

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
AUGUST 21, 2019 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

- I. **ROLL CALL**
- II. **REVIEW OF SUMMARY** – July 17, 2019 (not included)
- III. **PETITIONS**
 - 1) 18-TV-106, **2780 S. Walnut Street Pike**, Echo Park, LLC (Sila Capital). Previously heard December 19, 2018 and March 20, 2019. Request for an extension of time to complete repairs. p. 2
 - 2) 19-TV-26, **703 W. Gourley Pike**, Hannah Beltre (Harrison Street Realty). Previously heard April 17, 2019. Request for an extension of time to complete repairs. p. 13
 - 3) 19-TV-59, **1319 E. University Street**, Hallmark Rentals (Brenda Lewis). Request for an extension of time to complete repairs. p. 76
 - 4) 19-AA-60, **529 E. Graham Place**, Martha Uebelhoer. Request for relief from an administrative decision. p. 82
 - 5) 19-TV-61, **1210 W. Arlington Road**, Caylan Marshall & Megan Elizabeth Evans. Request for an extension of time to complete repairs. p. 85
 - 6) 19-TV-62, **312 S. Arbutus Drive**, Peter Kinne. Request for an extension of time to complete repairs. p. 91
 - 7) 19-TV-63, **515 S. Woodscrest Street Unit 202**, Timothy Tomson (Everest Enterprises. Request for an extension of time to complete repairs. p.97
- 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: August 21, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 18-TV-106 (old business)

Address: 2780 S Walnut Street Pike

Petitioner: Echo Park, LLC (Laura Eckhart)

Inspector: Dee Wills

Staff Report: October 26, 2018 Complaint entered in uReport system for dead trees on property.
October 26, 2018 Inspector conducted a drive-by and noted what appeared to be several dead trees.
November 07, 2018 Complaint Report was sent out to the Owner.
November 13, 2018 New manager for property called office to ask questions about the Complaint Report. Referred her to City Planning Department for more clarification.
November 19, 2018 Received Application for Appeal
February 08, 2019 Received 2nd Application for Appeal
May 21, 2019 Received tree inspection scope of work from property manager (Laura)
June 20, 2019 File was pulled to inspector to see if BHQA deadline was met for compliance.
July 02, 2019 Inspector called property manager (Laura) to inquire about the tree compliance deadline. She had misunderstanding about the tree inspection outcome.
July 08, 2019 Received 3rd Application for Appeal

The petitioner is requesting an extension of time to complete repairs.
The trees have been inspected by the City Senior Environmental Planner.
The petitioner is asking for an extension to September 30, 2019 to contract someone to complete the scope of work.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: September 30, 2019

Attachments: Application for Appeal, 05/13/2019 Tree Inspection Scope of Work, Map of the Scope of Work, E-Mail form property manager, Previous BHQA Staff Report (for reference)



**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 19 2018

BY: _____

Property Address: 2780 S. Walnut Street Pike, Bloomington In 47401

Petitioner's Name: Echo Park, LLC

Address: 2780 S. Walnut Street Pike

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123323246

E-mail Address: laura.eckart@homeisjchart.com

Owner's Name: Sila Capital

Address: 706 Pro-Med Lane #260

City: Carmel

State: Indiana



Zip Code: 46032

Phone Number: 8123323246

E-mail Address: laura.eckart@homeisjchart.com

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 18-TV-106

OLD BUSINESS

Dec. 19, 2018
March 20, 2019

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.

I am requesting additional time to complete repairs - Tree's have been inspected by City Forester and Property Manager. Scope of work has been completed. I would like to request an extension to September 30, 2019.

Signature (Required):

Laura Eckart

Name (Print): Laura Eckart

Date:

7/5/19

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.

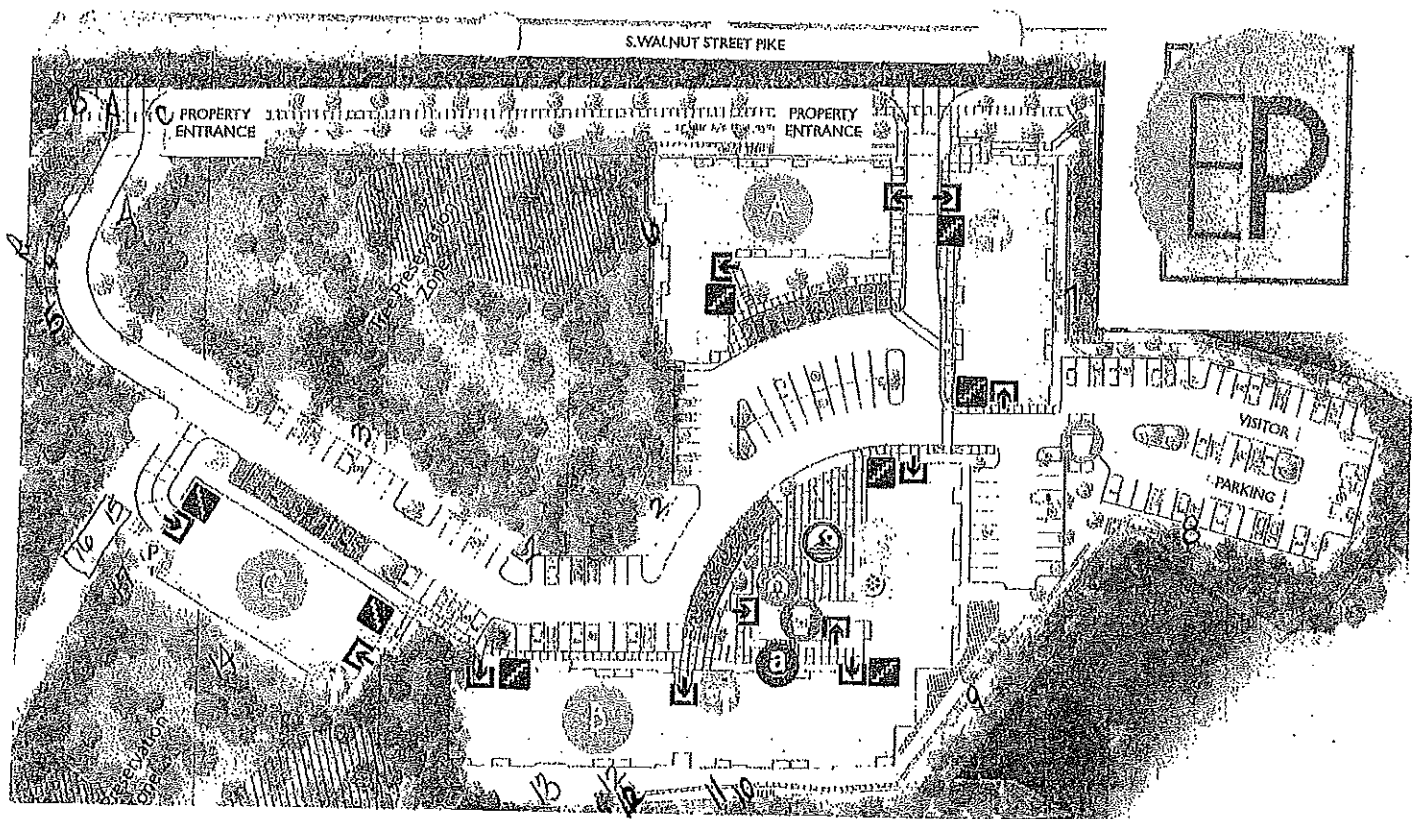
Print Form

5.13.19 Tree Inspection Scope of Work: Echo Park Bloomington

1. Cut/Trim trunk to 10' stump
2. Cut/Trim trunk at spot where it V's at the split
3. Cut/Trim tree to 5' stump
4. Cut/Trim tree to 10' stump
5. Remove branch with vines
6. Cut/Trim to existing stump size
7. Remove left side of V/Split that leans toward the roof of Bldg A
8. Remove branches from top of tree
9. Cut/Trim tree to 20' stump
10. Cut/Trim Tree to 8' stump
11. Cut/Trim tree to 8' stump, leave 1 branch/side
12. Take tops out of both trees
13. Remove limb only
14. Cut/Trim Tree to 6' stump
15. Remove Tree
16. Take top out of tree

All Tree's pieces that are cut/trimmed are to be gently placed inside the protected green space.

All Grape Vines on property are to be have a 12' section cut to allow vine to die and to be removed.



- | | | | |
|-----------------------------|----------------|--------------|------------------------------|
| Mailbox | Fitness Center | Outdoor Pool | Dumpsters & Recycling Center |
| Self-Serve Coffee & Tea Bar | Theater Room | Bark Park | Management Office |
| Stairs | Exterior Door | Amazon Hub | Covered Parking Garage |

ECHO PARK

2780 S. Walnut Street Pike, Bloomington, IN 47408 /// (812) 332-3248 /// leasing@homelsechoparkbloomington.com
www.HomelsEchoParkBloomington.com



Dee Wills <willsd@bloomington.in.gov>

Echo Park Bloomington Tree Inspection 5.13.19

1 message

Laura Eckart <Laura.Eckart@homeisjchart.com>

Tue, May 21, 2019 at 12:06 PM

To: "willsd@bloomington.in.gov" <willsd@bloomington.in.gov>, Linda Thompson <thompsol@bloomington.in.gov>

Hello Dee and Linda,

I have attached the scope of work that was created by Linda and myself during our property inspection on 5.13.19.

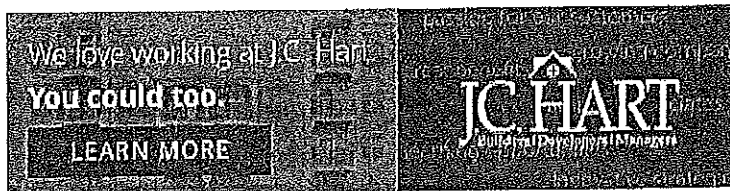
I have also attached a map of the property notating the areas that I requested to have trimmed.

Thank you,

Laura



Laura Eckart
Community Manager
Echo Park Bloomington Apartments
2780 S Walnut Street Pike
Bloomington, IN 47401
<https://homeisechoparkbloomington.com>

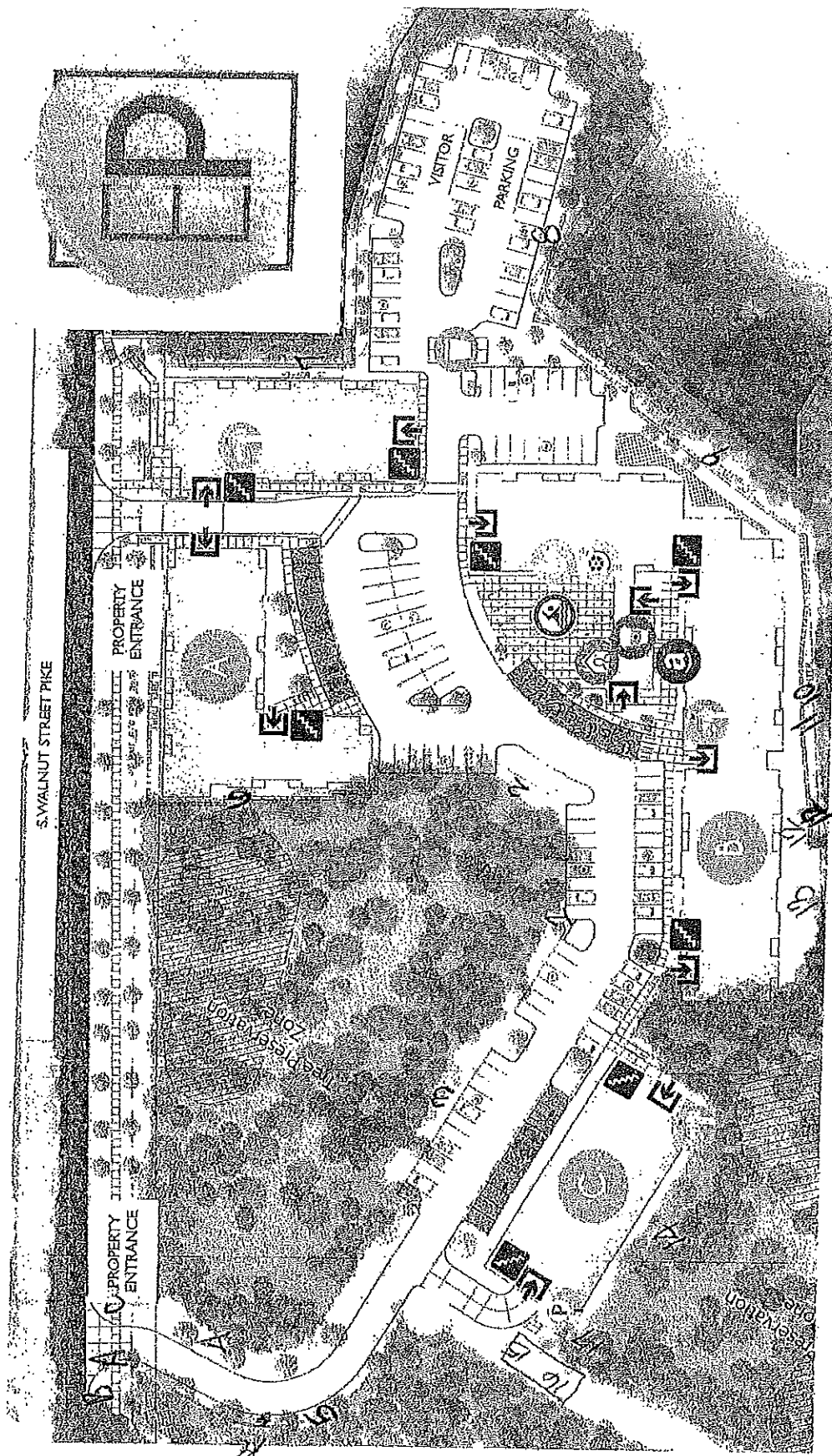














5.13.19 Tree Inspection Scope of Work: Echo Park Bloomington

1. Cut/Trim trunk to 10' stump
2. Cut/Trim trunk at spot where it v's at the split
3. Cut/Trim tree to 5' stump
4. Cut/Trim tree to 10' stump
5. Remove branch with vines
6. Cut/Trim to existing stump size
7. Remove left side of V/Split that leans toward the roof of Bldg A
8. Remove branches from top of tree
9. Cut/Trim tree to 20' stump
10. Cut/Trim Tree to 8' stump
11. Cut/Trim tree to 8' stump, leave 1 branch/side
12. Take tops out of both trees
13. Remove limb only
14. Cut/Trim Tree to 6' stump
15. Remove Tree
16. Take top out of tree

All Tree's pieces that are cut/trimmed are to be gently placed inside the protected green space.

All Grape Vines on property are to be have a 12' section cut to allow vine to die and to be removed.



-  Mailbox
-  Self-Serve Coffee & Tea Bar
-  Stairs
-  Fitness Center
-  Theater Room
-  Exterior Door
-  Outdoor Pool
-  Bark Park
-  Amazon Hub
-  Dumpsters & Recycling Center
-  Management Office
-  Covered Parking Garage

ECHO PARK

2780 S. Walnut Street Pike, Bloomington, IN 47408 // (812) 332-3246 // leasing@homesechoparkbloomington.com
www.HomesechoParkBloomington.com



**City of Bloomington
Housing and Neighborhood Development**

NOTICE OF BOARD ACTION

March 22, 2019

Echo Park, LLC
706 Pro-Med Lane, Suite 260
Carmel, IN 46032

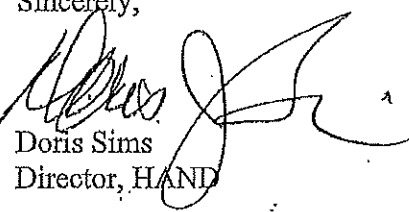
RE: 2780 S Walnut Street Pike

Dear Echo Park, LLC

This letter provides notice of the action taken by the City of Bloomington Board of Housing Quality Appeals on your request for an extension of time to complete repairs. Details of the Board's action are provided below.

If you have further questions or concerns, City business hours are weekdays between 8:00 AM and 5:00 PM, and I can be reached at (812) 349-3420.

Sincerely,


Doris Sims
Director, HAND

Petition Number: 18-TV-106 (old business)
Meeting Date: March 20, 2019
Address: 2780 S Walnut ST Pike
Board Action: ☒ Approved ☐ Not Approved ☐ Continued ☐ Tabled

Conditions: All repairs must be completed and scheduled 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.

Deadline: June 20, 2019



City of Bloomington
H.A.N.D.

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

Meeting Date: March 20, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 18-TV-106 (Old Business)

Address: 2780 S Walnut St Pike

Petitioner: Echo Park, LLC (Laura Eckhart)

Inspector: Dee Wills

Staff Report: October 26, 2018 Complaint entered in uReport system for dead trees on property.
October 26, 2018 Inspector conducted a drive-by and noted what appeared to be several dead trees.
November 07, 2018 Complaint Report was sent out to the Owner.
November 13, 2018 New manager for property called office to ask questions about the Complaint Report. Referred her to City Planning Department for more clarification.
November 19, 2018 Received Application for Appeal
February 08, 2019 Received 2nd Application for Appeal

The petitioner is requesting another extension of time for an additional 90 days to complete any and all repairs. Currently the tree's on the property are in a dormant state. In order to perform a proper inspection and obtain a Scope of Work for repairs, The Cities Senior Environmental Planner would like for the tree's to have leaves on them.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: June 20, 2019



City of Bloomington
H.A.N.D.

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

Meeting Date: August 21, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-26 (Old business)

Address: 703 W. Gourley Pike

Petitioner: Hannah Beltre

Inspector: Mosier/Liford/Swinney

Staff Report: January 14, 2019 – Conducted Cycle Inspection
March 11, 2019 – Received BHQA Appeal
April 24, 2019 – Agent scheduled re-inspection
June 11, 2019 – Conducted life safety re-inspection
June 13, 2019 – Received BHQA Appeal

The Petitioner is requesting an extension of time to complete repairs. Some of the repairs require the owners to hire a structural engineer and for erosion repairs. Petitioner would like extra time of 6 to 8 months to complete the repairs properly.

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 Deadlines: October 21, 2019 – For life safety violations and all other repairs.
March 21, 2020 – For structural and erosion repairs.

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



RECEIVED
JUL 15 2019

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: 703 W. Courley Pike Bloomington IN 47404

Petitioner's Name: Hannah Beltre

Address: 703 W. Courley Pike

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812 332 6540 Email Address: hannah.beltre@assetliving.com

Property Owner's Name: Harrison Street Real Estate

Address: 444 W. Lake St.

City: Chicago State: IL Zip Code: 60606

Phone Number: 312 920 0500 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 19-TV-26

(OLD BUSINESS)

SEE REVERSE

NM, MS, 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 have completed roughly 25% of the items on our inspection. The items that are left are mostly large items that require us to hire an engineer so that we can confirm structural and drainage repairs are completed correctly. For this reason we are requesting an additional extension. We want to make sure all items are completed the proper way. I believe we will need additional 6-8 months.

Signature (required):



Name (please print):

Hannah Beltré

Date:

7/15/19

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.



SCHMIDT
ASSOCIATES

June 5, 2019

Ms. Hannah Beltre
General Manager
The Arch Bloomington
703 West Gourley Pike
Bloomington, IN 47404

Re: The Arch Apartments, 703 West Gourley Pike, Bloomington, IN
Site, Architectural, and Structural Conditional Assessment
Letter of Agreement for Professional Services

Dear Ms. Beltre:

We are pleased to submit this Letter of Agreement ("Agreement") to provide professional consulting services for the Conditional Assessment of The Arch Apartments in Bloomington, IN. (Project).

By this Letter and subject to the terms and conditions contained herein Copper Beech Townhome Communities Twelve, LLC., ("Owner") authorizes Schmidt Associates, Inc., ("Schmidt Associates" or "we") to provide professional services for the Project.

UNDERSTANDING OF PROJECT SCOPE

- The Arch Apartments Bloomington include 15 apartment buildings totaling 202 apartments and is located at 703 West Gourley Pike, Bloomington, IN. (Project).
- During a meeting and site visit on May 16, 2019, the Owner and the Schmidt Associates team identified several structural and drainage issues with the buildings and site that are in need of improvement. These were outlined in the meeting notes from the meeting prepared by Schmidt Associates, dated, May 16, 2019.
- The Owner would like the Schmidt Associates team to move forward with preliminary planning, estimating and ultimately preparation of required construction documents for those items identified as top priority and as indicated in this Letter of Agreement.

SCOPE OF WORK

The following items have been identified at our May 16, 2019 site visit as top priorities for improvement. These items are identified as priorities because certain units cannot be occupied until improvements are made. Our Scope of Services will focus specifically on these items:

Drainage Issues:

- Between Buildings 5 and 8: Drainage needs improved behind these units.

415 Massachusetts Avenue
Indianapolis, IN 46204
317.263.6226
317.263.6224 (fax)
www.schmidt-arch.com

Principals

Ron Fisher, AIA, LEED AP
Wayne Schmidt, Hon.D., FAIA
Sarah Hornstead, AIA, LEED AP
Kevin Shelley, AIA, LEED AP
Brett Ouandt, CDA
Lisa Gomperts, FAIA, LEED AP
Anna Maria Burrol, AIA, RID
Tom Heff, AIA, RID, LEED AP
Kyle Miller, PE, LEED AP
Ben Bain, CPSM
Eric Broemel, PE, CEM
Steve Schoecher, AIA, LEED AP

Associates

Steve Alsbaugh, AIA, LEED AP
Ryan Benson, AIA
Brod Brutout, AIA
Gabe Currier, PE, LEED AP
Duane Dart, AIA, CMQ/OE, LEED AP
Craig Flandermeyer, RIA, LEED AP
Bill Gruen, CEM, LEED AP
Jim Heintzelman
Greg Hempstead, AIA, LEED AP
Allen Jacobson, PE
Eddie Layton, AIA, LEED AP
Cindy McLeod, AIA
Jeff Reed, PE
Megan Scott, CPSM
Charlie Wilson, LEED AP
Mary Ellen Wolf, AIA, LEED AP
Liming Zhang, RIA, CPESC, LEED AP

Registered Professionals

Asio Coffee, IDA, RID
Nick Dodge, AIA
Matt Durbin, CTS, MCSE
Brandon Fox, AIA
Laura Hardin, IDA, RID
Robin Lelsing, CSI, CCCA
Phil Madley, AIA, PE
Tom Hing, RA
Joe Redar, AIA
Parveen Toor, MBA, PHR, SHRM-CP
Chuck Thompson, CSI, CCS
James Wojda, PE



SCHMIDT

Letter to Ms. Hannah Beltre

June 5, 2019

Page 2

- Building 11: Drainage issue in back due to poor grading and lack of drainage infrastructure. Unit 146 has slab settlement issues. In the parking lot, during heavy rain, drainage is poor to the west and ponds severely in front of the dumpster for several feet into the parking lot.
- Buildings 14 and 15: Poor drainage on the back side of these buildings is causing some units to take on water. The last two units to the west are not occupied.
- Overall site drainage is a concern.

Structural Issues:

- Building 1: Unit 4 floor is cracked and has been settling significantly.
- Building 7: Unit 90, east end of building, brick is severely falling away from the building face.
- Building 10: Last two units on east end have foundation, slab settlement issues.
- Building 13:
 - Units 163-166 have severely settling slabs. Cracking of the front brick face is severe, and the crack width is gradually widening.
 - Near the south end, in the basement under the office (unit 182), the rear wall is gradually moving inward.

SCOPE OF SERVICES

Preliminary Design (PD) Phase:

- During the PD Phase, Schmidt Associates will provide civil engineering and structural engineering services:
 - Facilitate the ordering of a topographic survey. Costs of the survey to be paid for by the Owner. The survey will be necessary to identify and address drainage storm water drainage issues.
 - Facilitate the ordering of soil borings (geotechnical). Costs of the survey to be paid for by the Owner. The soil borings will help identify the soil classifications onsite to help determine if dry-wells may be an acceptable method for improving drainage.
 - Prepare a drainage assessment report that outlines contributing factors to the poor drainage, proposed solutions, and preliminary cost estimates.
 - Analyze best approach to addressing each structural issue and prepare a cost estimate for each.
 - Meet with or have a phone conversation with the Owner team to determine what works will move forward for further design documentation (Construction Documents).

Construction Document (CD) Phase:

- During this phase, we will prepare Construction Documents (Drawings and Specs) for local permitting, bidding, and construction. It is expected that most of the proposed drainage improvements identified in the Preliminary Design Phase will require this effort.
- Structural improvements identified in the PD Phase can likely move directly into bidding/construction with minimal Drawings and Specifications, as required, for a local



SCHMIDT

Letter to Ms. Hannah Beltre

June 5, 2019

Page 3

contractor to provide a quote for the work, obtain building permits, and perform the improvements.

- The fee for this phase will be determined and agreed upon following the PD phase and before beginning the CD phase.

Bidding / Quoting Phase:

- During this phase we will assist in obtaining bids and/or quotes, as determined, with local contractors to perform the work.
- The fee for this phase will be determined and agreed upon following the PD phase or CD phase, depending on the level of design documentation required.

Construction Phase:

- During construction, we will visit the site as requested by local authorities or the Owner to observe work in progress or completed. We expect at least two trips will be required.
- The fee for this work will be on an hourly basis in accordance with our attached Hourly Rate Schedule.

ESTIMATED PROJECT SCHEDULE

- June 2019 – Completed the topographical survey work and structural design solutions.
- July 2019 – Complete Drainage Report and identify projects to move forward.
- August and September 2019 – Complete drainage design drawings, obtain bids, and submit for local approvals.
- October – Begin construction. Time to complete construction will depend on the amount of work selected to move forward.

FEE

- Our base fee for the PD Phase is \$9,800 for the site drainage design services. Structural work will be invoiced on an hourly basis according to the attached Hourly Rate Schedule.
- Our base fee for the CD, Bidding, and Construction phases will be determined and negotiated after the specific scope of work to move forward has been identified in the PD phase.

Additional services, including alternates, requested by the Owner will be billed according to our current Hourly Rate Schedule. A copy is attached.

The fee will be billed monthly. Owner shall reimburse Schmidt Associates for all ~~documents and~~ ^{document printing and} preapproved mileage and long-distance communications for purposes of this Agreement. We would expect the cost for reimbursable expenses to be approximately 10% of the PD base fee, or \$980.



SCHMIDT

Letter to Ms. Hannah Beltre

June 5, 2019

Page 4

Payments are due and payable thirty (30) days from the date of the invoice, provided such payments are not in dispute. Amounts unpaid thirty (30) days after the invoice date shall bear interest at the rate of 1.5% per month, provided, however, that the foregoing penalty shall not apply to the extent Owner is disputing in good faith the fee for the Conditional Assessment that would otherwise be subject to the penalty.

Information furnished by others is assumed to be true, correct, and reliable, provided that Schmidt Associates has made a reasonable effort to verify such information; however, the Architect/Engineer assumes no responsibility for its accuracy.

It is agreed that any liability of Schmidt Associates to Owner is limited to the amount of the fee, provided that in no event shall the foregoing limitation of liability apply to any liability (i) derived from Schmidt Associates' or Schmidt Associates' employees, agents or representatives negligence, fraud or willful misconduct or (ii) for which insurance proceeds are available or would have been available but for Schmidt Associates' or Schmidt Associates' employees, agents or representatives act or omission. The foregoing provisions shall survive the expiration or earlier termination of this Agreement. The use by third parties (except for Owner's affiliates and its and their partners employees) of documents prepared as a part of this Agreement without the knowledge and consent of the Architect/Engineer shall be at the risk of the Owner and/or the third parties.

This Agreement may be terminated by Owner upon thirty (30) days written notice to Schmidt Associates. If the Owner terminates this Agreement, the Owner agrees to pay to the Architect/Engineer upon notice of cancellation for any time or costs incurred before receipt of said notice. Should either party of this Agreement institute legal proceedings because of alleged failure to perform in accordance with its terms, the party against whom judgment is rendered shall pay for the reasonable costs, both legal and otherwise, incurred by the other in the course of said action.

CONFIDENTIALITY

Except as otherwise agreed to in writing by Owner, Schmidt Associates shall keep (i) strictly confidential all information, whether in oral or written form, furnished to Schmidt Associates by Owner or discovered in the course of performance of the Conditional Assessment and (ii) shall not use such information for any purpose other than as necessary for Schmidt Associates to fulfill its obligations hereunder. The obligations of Schmidt Associates under this paragraph shall survive the expiration or earlier termination of this Agreement, and upon the first to occur termination or expiration of this Agreement or the Company's written request, Schmidt Associates shall promptly destroy (and provide written confirmation of such destruction to the Owner) or return all written confidential information to Owner.

INSURANCE

Schmidt Associates shall comply with the insurance requirements set forth in Exhibit A attached hereto.



SCHMIDT

Letter to Ms. Hannah Beltre

June 5, 2019

Page 5

CHOICE OF LAW

This Agreement shall be governed by and construed under the laws of the State of Indiana without application of choice-of-law principles. All actions brought to interpret or enforce this Agreement shall be brought in the exclusive jurisdiction of the courts located in Indianapolis, Indiana and Schmidt Associates hereby waives any claims of forum non conveniens.

ENTIRE AGREEMENT

This Agreement contains the entire agreement between Owner and Schmidt Associates concerning the Conditional Assessment, and no modifications of this Agreement or waiver of the terms and conditions hereof will be binding upon Owner and Schmidt Associates, unless approved in writing by both parties.

ASSIGNMENT

This Agreement may not be assigned by either party hereto without prior written consent of the other.

SEVERABILITY

Should any provision of this Agreement be determined to be enforceable or prohibited by applicable law, such provision will be ineffective only to the extent of such enforceability or prohibition without invalidating the remainder of such provision or the remaining provisions of this Agreement.

COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute a fully executed agreement, with the same effect and validity as a single, original agreement signed by all of the parties. Facsimile or electronic signatures have the same validity and effect as original signatures in this Agreement.

Owner, please indicate its acceptance of the terms and conditions of this Agreement by signing and returning one copy of this Agreement. Receipt of the executed Letter will serve as our authorization to proceed with the Work. Also enclosed is the *Indiana Department of Revenue General Sales Tax Exemption Certificate* which should be filled out and if tax exempt, the appropriate reason code should be checked. Please return this form with the executed Letter of Agreement.

Thank you for this opportunity to be of service.



SCHMIDT

Letter to Ms. Hannah Beltre

June 5, 2019

Page 6

Sincerely,

SCHMIDT ASSOCIATES, INC.

Architecture • Engineering • Interior Design • Landscape Architecture

Ronald W. Fisher, AIA, LEED AP
COO/Principal
rfisher@schmidt-arch.com

Kyle Miller, PE, LEED AP, BD+C
Project Manager/Principal
kmiller@schmidt-arch.com

Accepted:

(Signature)

7/12/19

(Date)

Andrew LeGrand Director

(Printed name and title)

Copy: Liming Zhang, Schmidt Associates
Megan Scott, Schmidt Associates
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File



1961-1962 DE
 Assoc. Col. Prof. & Asst. Prof.
 Stone Coll. DE
 Mont. State U. MS
 Laureate Univ. TX
 Univ. of Ark. TX
 Educ. Expt. Assn. TX
 Res. Assn. of CCA
 Tex. A. & M.
 Ark. Acad. Sci.
 Susan S. Green St-RN SEP SP-10
 Gen. Inv. St. R-10
 Santa Anita CA

Form ST-105

State Form 49065 R4/ B-05

Indiana Department of Revenue
General Sales Tax Exemption Certificate

Indiana registered retail merchants and businesses located outside Indiana may use this certificate. The claimed exemption must be allowed by Indiana code. Exemption statutes of other states are not valid for purchases from Indiana vendors. This exemption certificate can not be issued for the purchase of Utilities, Vehicles, Watercraft, or Aircraft. Purchaser must be registered with the Department of Revenue or the appropriate taxing authority of the purchaser's state of residence.

Sales tax must be charged unless all information in each section is fully completed by the purchaser. Purchasers not able to provide all required information must pay the tax and may file a claim for refund (Form GA-110L) directly with the Department of Revenue.

Section 1 (print only)	Name of Purchaser _____		
	Business Address _____ City _____ State _____ Zip _____		
	Purchaser must provide minimum of one ID number below.*		
	Provide your Indiana Registered Retail Merchant's Certificate TID and LOC Number as shown on your Certificate. _____		
	TID# (10 digits) _____ LOC# (3 digits) _____		
Section 2	If not registered with the Indiana DOR, provide your State Tax ID Number from another State. _____		
	State ID# _____ State of Issue _____		
	*See instructions on the reverse side if you do not have either number.		

Section 3	Is this a <input type="checkbox"/> blanket purchase exemption request or a <input type="checkbox"/> single purchase exemption request? (check one)		
	Description of items to be purchased. _____		

Section 4	Purchaser must indicate the type of exemption being claimed for this purchase. (check one or explain)		
	<input type="checkbox"/> Sales to a retailer, wholesaler, or manufacturer for resale only.		
	<input type="checkbox"/> Sale of manufacturing machinery, tools, and equipment to be used directly in direct production.		
	<input type="checkbox"/> Sales to nonprofit organizations claiming exemption pursuant to Sales Tax Information Bulletin #10. (May not be used for personal hotel rooms and meals.)		
	<input type="checkbox"/> Sales of tangible personal property predominately used (greater than 50 percent) in providing public transportation - provide USDOT#. A person or corporation who is hauling under someone else's motor carrier authority, or has a contract as a school bus operator, must provide their SS# or FID# in lieu of a State ID# in Section #1. USDOT# _____		
	<input type="checkbox"/> Sales to persons, occupationally engaged as farmers, to be used directly in production of agricultural products for sale. Note: A farmer not possessing a State Business License# may enter a FID# or a SS# in lieu of a State ID# in Section #1.		
	<input type="checkbox"/> Sales to a contractor for exempt projects (such as public schools, government, or nonprofits).		
	<input type="checkbox"/> Sales to Indiana Governmental Units (agencies, cities, towns, municipalities, public schools, and state universities).		
	<input type="checkbox"/> Sales to the United States Federal Government - show agency name. _____ Note: A U.S. Government agency should enter its Federal Identification Number (FID#) in Section #1 in lieu of a State ID#.		
	<input type="checkbox"/> Other - explain. _____		

Section 5	I hereby certify under the penalties of perjury that the property purchased by the use of this exemption certificate is to be used for an exempt purpose pursuant to the State Gross Retail Sales Tax Act, Indiana Code 6-2.5, and the item purchased is not a utility, vehicle, watercraft, or aircraft.		
	I confirm my understanding that misuse, (either negligent or intentional), and/or fraudulent use of this certificate may subject both me personally and/or the business entity I represent to the imposition of tax, interest, and civil and/or criminal penalties.		
	Signature of Purchaser _____		Date _____
Printed Name _____		Title _____	

The Indiana Department of Revenue may request verification of registration in another state if you are an out-of-state purchaser.
Seller must keep this certificate on file to support exempt sales.

Form ST-105
General Information and Instructions

All four (4) sections of the ST-105 must be completed or the exemption is not valid and the seller is responsible for the collection of the Indiana sales tax.

Section 1 Instructions

- A) **This section requires an identification number.** In most cases this number will be an Indiana Department of Revenue issued Taxpayer Identification Number (TID# - see note below) used for Indiana sales and/or withholding tax reporting. If the purchaser is from another state and does not possess an Indiana TID#, a resident state's business license, or State issued ID# must be provided.
- B) **Exceptions** - For a purchaser not possessing either an Indiana TID# or another State ID#, the following may be used in lieu of this requirement.
- Federal Government** -- place your FID# in the State ID# space.
- Farmer** -- place your SS# or FID# in the State ID# space.
- Public transportation haulers** operating under another motor carrier authority, or with a contract as a school bus operator, must indicate their SS# or FID# in the State ID# space.
- Nonprofit Organization** -- must show its FID# in the State ID# space.

Section 2 Instructions

- A) Check a box to indicate if this is a single purchase or blanket exemption.
- B) Describe product being purchased.

Section 3 Instructions

- A) Purchaser must check the reason for exemption.
- B) Purchaser must be able to provide additional information if requested.

Section 4 Instructions

- A) Purchaser must sign and date the form.
- B) Printed name and title of signer must be shown.

Note: The Indiana Taxpayer Identification Number (TID#) is a ten (10) digit number followed by a three (3) digit LOC#. The TID# is also known as the following:

- a) Registered Retail Merchant Certificate
- b) Tax Exempt Identification Number
- c) Sales Tax Identification Number
- d) Withholding Tax Identification Number

The Registered Retail Merchant Certificate issued by the Indiana Department of Revenue shows the TID# (10 digits) and the LOC# (3 digits) at the top right of the certificate.



City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

416

Owner(s)

Harrison Street Real Estate
703 W Gourley Dr
Bloomington, IN 47404

Agent

The Arch Bloomington
703 W Gourley Pike
Bloomington, IN 47404

Prop. Location: 703 W Gourley PIKE

Number of Units/Structures: 208/15

Units/Bedrooms/Max # of Occupants: Bld 1: 32/1/5 154/2/5 22/3/5

Date Inspected: 01/14/2019
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspector: Mosier/Swinney/Liford
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: Pool House

Variance: 02/12/2008 NOTE: This permit does not cover unit #129 & #130. These units must remain vacant until such time that the structural repairs have been made and the units re-inspected. This is not a variance to the City of Bloomington Property Maintenance Code.

Monroe County Assessor's records indicate this structure was built in 1982.
Minimum emergency egress requirements for the time of construction:

Openable area required: 4.75 sq. ft.

Clear width required: 18"

Clear height required: 24"

Maximum Allowable Sill Height: 48" above finished floor

- Room dimensions are in the file or listed on the previous cycle inspection report.

Typical Egress Window Measurements:

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982

Height: 44 inches

Width: 33 inches

Sill Height: 35 inches

Openable Area: 10.08 sq. ft.

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

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982
Height: 43.75 inches
Width: 21 inches
Sill Height: 35 inches
Openable Area: 6.38 sq. ft.

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

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982
Height: 32 inches
Width: 18.50 inches
Sill Height: 50 inches
Openable Area: 4.11 sq. ft.

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

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982
Height: 32 inches
Width: 32.75 inches
Sill Height: inches
Openable Area: 7.27 sq. ft.

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

BLDG 1

1 - 12

Unit 1

Upstairs

Hall Bath

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

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

Hallway

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

Unit 2

No violations noted.

Unit 3

Half Bath

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

Unit 4

Kitchen

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

Upstairs

Hall Bath

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

Unit 5

Entry

Repair the broken door jamb and broken trim around the entry door. BMC 16.04.060(a)

Living Room

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

Furnace closet

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

Kitchen

Replace the missing hot/cold knobs for the sink. BMC 16.04.060(a)

½ Bath

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)

Unit 6

Living Room

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

Furnace Closet

Repair the power supply wire for the water heater. The wire has a splice that is exposed. This splice must be in a properly mounted junction box or inside the housing of the water heater. BMC 16.04.060(b)

Unit 7

Entry

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

Upstairs

Hall Bath

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

Unit 8

Upstairs

Hall Bath

Replace non-functioning or incorrectly wired GFCI receptacle(s) (Won't trip), 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)

Unit 9 (Storage)

No violations noted.

Unit 10

Kitchen

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

Upstairs

Hall Bath

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

C Replace non-functioning or incorrectly wired GFCI receptacle(s) (Plug wouldn't fit in slot) per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Unit 11

½ Bath

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

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

Upstairs

Hall Bath

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)

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

Unit 12

Kitchen

C Secure the loose GFCI receptacle (With the Disposal switch). BMC 16.04.060(b)

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

BLDG 2

13 - 24

Unit 13

Living Room

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

Kitchen

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

1/2 Bath

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

Unit 14

Living Room

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

Upstairs

Hallway

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

Unit 15

Entry

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

Kitchen

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

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 16

Entry

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

Upstairs

Hallway

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

Back Bedroom

Replace the missing floor vent cover. BMC 16.04.060(a)

Unit 17

1/2 Bath

C 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)

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 18

Kitchen

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

1/2 Bath

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

Upstairs

Hall Bath

C 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)

Unit 19

Living Room

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

Kitchen

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

½ Bath

C 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)

Upstairs

Hall Bath

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

Unit 20

Upstairs

Hallway

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

Unit 21

Living Room

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

Upstairs

Hallway

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

Unit 22

No violations noted.

Unit 23

Living Room

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

Upstairs

Hallway

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

Unit 24

Upstairs

Hall Bath

Replace/repair the damaged surface of the tub. BMC 16.04.060(c)

Hallway

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

BLDG 3

25 - 36

Unit 25

Living Room

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

½ Bath

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

Unit 26

No violations noted.

Unit 27

Kitchen

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

Upstairs

Hall Bath

Replace/repair the damaged surface of the tub. BMC 16.04.060(c)

Unit 28

Upstairs

Back Bedroom

Properly repair or replace loose, damaged, or missing floor covering at the entry of the Bedroom. BMC 16.04.060(a)

Front Bedroom

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

Unit 29

No violations noted.

Unit 30

Entry

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

Unit 31

Upstairs

Hallway

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

Hall Bath

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

Unit 32

Entry

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

½ Bath

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

Upstairs

Hallway

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

Unit 33

½ Bath

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

Unit 34

Entry

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

Unit 35

½ Bath

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

Unit 36

No violations noted.

BLDG 4

37 - 48

Unit 37

Kitchen

Secure the loose outlet to the left of the sink. BMC 16.04.060(b)

½ Bath

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

Unit 38

½ Bath

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

Upstairs

Hall Bath

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

Hallway

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

Unit 39

Kitchen

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

Stairway

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

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the ungrounded electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. Label receptacle as no equipment ground. BMC 16.04.020(a)(5); IEC 406.3(D)

Front Bedroom

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

Unit 40

Living Room

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

Unit 41

Entry

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

½ Bath

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

Upstairs

Hallway

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

Unit 42

Kitchen

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

Unit 43

No violations noted.

Unit 44

Kitchen

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

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

Unit 45

Kitchen

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

Unit 46

Living Room

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

Upstairs

Hallway

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

Hall Bath

Repair/Replace the damaged sink. BMC 16.04.060(a)

Unit 47

½ Bath

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

Unit 48

No violations noted.

BLDG 5

49 - 65

Unit 49

Furnace Closet

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

Unit 50

Entryway

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

Hall Bath

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

Unit 51

No violations noted.

Unit 52

Hall Bath

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

Hallway outside 53, 50

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

Unit 53

No violations noted.

Unit 54

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 55a

Kitchen

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

Hall Bath

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

Unit 55B

Bedroom

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

Unit 56

Bathroom/Bedroom

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

Unit 57

Furnace Closet

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

Kitchen

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

Unit 58

Living Room

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

Unit 59

No violations noted.

Unit 60

Living Room

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

Unit 61

Hall Bath

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

Unit 62

Hallway

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

Unit 63

Kitchen

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

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

Unit 64

Furnace Closet

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

Hall Bath

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

Unit 65

Left Bedroom

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

Kitchen

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

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

Replace the missing access cover panel to the furnace. BMC 16.04.060(b)

BLDG 6

UNITS 66 - 82

Unit 66

Kitchen:

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

Hall Bath:

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

Unit 67

Hall Bath:

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

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

L Bedroom Closet:

Restore power to electrical receptacle in closet. BMC 16.04.060 (a)

Unit 68

Hallway

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

Unit 69

Living Room:

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

Kitchen:

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

Hall Bath:

Replace the defective sink faucet. BMC 16.04.060 (c)

Unit 70

No violations noted.

Unit 71

Kitchen:

Repair deteriorated door casing, east side BMC 16.04.060 (a)

Hall Bath

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

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

Unit 72a

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

Unit 72 b

Kitchen:

Replace defective GFCI receptacle to the left of sink. BMC 16.04.060 (b)

Bathroom

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

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

Unit 73

Deck:

Secure the loose receptacle to the structure. BMC 16.04.050(b)

Kitchen:

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

Bathroom

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

Unit 74

West Hallway:

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

Unit 75

Living Room:

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

Deck:

C Secure the loose receptacle box west side of deck to the structure. BMC 16.04.050(b)

Kitchen:

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

Bathroom

C Replace the gfci receptacle to function as intended, painted over, won't reset.
BMC 16.04.060 (b)

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

Unit 76

Kitchen:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 77

Living Room:

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

Hall Bath:

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

Unit 78

Deck:

C Secure the loose receptacle to the structure. BMC 16.04.050(b)

Hallway:

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

Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the defective diverter valve to function as intended. BMC 16.04.060 (c)

COMMON STAIRWAY

2nd LEVEL

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

Unit 79

Deck:

C Secure the loose west handrail. BMC 16.04.050(b)

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

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

Unit 80

Kitchen:

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

Living/Dining Room:

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

2 LEVEL

Hallway:

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

Unit 81

Furnace Closet:

Secure loose door on the electrical service panel. BMC 16.04.060 (a)

Hall Bath:

Seal the perimeter of the sink counter top to prevent water infiltration into the walls.
BMC 16.04.060 (a)

Toilet Room:

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

Unit 82

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

BLDG 7

UNITS 83 - 90

Unit 83

Entryway:

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

Hallway

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

Half Bath:

Secure the loose sink to wall. BMC 16.04.060 (c)

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen:

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

2ND LEVEL

Hall Bath:

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

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

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

Unit 84

Half Bath:

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

C Repair the Gfci receptacle to function as intended, won't trip. BMC 16.04.060 (b)

Secure the loose sink to wall. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 85

No violations noted.

Unit 86

Half Bath:

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

Kitchen:

C Replace the defective Gfci receptacle to the left of the sink, won't reset. BMC 16.04.060 (b)

2ND LEVEL

Hall Bath:

C Secure the loose receptacle box. BMC 16.04.060 (b)

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

S Bedroom:

Replace the missing striker plate and repair the door to latch properly. BMC 16.04.060 (a)

Unit 87

Living Room:

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

IC 22-11-18-3.5

2ND LEVEL

Hall Bath:

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

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

Unit 88

Living Room:

Replace the missing lock on sliding glass door. BMC 16.04.060 (b)

2ND LEVEL

Hall Bath:

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

Unit 89

Furnace Closet:

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

Living Room:

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

2ND LEVEL

Hall Bath:

Secure the loose sink faucet. BMC 16.04.060 (a)

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

UNIT 90

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

BLDG 8

UNITS 91-98

Unit 91

Hallway

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

IC 22-11-18-3.5

Laundry Closet:

Install the bi-fold doors. BMC 16.04.060 (a)

Kitchen:

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

2ND LEVEL

Stairway/Hallway:

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

IC 22-11-18-3.5

Hall Bath:

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

Unit 92

Entryway

Secure the loose threshold. BMC 16.04.060 (a)

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

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

Seal perimeter of tub at the top of tub. BMC 16.04.060(a)

Unit 93

Hallway

Replace the inaudible smoke detector. IC11-22-18-3.5

Living Room:

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

Kitchen:

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

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

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

2ND LEVEL

Hall Bath:

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

NW Bedroom:

Replace the broken lock on the window. BMC 16.04.060 (a)

NW bedroom

Replace the broken lock on the window. BMC 16.04.060 (a)

Unit 94

Hallway:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060(c)

- C Replace the defective Gfci receptacle, won't trip. BMC 16.04.060 (b)

UNIT 95

Entryway:

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

Laundry Closet:

Replace the bi- fold doors. BMC 16.04.060 (a)

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Living Room:

Replace the broken handle on the sliding glass door and repair the door to lock.
BMC 16.04.060 (b)

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

Kitchen:

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

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

Replace the missing rubber grommet for the garbage disposal. BMC 16.04.060 (c)

2ND LEVEL

Hall Bath:

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

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

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

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

Unit 96

Hallway

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

Laundry Closet:

Repair the right side bi- fold door to function as intended. BMC 16.04.060 (a)

Half Bath:

Replace the rattling exhaust fan. BMC 16.04.060 (c)

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

Living Room:

Repair the sliding glass door to lock as intended, BMC 16.04.060 (a)

Repair the sliding glass door to open easily, BMC 16.04.060 (a)

2ND LEVEL

Hall Bath:

Remove the broken tab in the lower plug of the gfcı receptacle, BMC 16.04.060 (a)

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

Remove the old moldy caulk and install new caulking in the tub, BMC 16.04.060 (a)

S Bedroom:

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

UNIT 97

C NOTE: The electricity and water service were not on at the inspection. Electrical items and plumbing will be checked at the re-inspection. The electrical and plumbing items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property, BMC 16.03.040(g) and BMC 16.04.060(c)

Entryway

Repair the entry door to latch properly, BMC 16.04.060 (a)

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

Hallway

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

Furnace Closet:

Install the water heater, BMC 16.04.060 (c)

Install the furnace, BMC 16.04.060 (c)

Living Room:

Repair the sliding glass door to lock as intended, BMC 16.04.060(a)

Kitchen:

Install the refrigerator, BMC 16.04.060 (c)

Install the microwave oven, BMC 16.04.060 (c)

2nd level

Stairway/Hallway:

C Replace the broken handrail, BMC 16.04.060 (b)

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

Unit 98

Entryway:

Repair the threshold to be weather tight. BMC 16.04.060 (a)

Hallway

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

IC 22-11-18-3.5

Laundry Closet:

Seal dryer vent at the floor. BMC 16.04.060 (a)

Furnace Closet:

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

Living Room:

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

Kitchen:

Replace the loud garbage disposal. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

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

IC 22-11-18-3.5

Hall Bath:

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

BLDG 9

UNITS 99 – 114

Unit 99

Living Room:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 100

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)

2 ND LEVEL

Hall Bath:

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

S Bedroom:

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

Unit 101

Kitchen:

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

2ND LEVEL

Hall Bath:

Replace loud exhaust fan. BMC 16.04.060 (c)

Repair/replace the tub, coating peeling off. BMC 16.04.060 (c)

Repair/replace the shower surround, coating peeling off. BMC 16.04.060 (c)

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

Unit 102

2ND LEVEL

S Bedroom:

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

Unit 103

Living Room:

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

Kitchen:

Replace the missing handle on sliding glass door, and repair the door to latch properly.
BMC 16.04.060 (a)

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

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

Half Bath:

Replace the damaged door. BMC 16.04.060 (a)

2ND LEVEL

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

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

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

Unit 104

Kitchen:

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

2ND LEVEL

Hall Bath:

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

Unit 105

Living Room:

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

Half Bath:

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

2ND LEVEL

Stairway/Hallway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Replace the broken middle support bracket for the handrail. BMC 16.04.060 (b)

Hall Bath:

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

Unit 106

2ND LEVEL

Stairway

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

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

S Bedroom:

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

N Bedroom:

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

Unit 107A

No violations noted.

107B

Living Room /Kitchen:

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

Bathroom:

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

Unit 108

2 ND LEVEL

Hall 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)

Unit 109

Kitchen:

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

2ND LEVEL

Hall Bath:

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

S Bedroom:

C Repair the receptacle on the west wall to have correct polarity, hot ground reverse.
BMC 16.04.060 (b)

Unit 110

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen:

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

Half Bath:

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

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

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

Unit 111

Kitchen:

Repair the sliding glass door to lock as intended, lock/handle broken. BMC 16.04.060 (b)

2ND LEVEL

Stairway/Hallway:

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

IC 22-11-18-3.5

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 112

2ND LEVEL

Stairway/Hallway:

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

IC 22-11-18-3.5

Unit 113

Kitchen:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2ND LEVEL

Hall Bath:

Secure the loose toilet to its mountings. BMC 16.04.060

Unit 114

Kitchen:

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

Replace the GFCI receptacles to the right and left of sink (won't trip). BMC 16.04.060 (b)

2nd level

Hall Bath:

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

BLDG 10

115 - 130

130, 129

These units are used for storage only and were not inspected.

Unit 128

1/2 Bath

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

Unit 127

Living Room

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

Repair the broken window. BMC 16.04.060(a)

206 N/C
No K-12-133
N/C

Kitchen

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

½ Bath

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

Upstairs

Hallway

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

Back Bedroom

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

Unit 126

Upstairs

Hallway

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

Bathroom

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

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

Unit 125

Kitchen

Secure microwave to the wall. BMC 16.04.060(a)

Unit 124

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)

Living Room

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

Kitchen

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

Upstairs

Bathroom

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

Hallway

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

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

Back Bedroom

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

Unit 123

Living Room

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

Stairway

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

★ Unit 122 Common Hall - HANDRAIL SECURE, FALLEN OFF OF WALL
Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Unit 122A

Bathroom

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

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

Unit 122B

Living Room

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

Bathroom

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

Unit 121

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)

Unit 120

Living Room

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

½ Bath

Repair/replace the broken toilet paper holder. BMC 16.04.060(a)

Upstairs

Bathroom

Replace the broken sink. BMC 16.04.060(a)

Front Bedroom

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

Unit 119

Living Room

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

Upstairs

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

Unit 118

Living Room

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

Kitchen

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

Unit 117

Kitchen

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

Unit 116

Kitchen

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

Unit 115

Upstairs

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 seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a) include escutcheons on knobs

Laundry Closet

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

BLDG 11

131 - 146

Unit 131

Kitchen:

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

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

Unit 132

Half Bath:

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

2ND LEVEL

Hall Bath:

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

Remove the mold on the ceiling above shower. BMC 16.04.060 (a)

Unit 133

Kitchen:

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

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

Unit 134

Kitchen:

Replace the GFCI receptacle to the right of sink, growls when tripped. BMC 16.04.060 (b)

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

Half Bath:

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

2ND LEVEL

Hall Bath:

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

Unit 135

Kitchen:

Repair the sliding glass door to lock as intended. BMC 16.04.060 (a)

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

2ND LEVEL

Hall Bath:

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

Unit 136

2ND LEVEL

Hall bath

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

Unit 137

Kitchen:

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

2ND LEVEL

Hall Bath:

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

Unit 138

Living Room:

Repair/replace the loose threshold. BMC 16.04.060 (a)

Kitchen:

Replace the defective gfci to the right of the sink. BMC 16.04.060 (b)

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

2ND LEVEL

Hall Bath:

Tighten the loose shower faucet handles. BMC 16.04.060 (a)

Unit 139A

Kitchen:

Secure the loose receptacle above the sink. BMC 16.04.060 (b)

Bathroom:

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

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

Unit 139B

Bathroom:

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

Unit 140

Furnace Closet:

Repair the bi- fold door to function as intended, BMC 16.04.060 (a)

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

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

2nd level

Stairway:

Secure loose lower handrail. BMC 16.04.060 (b)

Unit 141

No violations noted.

Unit 142

Living Room:

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

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

Replace the rattling exhaust fan. BMC 16.04.060 (c)

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

Unit 143

Furnace Closet:

Repair the bi - fold doors to function as intended, BMC 16.04.060 (a)

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)

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2 ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Bathroom:

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

Unit 144

2ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Unit 145

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)

2 ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

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

Remove old caulk and install new caulk in the tub. BMC 16.04.060 (a)

Unit 146

Living Room:

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

2ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

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

N Bedroom:

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

BLDG 12

147 - 162

Unit 162

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and the manufacturer will not

C guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 161

Living Room

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

Upstairs

Bathroom

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

Unit 160

Upstairs

Hallway

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit 159

No violations noted.

Unit 158

Living Room

Repair the broken window. BMC 16.04.060(a)

Upstairs

Bathroom

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

Unit 157

Living Room

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

Upstairs

Bathroom

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

Unit 156

Kitchen

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

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

½ Bath

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

Upstairs

Hallway

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

Unit 155

Furnace Closet

Repair/replace the damaged door. 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)

Upstairs

Hallway

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

Unit 154A

Kitchen

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

Bathroom

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

Living Room

Secure threshold and door frame. BMC 16.04.060(a)

Unit 154B

Kitchen

Install missing filter on range hood. BMC 16.04.060(a)

Bathroom

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

Unit 153

Kitchen

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

Living Room

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

Unit 151

Living Room

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

Kitchen

Repair or replace the peeling linoleum. 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)

Upstairs

Hallway

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

Unit 150

Furnace Closet

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

Living Room

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

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

Kitchen

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

Upstairs

Hallway

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

Bathroom

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

Unit 149

Furnace closet

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

Upstairs

Hall Bath

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

Hallway

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

Living Room

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

Unit 148

Living Room

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

Hall Bath

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

C Check the wiring from the switch to the light fixture. (Lights won't turn on). BMC 16.04.060(b)

Hallway

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

Unit 147

No violations noted.

BLDG 13

163 - 182

Unit 182

Office

Unit 181

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)

Living Room

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

Upstairs

Bathroom

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

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

Unit 180

Kitchen

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

Upstairs

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

Bathroom

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

Unit 179

Living Room

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

Unit 178

Bathroom

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

Unit 177

Bathroom

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

Unit 176

Bathroom

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

Unit 175

Living Room

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

Bathroom

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

Common Hallway

C Secure loose electrical receptacle. BMC 16.04.060(b)

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

Unit 174

Kitchen

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

Bathroom

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

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

Unit 173

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

Kitchen

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)

Unit 172

Bathroom

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

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

Unit 171

Bedroom

C Determine the source and eliminate the water leak at the window. BMC 16.04.060(b)

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

Unit 170

Bedroom

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

Kitchen

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

Unit 169

Bathroom

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

Unit 168

Bathroom

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

Kitchen

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

Unit 167

Kitchen

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

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

Bathroom

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

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

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

Unit 166

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)

Living Room

The concrete floor in this room is settling and has severe cracking. It is also causing some walls to pull away from the ceiling. Properly repair floor/foundation, and walls. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, concrete slab, drywall, paint, and structural members. Review of documentation detailing the proper design and completion of this work from a Licensed Engineer and the Monroe County Building Department will be required. BMC 16.01.060(f)

Upstairs

Bathroom

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

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

Back Bedroom

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

Unit 165

Kitchen

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

Upstairs

Bathroom

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

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

Unit 164

Upstairs

Stairway

C Remove the nail sticking out of floor at top of stairs. BMC 16.04.060(b)

Hallway

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

Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060©

Unit 163

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

BLDG 14

183 - 191

Unit 191

Kitchen

At the time of inspection there was no access to kitchen sink and countertop. This area must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Upstairs

Hallway

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

Unit 190

Kitchen

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

Upstairs

Bathroom

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

Hallway

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

Unit 189

No violations noted.

Unit 188

Living Room

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

Upstairs

Bathroom

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

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

Repair/replace the missing toilet flush lever. BMC 16.04.060(a)

Unit 187

Living Room

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

Kitchen

Properly reattach the microwave fan grille. BMC 16.04.060(a)

Upstairs

Bathroom

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

Hallway

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

Unit 186

Living Room

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

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

Upstairs

Hallway

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

Bathroom

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

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

Unit 185

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen

Repair the faucet to eliminate the leak when turned on. BMC 16.04.060(c)

Unit 184

Kitchen

Replace the missing base cabinet. BMC 16.04.060(a)

Install the missing appliances. BMC 16.04.060(a)

Bathroom

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

Upstairs

Front Bedroom

Replace the missing door. BMC 16.04.060(a)

Unit 183

Living Room

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

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

Properly repair or replace loose, damaged, or missing floor covering. 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)

Bathroom

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

Upstairs

Hallway

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

Bathroom

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

BLDG 15

192 - 202

Unit 202

½ Bath

Secure exhaust fan grille. BMC 16.04.060(a)

Living Room

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

Furnace Closet

This room was not inspected at the time of this inspection, as it was not accessible. This room 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

Upstairs

Bathroom

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

Unit 201

Kitchen

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

Upstairs

Bathroom

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

Back Bedroom

Properly repair the window to latch as intended. BMC 16.04.060(a)

Unit 200

Living Room

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

Upstairs

Bathroom

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

Unit 199

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)

Hallway

Secure the light fixture. BMC 16.04.060(a)

Front Bedroom

Repair the broken window. BMC 16.04.060(a)

Unit 198

Living Room

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

Unit 197

½ Bath

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)

Replace the broken toilet seat. BMC 16.04.060(a)

Repair/replace the broken toilet paper holder. BMC 16.04.060(a)

Upstairs

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

Bathroom

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

Unit 196

Living Room

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

Kitchen

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

½ Bath

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

Repair/replace the broken toilet paper holder. BMC 16.04.060(a)

Upstairs

Hallway

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

Bathroom

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

Unit 195

Living Room

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

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

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

Kitchen

Repair/replace deteriorated cabinet by slider door. BMC 16.04.060(a)

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

Upstairs

Bathroom

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

Unit 194

Kitchen

Install missing appliances. BMC 16.04.060(a)

Upstairs

Bathroom

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

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

Back Bedroom

Repair the broken window. BMC 16.04.060(a)

Unit 193

Furnace Closet

Install missing furnace. BMC 16.04.060 (b,c)

Kitchen

Install missing appliances. BMC 16.04.060(a)

Repair garbage disposal to function as intended. BMC 16.04.040 (c)

Properly enclose the spliced wiring for the garbage disposal in an approved junction box with a proper cover. BMC 16.04.060(b)

Upstairs

Bathroom

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

Hallway

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

Unit 192

Upstairs

Bathroom

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

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

EXTERIOR

BUILDING 1

UNITS 1-12

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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)

BUILDING 2

UNITS 13-24

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Replace the missing protective cover for the light fixture (Outside of 13-14). BMC 16.04.050(a)

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

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

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)

BUILDING 3

UNITS 25-36

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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)

BUILDING 4

UNITS 37-48

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Replace the missing protective cover for the light fixture (Outside of 43-44). BMC 16.04.050(a)

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

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)

BUILDING 5

UNITS 49-65

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair all damaged/missing brickwork outside entry to 49-54. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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)

BUILDING 6

UNITS 66 - 82

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair the downspout on the SW corner of structure to function as intended. BMC 16.04.0501(a)

Repair the damaged gutter on the SW corner end of structure. BMC 16.04.050(a)

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

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

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. Remove dead tree and limbs in yard behind unit 82, BMC 16.04.040(e)

BUILDING 7

Repair the erosion on the south side of structure, length of structure. BMC 16.04.040(b)

Repair the broken sidewalk on the SW corner of structure. BMC 16.04.050(a)

Repair the south wall to be plumb, adjacent to the SE corner of structure. The brick façade and hip wall is pulling away from structure. BMC 16.04.050(a)

Review of documentation detailing the proper design and completion of this work from a Licensed Structural Engineer and the Monroe County Building Department will be required.
BMC 16.01.060(f)

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

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

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

Repair the leaking gutter on SE corner of structure. BMC 16.04.050(a)

BUILDING 8

UNITS 91-98

During the inspection, drainage issues were noted on this rental property. Provide signed and stamped documentation from a licensed design professional with a plan to implement procedures that will resolve the drainage issues around these buildings. The plan shall include information pertinent to the retaining wall(s) and foundations of the residential buildings. BMC 16.04.050(a)

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

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

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

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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)

BUILDING 9

UNITS 99-114

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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)

BUILDING 10

UNITS 115-130

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

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

BUILDING 11

UNITS 131-146

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

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

BUILDING 12

UNITS 147-162

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions (properly back-fill where ground has eroded under sidewalk.). BMC 16.04.040(c)

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)

BUILDING 13
UNITS 163-182

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

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

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)

BUILDING 14
UNITS 183-192

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

During the inspection, drainage issues were noted on this rental property. Provide signed and stamped documentation from a licensed design professional with a plan to implement procedures that will resolve the drainage issues around these buildings. The plan shall include information pertinent to the retaining wall(s) and foundations of the residential buildings. BMC 16.04.050(a)

Repair/replace the failing retaining wall behind the building. BMC 16.04.050(a)

Repair all exterior light fixture to function as intended. BMC 16.04.050(a)

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)

BUILDING 15
UNITS 193-202

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

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

During the inspection, drainage issues were noted on this rental property. Provide signed and stamped documentation from a licensed design professional with a plan to implement procedures that will resolve the drainage issues around these buildings. The plan shall include information pertinent to the retaining wall(s) and foundations of the residential buildings. BMC 16.04.050(a)

Repair/replace the failing retaining wall behind the building. BMC 16.04.050(a)

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)

OTHER REQUIREMENTS:

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 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 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
H.A.N.D.

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

Meeting Date: August 21st, 2019
Petition Type: An extension of time to complete repairs to chimney.
Petition Number: 19-TV-59
Address: 1319 East University
Petitioner: Mark Shultz/Hallmark Rentals and Management.
Inspector: Kenny Liford
Staff Report: May 22nd, 2019 Completed Cycle Inspection Report
July 1st, 2019 BHQA application received

Agent has requested an extension of time to complete repairs to the chimney

Staff recommendation: Grant the request.

Conditions: Have all repairs other than the chimney re-inspected in the timeline listed on the cycle report. Show documentation that the chimney has been properly repaired or visibly and permanently seal the fireplace. Show fireplace documentation or schedule re-inspection to view that fireplace has been sealed by the deadline listed below.

Compliance Deadline: October 20th, 2019 To call and schedule re-inspection for fireplace or to show fireplace/chimney documentation.

Attachments: Cycle report, BHQA Appeal



RECEIVED
JUL 01 2019

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

Property Address: 1319 E. University St.

Petitioner's Name: Mark Schultz / Hallmark Rentals and Management

Address: 1205 N. Walnut St.

City: Bloomington

State: Indiana

Zip Code: 47404

Phone Number: (812) 334-8819

E-mail Address: Mark@hallmarkrentals.com

Owner's Name: RL Rentals, LLC / Brenda Lewis

Address: 1205 N. Walnut St.

City: Bloomington

State: Indiana

Zip Code: 47404

Phone Number: 812-334-8819

E-mail Address: Brenda@hallmarkrentals.com

Occupants:

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-TV-59

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 recently had the fireplace/chimney inspected as required by HAND (cycle inspection on 5/21). The chimney inspection report noted several issues that need to be addressed. We are currently obtaining estimates for the needed repairs. Once a contractor has been selected, completion of the work will be dependent on the contractor's schedule, weather, etc. Therefore, we may or may not be able to meet the HAND re-inspect scheduling deadline (August 4th), so we're requesting an extension out of an abundance of caution. An extension through the end of August or early September would seem to be a more realistic time frame to complete repairs.

Signature (Required):



Name (Print): Mark Schultz, Agent

Date: 6/27/19

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

JUN 05 2019

R L Rentals
 1205 N Walnut
 Bloomington, IN 47404

RE: 1319 E University ST

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 **AUG 04 2019** 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: Hallmark Rentals & Mgmt. Inc.: 1205 N. Walnut St., Bloomington, IN 47404

City Hall
 Email: hand@bloomington.in.gov
 Neighborhood Division (812) 349-3421

401 N Morton St
<https://bloomington.in.gov/hand>
 Housing Division (812) 349-3401

Bloomington, IN 47404
 Rental Inspection (812) 349-3420
 Fax (812) 349-3582



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

5631

Owner(s)

R L Rentals
1205 N Walnut
Bloomington, IN 47404

Agent

Hallmark Rentals & Mgmt. Inc.
1205 N. Walnut St.
Bloomington, IN 47404

Prop. Location: 1319 E University ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 05/21/2019
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 2

Inspector: Kenny Liford
Foundation Type: Basement
Attic Access: No
Accessory Structure: Det. Garage

Monroe County Assessor's records indicate this structure was built in 1950.
There were no requirements for emergency egress at the time of construction.

INTERIOR

Living Room (19-5 x 13-7)

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

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

Dining Room (12-0 x 11-0)

No violations noted.

Screened in porch

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

Kitchen (10-0 x 7-10)

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

Breakfast Nook (12-10 x 9-0), ½ Bathroom

No violations noted.

BasementNE Room, Main Room

No violations noted.

2nd FloorStairway

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

Bath

No violations noted.

NE Bedroom (9-9 x 12-1), SW Bedroom (13-0 x 15-0), NW Bedroom (10-0 x 11-3)

No violations noted.

Existing Egress Window Measurements:

Height: 24.25 inches

Width: 33 inches

Sill Height: 25 inches

Openable Area: 5.5 sq. ft.

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

EXTERIOR

Properly tuck point all missing or defective mortar joints (Hole on west side of house). BMC 16.04.050(a)

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

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

Garage

No violations noted.

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 & Neighborhood Development**

Meeting Date: August 21, 2019

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register this as a rental.

Petition Number: 19-AA-60

Address: 529 E Graham Place

Petitioner: Martha Uebelhoer

Inspector: John Hewett, Mike Arnold

Staff Report:

May 1, 2019	Drive by, appears occupied.
May 2, 2019	Sent Notice to Schedule Cycle inspection.
May 22, 2019	Sent 2 nd Notice to Schedule Cycle Inspection
May 31, 2019	Owner schedules inspection.
June 13, 2019	Cycle inspection conducted.
June 26, 2019	Report sent to Owner.
July 11, 2019	Owner appeals for relief from requirement to schedule inspection.

The owner is selling this property to her son on contract, wishes to be exempt from the requirement to register as a rental, and also wishes to not be billed for the Cycle inspection.

Staff recommendation: Grant the relief from administrative decision. No relief for the billing.

Conditions: This property shall not be considered a rental for one year as long as the current ownership and tenants do not change, after one year a contract sale must be recorded in the Monroe County Recorder's Office. If additional tenants occupy this structure or other tenants occupy the structure while the current owners maintain ownership, the requirement to register and inspect shall be enforced. This property shall be monitored on a yearly basis to determine compliance.

Compliance Deadline: none

Attachments: Appeal form



**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
JUN 11 2015



Property Address: 529 Graham

Petitioner's Name: Martha Uebelhoer

Address: 4825 Manchester Ct.

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 812-219-82

E-mail Address: Marthau2@hotmail.com

Owner's Name: Martha Uebelhoer

Address: 4825 Manchester Ct.

City: Bloomington

State: Indiana

**Zip Code:** 47404

Phone Number: 821-219-82

E-mail Address: Marthau2@hotmail.com

Occupants: Benjamin Gareth Scott Uebelhoer

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

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

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

Variance Type: ~~A modification or exception to the Housing Property Maintenance Code, (Petition Type: V)~~

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-AA-60

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

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

I purchased this property in order to sell it to my son. He is buying it from me on contract and living in the condo.

All the suggested repairs have been made as well.

Signature (Required):

Name (Print):

Martha Deke Hoag

Date:

7/8/19

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
H.A.N.D.

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

Meeting Date: August 21st, 2019
Petition Type: An extension of time to complete repairs.
Petition Number: 19-TV-61
Address: 1210 West Arlington Rd.
Petitioner: Caylan Marshall Evans
Inspector: Kenny Liford
Staff Report: February 28th, 2019 Completed Cycle Inspection Report
May 8th, 2019 Completed remaining violations report.
July 12th, 2019 BHQA application received

Owner has requested an extension of time to complete repairs to entire house after tenants left house in disrepair.

Staff recommendation: Grant the request.

Conditions: Have all interior and exterior repairs completed and a re-inspection scheduled by the deadline listed below.

Compliance Deadline: October 21st, 2019 To call and schedule re-inspection for all repairs.

Attachments: Cycle report, BHQA Appeal



**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
JUL 12 2019
BY:**

Property Address: 1210 W Arlington Rd, Bloomington, Indiana

Petitioner's Name: Caylan Marshall Evans

Address: PO Box 67

City: Bloomington

State: Indiana

Zip Code: 47402

Phone Number: (812) 887-6959

E-mail Address: caylan.m.evans@gmail.com

Owner's Name: Caylan Marshall & Megan Elizabeth Evans

Address: PO Box 67

City: Bloomington

State: Indiana

Zip Code: 47402

Phone Number: 812-887-6959

E-mail Address: caylan.m.evans@gmail.com

Occupants: Vacant

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)

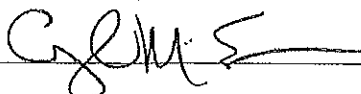
Petition Number: 19-TV-61

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

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

I would like to request a 90 day extension of time to complete repairs. The prior tenant has left the property in significant disrepair and has left substantial property/debris on the premises that must be removed. There is also a travel trailer owned by the prior tenant left on the property, and I am pursuing legal action to have it removed from the property. The roof of the house was damaged last winter, and needs complete replacement. Tarps have been in place, but the tenant neglected to inform me of significant water leaking into the house which has now caused significant ceiling and floor damage to one of the bedrooms. This room will need to have the ceiling and floors removed and replaced. The carpet throughout the house will need to be replaced due to pet stains/waste, and given the severity of interior damage and neglect, I intend to do a significant interior renovation before making the property available again for occupancy. It is currently vacant and will remain that way throughout the duration of this extension of time to make repairs. Thank you for your consideration.

Signature (Required):



Name (Print): Caylan Marshall Evans

Date: 7/12/19

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

MAR 07 2019

RENTAL INSPECTION INFORMATION

Evans, Caylan
P.O. Box 67
Bloomington, IN 47402

RE: 1210 W Arlington 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 **MAY 06 2019** 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,

City Hall	401 N Morton St	Bloomington, IN 47404
Email: hand@bloomington.in.gov	https://bloomington.in.gov/hand	Rental Inspection (812) 349-3420
Neighborhood Division (812) 349-3421	Housing Division (812) 349-3401	Fax (812) 349-3582



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

7407

Owner(s)

Evans, Caylan
P.O. Box 67
Bloomington, IN 47402

Prop. Location: 1210 W Arlington RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 02/26/2019
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 1

Inspector: Kenny Liford
Foundation Type: Basement
Attic Access: No
Accessory Structure: Det. Garage

Monroe County Assessor's records indicate this structure was built in 1923.
There were no requirements for emergency egress at the time of construction.

GENERAL STATEMENT:

Egress window measurements for structure are as follows:

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1923
Height: 22.5 inches
Width: 29 inches
Sill Height: 29 inches
Openable Area: 4.53 sq. ft.

INTERIOR

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

City Hall
Email: hand@bloomington.in.gov
Neighborhood Division (812) 349-3421

401 N Morton St
<https://bloomington.in.gov/hand>
Housing Division (812) 349-3401

Bloomington, IN 47404
Rental Inspection (812) 349-3420
Fax (812) 349-3582

EXTERIOR

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

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

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

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

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

Properly tuck point all missing or defective mortar joints on and around the front porch. BMC 16.04.050(a)

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

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)

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: August 21st, 2019
Petition Type: An extension of time to complete exterior paint.
Petition Number: 19-TV-62
Address: 312 South Arbutus Dr.
Petitioner: Peter W Kinne
Inspector: Kenny Liford
Staff Report: August 13th, 2018 Completed Cycle Inspection Report
July 18th, 2019 BHQA application received

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

Staff recommendation: Grant the request.

Conditions: Have all exterior painting completed and a re-inspection scheduled by the deadline listed below.

Compliance Deadline: September 15th, 2019 To call and schedule re-inspection for exterior paint.

Attachments: Cycle report, BHQA Appeal



RECEIVED
JUL 18 2019

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: 312 S. Arbutus

Petitioner's Name: PETER W. KINNE

Address: 8899 E. BABY CREEK Rd

City: Bloom State: IN Zip Code: 47408

Phone Number: 812 369-8902 Email Address: PKINNE8899@gmail.com

Property Owner's Name: SAME

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Occupants: Chris & Desiree King

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

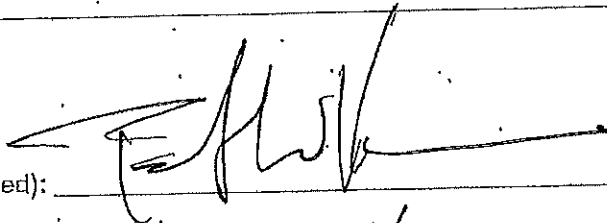
Petition Number 19-TV-62

SEE REVERSE

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

The extended rainy spring has put the painting companies way behind schedule, so late comers like myself are having a hard time getting exterior work done. I have contacted 4 painting contractors, including 2 I have some history with, and they are all slow to respond, even to phone calls. I expect to have this house painted by the end of the season 2019, but not by Aug 10.

Signature (required):



Name (please print):

PETER W KINANE

Date:

7-16-19

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

RENTAL INSPECTION INFORMATION

AUG 31 2018

Klinne, Peter W.
8899 Baby Creek Rd.
Bloomington, IN 47408

RE: 312 S Arbutus DR

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 **OCT 30 2018** 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,

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

4007

Owner(s)

Kinne, Peter W.
8899 Baby Creek Rd.
Bloomington, IN 47408

Prop. Location: 312 S Arbutus DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 08/10/2018	Inspector: Kenny Liford
Primary Heat Source: Gas	Foundation Type: Basement
Property Zoning: RC	Attic Access: Yes
Number of Stories: 1	Accessory Structure: None

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

INTERIOR

Entry

Replace the missing casing around the entry door. BMC 16.04.060(a)

Living Room (13-3 x 13-4)

No violations noted.

Dining Room (12-0 x 14-5)

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

SE Bedroom (10-5 x 11-3)

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

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

Existing Egress Window Measurements:

Height: 19 inches

Width: 27 inches

Sill Height: 35 inches

Openable Area: 3.56 sq. ft.

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

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

City Hall
bloomington.in.gov

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

Bathroom

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

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

SW Bedroom (11-4 x 8-11): The window measurements are the same as noted above.

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

Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Upper level study

No violations noted.

C Kitchen (10-0 x 12-5)

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

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

Basement

No violations noted.

EXTERIOR

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

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

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

WY 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: August 21, 2019
Petition Type: An extension of time to complete repairs
Petition Number: 19-TV-63
Address: 515 S. Woodscrest Dr. # 202
Petitioner: Timothy Tomson
Inspector: Norman Mosier
Staff Report: May 8, 2019 – Conducted cycle inspection
July 18, 2019 – Received BHQA Appeal

Petitioner is requesting an extension of time to complete the repairs until the end of August.

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: August 31, 2019 – For all repairs, including life safety violations.

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



Application for Appeal
To The
Board of Housing Quality Appeals

RECEIVED
JUN 14 2011

P.O. Box 100
Bloomington, IN 47402

812-349-3420

hand@bloomington.in.gov

Property Address: 515 S Woodcrest St. 202

Petitioner's Name: Timothy TOWNSON

Address: 3655 S. Woods

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-361-4517 Email Address: townson_home_improvement

Property Owner's Name: Everest Enterprises / Kawarishi ^{Dr & Mrs.} @yahoo.com

Address: 515 S. Woodcrest

City: Bloomington State: IN Zip Code: 47401

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 19-TV-63

SEE REVERSE

NM

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.

The gutter issue and a couple of gables require equipment I don't have, because it's a 2 story commercial bldg. We are on a couple of waiting lists for roofing companies to get to us. Otherwise we will rent a lift, but nearly \$800⁰⁰ fee gives us pause.

Thank you. Until end of August would help immensely.

Signature (required):

Timothy Tomson

Name (please print):

Timothy Tomson

Date:

7-18-19

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

11026

Owner(s)

Everest Investments
515 S Woodcrest Dr
Bloomington, IN 47401

Agent

Timothy Tomson
3655 Woods Ave
Bloomington, IN 47403

Prop. Location: 515 S Woodcrest DR STE 202
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 05/08/2019
Primary Heat Source: Gas
Property Zoning: CG
Number of Stories: 2

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

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

NOTE: Ground floor is commercial space. Attic access is in the hallway private closet, gas furnace located here, see other requirements.

INTERIOR:

2nd LEVEL

Stairway/Hallway:

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

Living Room 19-10 x 14-6:

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

City Hall
Email: hand@bloomington.in.gov
Neighborhood Division (812) 349-3421

401 N Morton St
<https://bloomington.in.gov/hand>
Housing Division (812) 349-3401

Bloomington, IN 47404
Rental Inspection (812) 349-3420
Fax (812) 349-3582

SE Bedroom 14-10 x 11-10:

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

Existing Egress Window Measurements: Single hung: Const. Yr. - 1970

Height: 19 inches

Width: 27.5 inches

Sill Height: 13 inches

Openable Area: 3.64 sq. ft.

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

Water Heater Closet:

No violations noted.

Pantry Room:

Install the missing plumbing access panel. BMC 16.04.060 (a)

S Bathroom:

No violations noted.

Kitchen 7-9 x 7-6:

No violations noted.

N Bedroom 15-7 x 14-4:

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

Existing Egress Window Measurements: Single hung: Const. Yr. - 1970

Height: 19 inches

Width: 27.5 inches

Sill Height: 13 inches

Openable Area: 3.64 sq. ft.

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

Hallway:

No violations noted.

Hall Closet:

No violations noted.

N Hall Bath:

Repair the GFCI receptacle to have correct polarity, Hot/ground reverse. BMC 16.04.060 (a)

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

Storage Room:

No violations noted.

EXTERIOR:

Replace the missing trim on the east door at landing. BMC 16.04.050(a)

Replace the deteriorated fascia trim on the east side of structure. BMC 16.04.050(a)

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

Repair/replace the sagging gutter on the north side of structure. BMC 16.04.050(a)

East Stairway:

No violations noted.

OTHER REQUIREMENTS

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

This is the end of this report.