

379 - See general violations.

Left Bathroom

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

378

See general violations.

380 - See general violations.

Left Bathroom

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

278 - See general violations.

Living Room

Repair/ replace the locking mechanism for the balcony entry door so that it functions as intended. BMC 16.04.060(b)

280 - See general violations.

Right Bedroom

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

279

See general violations.

Common Hallway

Repair the emergency light fixture to function as intended. (adjacent to Unit 2477) BMC 16.04.050(b)

277 - See general violations.

Laundry Room

Repair/ replace the broken door for the electrical service panel box. BMC 16.04.060(c)

179 - See general violations.

Laundry Room

Repair/ replace the broken door for the electrical service panel box. 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)

177 - See general violations.

Left Bathroom

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

Right Bathroom

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

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

178 - See general violations.

Right Bathroom

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

180

See general violations.

BUILDING U

384 - See general violations.

Kitchen

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

382 - See general violations.

Right Bedroom

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

Right Bathroom

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

383 - See general violations.

Right Bathroom

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

Left Bedroom

Provide electrical power to the receptacle (right of the closet), and secure so that it functions as intended. BMC 16.04.060(c)

Left Bathroom

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

381 - See general violations.

Left Bathroom

Properly secure the loose GFCI electrical receptacle so that it functions as intended. BMC 16.04.060(b)

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

Common Hallway

Repair the emergency light fixture (adjacent to Unit 281) to function as intended. BMC 16.04.050(b)

281

See general violations.

283 - See general violations.

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)

Left Bedroom

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

Common Hallway

Repair the emergency light fixture (adjacent to Unit 284) to function as intended. BMC 16.04.050(b)

284 - See general violations.

Kitchen

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

Left 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. BMC 16.03.040

282

See general violations.

184 - See general violations.

Left Bathroom

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

182

See general violations.

183 - See general violations.

Left Bedroom, Living Room

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

Left 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. BMC 16.03.040

Right Bedroom

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

181 - See general violations.

Living Room

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

EXTERIOR

BUILDING A

See general statement.

BUILDING B

See general statement.

BUILDING C

See general statement.

Repair the broken/loose cap for the clean out. BMC 16.04.050(c)

BUILDING D

See general statement.

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

BUILDING E

See general statement.

BUILDING F

See general statement.

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

BUILDING G

See general statement.

BUILDING H

See general statement.

Repair the cap for the clean out. BMC 16.04.050(c)

BUILDING I

See general statement.

BUILDING K

See general statement.

BUILDING L

See general statement.

Properly install approved exterior vent cover on the bathroom/laundry exhaust. BMC 16.04.050(a)

BUILDING M

See general statement.

BUILDING N

See general statement.

Secure the loose and hanging receptacle adjacent to the HVAC units. BMC 16.04.050(a)

BUILDING O

See general statement.

BUILDING P

See general statement.

BUILDING Q

See general statement.

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members (south side). BMC 16.04.050(a)

BUILDING R

See general statement.

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

BUILDING S

See general statement.

BUILDING T

See general statement.

BUILDING U

See general statement.

Secure guttering to the structure (SE corner). BMC 16.04.050(a)

Repair the cap for the clean out. BMC 16.04.050(c)

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 16, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-02

Address: 1206 S. College Mall Rd.

Petitioner: Mike Avila/Signature Realty Services

Inspector: Norman Mosier

Staff Report: July 12, 2018 – Conducted Cycle Inspection
September 25, 2018 – Sent Remaining Violations Report
November 15, 2018 – Conducted Re-inspection w/ agent's son
December 4, 2018 – Received January BHQA Appeal

It was noted during the cycle inspection that the bedroom sliding glass door would not open. Petitioner is requesting an extension of time to complete the repair of the sliding glass door, as it is also a structural issue that needs to be addressed.

Staff recommendation: Grant the request.

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 31, 2019

Attachments: Cycle Report, Remaining Violations Report, BHQA Appeal, Petitioner's Letter



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

RECEIVED
NOV 30 2018
BY:

Property Address: 1206 S College Mall Rd, Bloomington IN 47401

Petitioner's Name: Mike Avila / Signature Realty Services

Address: PO Box 8024

City: Bloomington **State:** Indiana **Zip Code:** 47407

Phone Number: (812) 679-6782 **E-mail Address:** Rentals@SigRealty.net

Owner's Name: Yuanna Zheng

Address: 4007 E Bennington Blvd

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

Phone Number: 812-219-8758 **E-mail Address:** yuannazheng@gmail.com

Occupants: Yuri Zelenin

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-TV-02

NM

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 fix the problem of the bedroom door not sliding. This property has a HomeOwner Association (HOA), and the owner (Yuanna Zheng) has no direct control over the repair. We have fixed everything else on the HAND report, but the HOA needs to: 1) get a report from a structural engineer (done); 2) have a contractor evaluate the problem based on the report (done); 3) provide a quote to the HOA to complete the work (not yet done, the HOA rep said this might be done by Christmas); 4) get HOA Board of Director approval to fund repair (not yet done); 5) get work onto contractor's calendar (not yet done); 5) get work done (not yet done).

Additionally, this is the type of job that requires the contractor to incrementally lift/change the shape of the entire structure so that the new support beam fits properly into the desired space -- so once we get through the steps above, the actual repair can take weeks or months as the contractor adjusts the building so that it's square and the new support beam fits properly.

Could we have until the end of May 2019 for re-inspection? Based on the steps needed to complete repair, I think this is a realistic goal. If it gets done sooner, we will promptly call HAND so we can remove this from the list of pending permit approvals. Thank you.

Signature (Required):



Name (Print): Mike Avila

Date: 11/28/18

Important information regarding this application format:

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

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

Yuanna Zheng
4007 E. Bennington Blvd
Bloomington, IN 47401

RE: 1206 S College Mall RD

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

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

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

If the owner's or agent's contact information has changed since your last inspection, please submit a new registration form to the HAND Department. The registration must be signed by the owner of the property, not the agent. All rental forms and documents can be found at 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: Mike Avila; P.O. Box 8024, Bloomington, IN 47407

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

City Hall

bloomington.in.gov

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



City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

208

Owner(s)

Yuanna Zheng
4007 E. Bennington Blvd
Bloomington, IN 47401

Agent

Mike Avila
P.O. Box 8024
Bloomington, IN 47407

Prop. Location: 1206 S College Mall RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5

Date Inspected: 07/12/2018
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 3

Inspector: Norman Mosier
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1987.
Minimum egress requirements for a multi-family dwelling built at the time of construction.
Openable area: 5.7 Sq. Ft.
Clear height: 24 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

INTERIOR:

Kitchen 8 x 3-4:

No violations noted.

Living Room 17-6 x 10-11:

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

Repair the receptacle on the east wall to have correct polarity, hot/neutral reverse.
BMC 16.04.060 (a)

Bathroom:

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

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

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

City Hall
bloomington.in.gov

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

Bedroom 11-2 x 10-11:

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

Utility Room: Furnace located here, see other requirements.

No violations noted.

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

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

Registration Form

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

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 Damage List

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

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

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development
REMAINING VIOLATION INSPECTION REPORT

208

Owner(s)

Yuanna Zheng
4007 E. Bennington Blvd
Bloomington, IN 47401

Agent

Mike Avila
P.O. Box 8024
Bloomington, IN 47407

Prop. Location: 1206 S College Mall RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5

Date Inspected: 07/12/2018
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 3

Inspector: Norman Mosier
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1987.
Minimum egress requirements for a multi-family dwelling built at the time of construction.
Openable area: 5.7 Sq. Ft.
Clear height: 24 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

REINSPECTION REQUIRED

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

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

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

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

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

City Hall
bloomington.in.gov

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

INTERIOR:

Kitchen 8 x 3-4:

No violations noted.

Living Room 17-6 x 10-11:

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

Repair the receptacle on the east wall to have correct polarity, hot/neutral reverse.
BMC 16.04.060 (a)

Bathroom:

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

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

Bedroom 11-2 x 10-11:

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

Utility Room: Furnace located here, see other requirements.

No violations noted.

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

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

Registration Form

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

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

- **Tenants and Owners Rights and Responsibilities Summary**

A completed copy of the Tenants and Owners Rights and Responsibilities Summary
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.

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)

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

208

Owner(s)

Yuanna Zheng
4007 E. Bennington Blvd
Bloomington, IN 47401

Agent

Mike Avila
P.O. Box 8024
Bloomington, IN 47407

Prop. Location: 1206 S College Mall RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/5

Date Inspected: 07/12/2018
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 3

Inspector: Norman Mosier
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1987.
Minimum egress requirements for a multi-family dwelling built at the time of construction.
Openable area: 5.7 Sq. Ft.
Clear height: 24 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

REINSPECTION REQUIRED

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

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

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

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

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

City Hall
bloomington.in.gov

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

INTERIOR:

Bedroom 11-2 x 10-11:

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

OTHER REQUIREMENTS

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 16, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-04

Address: 3532 N. Kingsley Dr.

Petitioner: Tom Hall

Inspector: Norman Mosier

Staff Report: January 23, 2018 – Conducted Cycle Inspection
March 7, 2018 – Owner Scheduled Re-inspection 04/13/2018 @ 3:00
April 13, 2018 – Conducted Re-inspection, All Complied, Except Exterior Painting, Issued Temporary Permit
November 27, 2018 – Sent Exterior Extension Reminder For Painting
December 19, 2018 – Received BHQA Appeal (January)

Petitioner states that he lost a family member and that the contractor has limited availability, then contractor had lost a family member affecting the timeline. Petitioner is requesting until May 31, 2019 to complete the exterior painting.

Staff recommendation: Grant the request.

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 31, 2019

Attachments: Cycle Report, Exterior Extension Reminder Report, BHQA Appeal, Petitioner's Letter

Handwritten signature
76

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

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

The outstanding violation is regarding painting the exterior of the house. I fully intended to not only for compliance but to protect our investment. I had communicated with the current tenant to choose some color schemes that we would both find appealing, which took a few weeks. Then, I lost a brother earlier in the year and spent a lot of time out of town trying to help my family.

I did get a quote to side it instead of painting it. We were in ongoing negotiation and had come to an agreement. The contractor's availability was limited, but we still thought we could get it done this season. Then his father passed away creating additional delays.

Yes, it's a lot of drama, but the bottom line is it did not get done by the deadline and now weather is inhibiting completing this work. If we get an unseasonably warm few days, I may try to scrape and paint the areas of concern if for no other reason to protect the structure.

I appreciate your consideration.

Regards,

Tom Hall

Tom Hall

Request new date of: 05/31/19

Signature (Required):

Tom Hall

Name (Print): Tom Hall

Date: 12-14-18

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development
EXTERIOR EXTENSION REMINDER INSPECTION REPORT

1616

Owner(s)

Thomas R. Hall
5409 Prince Road
Heltonville, IN 47436

Prop. Location: 3532 N Kingsley DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 01/23/2018
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Inspector: Norman Mosier
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 01/23/2018.

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

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

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

EXTERIOR:

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

OTHER REQUIREMENTS:

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.



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

1616

Owner(s)

Thomas R. Hall
5409 Prince Road
Heltonville, IN 47436

Prop. Location: 3532 N Kingsley DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 01/23/2018
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Inspector: Norman Mosier
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1960.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Living Room 19-6 x 12:

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

Laundry Closet:

No violations noted.

Kitchen 18 x 12:

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

Garage:

No violations noted.

Hallway:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster, west wall adjacent to the SW bedroom. BMC 16.04.060(a)

Furnace Closet: See other requirements.

No violations noted.

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

City Hall
bloomington.in.gov

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

Hall Bath:

No violations noted.

Water Heater Closet:

No violations noted.

SE Bedroom 13-10 x 12:

No violations noted.

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1960

Height: 33 inches

Width: 31 inches

Sill Height: 45 inches

Openable Area: 7.10 sq. ft.

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

SW Bedroom 11 x 9: Same window as above.

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

NW Bedroom 10 x 9: Same window as above.

No violations noted.

EXTERIOR:

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

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

OTHER REQUIREMENTS:

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

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

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (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.



City of Bloomington
H.A.N.D.

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

Meeting Date: January 16, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-05

Address: 712 E. Hunter Ave.

Petitioner: Choice Realty & Mgmt. Co.

Inspector: Norman Mosier

Staff Report: July 12, 2018 – Conducted Cycle Inspection
September 25, 2018 – Sent Remaining Violations Report
October 12, 2018 – Owner Scheduled Re-inspection on 12/12/2018 at 10:30
December 12, 2018 – Conducted Re-inspection
December 24, 2018 – Received BHQA Appeal (January)

Petitioner (Choice Mgmt.) states that they acquired this property at the end of October 2018 from a previous Mgmt. Co. and are requesting an extension of time to complete the repair of the failing retaining wall. Petitioner is requesting an extension of time of 90 to 120 days to complete this repair.

Staff recommendation: Grant the request.

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 1, 2019

Attachments: Cycle Report, Remaining Violations Report, BHQA Appeal, Petitioner's Letter



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

RECEIVED
DEC 24
BY: CF

Property Address: 712 E Hunter Ave.

Petitioner's Name: Choice Realty & Management

Address: 1715 S Walnut

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123317353

E-mail Address: dena@callchoicerealty.com

Owner's Name: Richard Pollert

Address: 14000 W Cedar Tree Lot 99

City: Seymour

State: Indiana



Zip Code: 47274

Phone Number: 8125252911

E-mail Address: rpollert08@gmail.com

Occupants: 5

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 month's agenda!

(Will be assigned by BHQA)

Petition Number: 19-TV-05

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

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

Our office took over management of this property at the end of October and inherited several inspections from the previous company, this one has a retaining wall issue that owner needs time to review options on the repair of it as well as gathering quotes for the work. We have met with Norm Mosler on this property and have discussed needing additional time for this item requirement. We are requesting at least another 90-120 days to work on this item. That would take us into spring for weather conditions as well.
All other items on the list are in progress of completing for this property.
Thank you.

Signature (Required):

Dena Dobson - Chief Realty + Management

Name (Print): Dena Dobson

Date: 12-21-18

Important information regarding this application format:

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

Print Form



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

873

Owner(s)

Pollert, Richard
14000 W. Cedar Tree Lot 99
Seymour, IN 47274

Agent

Sarge Rentals
627 N. Morton Street, Suite 204
Bloomington, IN 47404

Prop. Location: 712 E Hunter AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 07/12/2018
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

Inspector: Norman Mosier
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1930.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

MAIN LEVEL

Living Room 18 x 13:

No violations noted.

Hallway:

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

Kitchen 8 x 7-6 + 5 x 5:

No violations noted.

NW Bedroom 14 x 12:

No violations noted.

NW Bedroom 14 x 12: (Continued)

Existing Egress Window Measurements: Dbl hung; Const. Yr. - 1930

Height: 22.5 inches

Width: 26 inches

Sill Height: 28 inches

Openable Area: 4.06 sq. ft.

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

NE Bedroom 13-6 x 12-6: Same window as above.

Replace the damaged door. BMC 16.04.060 (a)

N Hall Bath:

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

S Hall Bath:

Secure the loose and hanging exhaust fan. BMC 16.04.060 (a)

Replace the missing light cover for exhaust fan. BMC 16.04.060 (a)

SE Bedroom 13-6 x 12-6: Same window as above.

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

SW Bedroom 12-6 x 11-6: Same window as above.

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

Attic:

No violations noted.

BASEMENT

Stairway:

Replace the missing striker plate on the door at the top of the stairway. BMC 16.04.060 (a)

Main Room: Furnace located here, see other requirements.

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

EXTERIOR:

Repair/replace the failing retaining wall on the west side of structure. BMC 16.04.050(a)

Reconnect the downspout on the SW corner of structure. BMC 16.04.050(a)

Replace the broken drain pipe for the above downspout. BMC 16.04.050(a)

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

Replace the broken/missing window pane on the north window of the attic. BMC 16.04.050(a)

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

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

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

- **Tenants and Owners Rights and Responsibilities Summary**

A completed copy of the Tenants and Owners Rights and Responsibilities Summary
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.
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)

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

873

Owner(s)

Pollert, Richard
14000 W. Cedar Tree Lot 99
Seymour, IN 47274

Agent

Sarge Rentals
627 N. Morton Street, Suite 204
Bloomington, IN 47404

Prop. Location: 712 E Hunter AVE

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 07/12/2018

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 1

Inspector: Norman Mosier

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1930.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

MAIN LEVEL

Living Room 18 x 13:

No violations noted.

Hallway:

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

Kitchen 8 x 7-6 + 5 x 5:

No violations noted.

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

City Hall
bloomington.in.gov

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

NW Bedroom 14 x 12:

No violations noted.

Existing Egress Window Measurements: Dbl hung; Const. Yr. - 1930

Height: 22.5 inches

Width: 26 inches

Sill Height: 28 inches

Openable Area: 4.06 sq. ft.

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

NE Bedroom 13-6 x 12-6: Same window as above.

Replace the damaged door. BMC 16.04.060 (a)

N Hall Bath:

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

S Hall Bath:

Secure the loose and hanging exhaust fan. BMC 16.04.060 (a)

Replace the missing light cover for exhaust fan. BMC 16.04.060 (a)

SE Bedroom 13-6 x 12-6: Same window as above.

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

SW Bedroom 12-6 x 11-6: Same window as above.

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

Attic:

No violations noted.

BASEMENT

Stairway:

Replace the missing striker plate on the door at the top of the stairway. BMC 16.04.060 (a)

Main Room: Furnace located here, see other requirements.

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

EXTERIOR:

Repair/replace the failing retaining wall on the west side of structure. BMC 16.04.050(a)

Reconnect the downspout on the SW corner of structure. BMC 16.04.050(a)

Replace the broken drain pipe for the above downspout. BMC 16.04.050(a)

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

Replace the broken/missing window pane on the north window of the attic. BMC 16.04.050(a)

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm

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

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 Damage List

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

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