

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL LEMON CONFERENCE ROOM
Zoom Virtual Meeting
AUGUST 19, 2020 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

- I. **ROLL CALL**
- II. **REVIEW OF SUMMARY** – July 15, 2020
- III. **PETITIONS**
 - 1) 19-TV-97, **1601 E. Matlock Road, Apt. 5**, Rogers Reading (Steve Hogan). Previously heard December 18, 2019 and April 15, 2020. Request for an extension of time to complete repairs.
p. 3
 - 2) 20-TV-45, **1330 N. Crescent Road**, Crescent Pointe. Request for an extension of time to complete repairs.
p. 7
 - 3) 20-TV-46, **420-422 S. Village Court**, A-1 Townhomes & Apartments. Request for an extension of time to complete repairs.
p. 13
 - 4) 20-TV-47, **431 W. Amaryllis Drive**, Hunter Hoosier Court Apartments. Request for an extension of time to complete repairs.
p. 19
 - 5) 20-TV-48, **3800 E. McCracken Way, Apt. 1**, Rita Foddrill (Jeff Jones). Request for an extension of time to complete repairs.
p. 26
 - 6) 20-TV-49, **3211 E. Moores Pike**, Kristen Carson (Holiday Retirement). Request for an extension of time to complete repairs.
p. 34
 - 7) 20-TV-50, **800 N. Smith Road, Apt. R5**, Tiba Walter (Regency Consolidated Residential, Ltd.). Request for an extension of time to complete repairs.
p. 55
 - 8) 20-TV-51, **1000 E. Chris Lane**, Rita Foddrill (Jeff Jones). Request for an extension of time to complete repairs.
p. 62
- 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.

The Board of Housing Quality Appeals is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals

Time: Aug 19, 2020 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://bloomington.zoom.us/j/98678978234?pwd=Z2RRV2Jhai9MWXE2MTVUL3pMMk5UZz09>

Meeting ID: 986 7897 8234

Passcode: 351524

One tap mobile

+13126266799,,98678978234#,,,,,0#,,351524# US (Chicago)

+19292056099,,98678978234#,,,,,0#,,351524# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 986 7897 8234

Passcode: 351524

Find your local number: <https://bloomington.zoom.us/u/admgGewjp9>



City of Bloomington
H.A.N.D.

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

Meeting Date: 19 August 2020

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-097 Old Business

Address: 1601 E Matlock Rd #5

Petitioner: Rogers Reading

Inspector: Michael Arnold

Staff Report:

15 May 2019	Cycle Inspection
09 September 2019	Reinspection
13 September 2019	Mailed Tenant Violation Report
27 September 2019	TV Reinspection Scheduled
15 October 2019	TV Reinspection Rescheduled
29 October 2019	TV Reinspection Rescheduled
18 November 2019	Received Extension of Time Request
18 December 2019	BHQA Meeting
24 December 2019	Reinspection Scheduled
31 December 2019	BHQA Deadline
17 January 2020	Reinspection Cancelled
17 January 2020	Received Appeal for Extension of Time
19 February 2020	BHQA Meeting Cancelled
18 March 2020	BHQA Meeting Cancelled
17 April 2020	Extension of Time Request Denied
03 May 2020	Start Legal
04 June 2020	Reinspection Scheduled by Owner
25 June 2020	Received Appeal for Extension of Time

During the cycle inspection it was noted that Unit 5 was in violations of BMC 16.04.060(d). At the reinspection it was determined that the issue was the responsibility of the tenant and a Tenant Violation was issued for violation of BMC 16.04.060(d). The deadline for compliance was 27 September 2019. The tenant rescheduled the reinspection twice then asked for an extension from BHQA. The extension was granted until 31 December 2019. The reinspection was scheduled for 17 January 2020. On 17 January 2020 the tenant cancelled the reinspection and filed for a second request for extension of time. Request for additional time was heard 17 April 2020 and was denied



RECEIVED
JUL 25 2020

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: 1601 E Matlock Apt. #5
Petitioner's Name: Rogers Reading
Address: Same as above
City: Bloomington State: IN Zip Code: 47408
Phone Number: 812 391-6785 Email Address: rogersreading@yahoo.com
Property Owner's Name: Steve Hogan
Address: N/A
City: Bloomington State: IN Zip Code: 47408
Phone Number: 812 360-3743 Email Address: _____
Occupants: Rogers Reading

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-97

OLD BUSINESS

SEE REVERSE

Previously, 12/18/19
04/15/20

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

I need adequate time to get the apartment's repairs and cleaning maintenance up to the standards for the inspection also the necessary repairs by the landlord to bring the apartment up to the code. I would be grateful to you if you extend the necessary time and can schedule inspection at your earliest convenience so that I may have enough time to accomplish the aforementioned duties by the date provided which I am asking for is July 10th.
Thanks ^{alot for} your time and consideration.

Signature (required): Rogers Reading

Name (please print): Rogers Reading

Date: 6/25/20

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.



Mike Arnold <arnoldm@bloomington.in.gov>

Fwd: BHQA question about appealing after being denied

1 message

John Hewett <hewettj@bloomington.in.gov>

Thu, Jul 2, 2020 at 9:10 AM

To: Dee Wills <willsd@bloomington.in.gov>, Doris Sims <simsd@bloomington.in.gov>, Eric Sader <sadere@bloomington.in.gov>, Jo Stong <stongj@bloomington.in.gov>, John Hewett <hewettj@bloomington.in.gov>, Kenneth Liford <llfordk@bloomington.in.gov>, Mike Arnold <arnoldm@bloomington.in.gov>, Norman Mosier <mosiern@bloomington.in.gov>, Maria McCormick <maria.mccormick@bloomington.in.gov>, Daniel Bixler <bixlerd@bloomington.in.gov>, Eddie Wright <wrighte@bloomington.in.gov>, Blaine Rout <blaine.rout@bloomington.in.gov>

FYI. This is in response to the Appeal for 1601 E Matlock #6.

----- Forwarded message -----

From: Daniel Dixon <daniel.dixon@bloomington.in.gov>

Date: Thu, Jul 2, 2020 at 9:05 AM

Subject: Re: BHQA question about appealing after being denied

To: John Hewett <hewettj@bloomington.in.gov>

Cc: Christopher Wheeler <wheelech@bloomington.in.gov>

John,

I believe this is the matter Chris and I discussed the other morning. If so, the decision was that because it was not made clear to the appellant that this was a final decision of the administrative review authority and that any subsequent remedy must be pursuant to Indiana's administrative review act (AOPA) through a Court of competent jurisdiction, the BHQA will need to formally consider it to avoid any issues.

If the facts in this appeal are exactly the same as the prior appeal that was considered and denied, the BHQA can summarily deny it. Once it is denied, the appellant needs to be advised in the written notice of decision that this is a final decision, and that review is only available by a court of competent jurisdiction pursuant to BMC 2.19.040(12) and Indiana's AOPA. Once that advisement is done, any successive petitions based upon the same facts can be refused because the BHQA no longer has jurisdiction.

If the petitioner alleges new facts, that must be treated as a new appeal and then the question of whether that appeal was timely filed with the BHQA must be considered.

Hope that helps, feel free to reach out with any other questions or concerns.

Daniel A. Dixon
Assistant City Attorney
City of Bloomington Legal Department
401 N. Morton St., P.O. Box 100
Bloomington, IN 47402-0100
Telephone: (812) 349-3426
Facsimile: (812) 349-3441

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City of Bloomington
H.A.N.D.

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

Meeting Date: August 19, 2020

Petition Type: An extension of time to complete repairs

Petition Number: 20-TV-45

Address: 1330 N. Crescent Rd.

Petitioner: Crescent Pointe

Inspector: Jo Stong

Staff Report: February 14, 2020: Conducted cycle inspection
February 25, 2020: Mailed report.
February 28, 2020: Reinspection scheduled for March 23
March 23, 2020: Reinspection rescheduled to May 21 due to COVID
May 21, 2020: No access to unit. Maintenance given BHQA application
and process explained.
June 8, 2020: Mailed remaining violations report.
June 24, 2020: Received appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. On the date of the reinspection, the police had prohibited access to the unit for an investigation. The petitioner is requesting an extension of time to complete repairs, citing the unusual circumstances, and their willingness to allow the HAND department to conduct inspections of their units as they have suspended inspections due to the virus. The petitioner is also requesting that the fee for BHQA appeal be waived.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: September 17, 2020

Attachments: Cycle report, appeal

[Handwritten mark]



RECEIVED
JUN 09 2020

RV:

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: 1330 N. Crescent Dr. Bloomington, IN 47404

Petitioner's Name: Crescent Pointe

Address: P.O. Box 7402

City: Bloomington State: IN Zip Code: 47407

Phone Number: 812-549-5825 Email Address: tsmith@thinkcrestline.com

Property Owner's Name: Crestline Communities

Address: 3333 Founders Rd Suite 120

City: Indianapolis State: IN Zip Code: 46268

Phone Number: 317-257-8922 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 20-TV-45

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.

We are asking for HAND to reschedule. The head of household was killed and the son had just found out. We rescheduled out of respect. We are also asking for the fee to be waived due to the circumstance.

This is not a normal situation and should not be treated as such. Also, due to COVID19, we are allowing you complete the inspection. We as a company have suspended all inspections until further notice.

Signature (required):



Name (please print):

Janika Smith Area Manager

Date:

5/22/20

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

FEB 25 2020

Crescent Pointe Housing Partners, L.P.
3333 Founders Road, Suite 120
Indianapolis, IN 46268

RE: 1330 N Crescent 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 **APR 25 2020** 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: Crestline Property Management, LLC: 3333 Founders Road, Suite 120, Indianapolis, IN 46268

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

9160

Owner

Crescent Pointe Housing Partners, L.P.
3333 Founders Road, Suite 120
Indianapolis, IN 46268

Agent

Crestline Property Management, LLC
3333 Founders Road, Suite 120
Indianapolis, IN 46268

Prop. Location: 1330 N Crescent RD
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/3/3

Date Inspected: 02/14/2020
Primary Heat Source: Electric
Property Zoning: RS
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

The Monroe County Assessors records indicate that this structure was built in 2010. These are the minimum egress requirements for One and two Family Dwellings at the time of construction:

Clear opening height: 22"
Clear opening width: 20"
Sill height: 44" above finished floor
Openable area: 5.0 sq. ft. grade level; 5.7 sq. ft. all other levels

Existing Egress Window Measurements (double-hung):
Height: 27 inches
Width: 30.5 inches
Sill Height: 22 inches
Openable Area: 5.72 sq. ft.

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

INTERIOR:

Room dimensions and floor plans are in the file and are not included in this report.

Kitchen:

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

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

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

Living/Dining Room:

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

Northeast Bedroom, Bath:

No violations noted.

2nd Floor

Northeast Bedroom, Bath, Northwest Bedroom:

No violations noted.

EXTERIOR:

No violations noted.

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 or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)

Inventory & Damages List

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: August 19, 2020

Petition Type: An extension of time to complete repairs

Petition Number: 20-TV-46

Address: 420-422 S. Village Court

Petitioner: A-1 Townhomes & Apartments, Bob Tamborrino

Inspector: Jo Stong

Staff Report: March 6, 2020: Conducted cycle inspection
March 13, 2020: Mailed inspection report
May 8, 2020: Owner scheduled reinspection
June 25, 2020: Conducted reinspection
June 26, 2020: Received appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found, including a bedroom window that did not meet egress requirements. The petitioner is requesting an extension of time to complete repairs of the window and other violations.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: September 19, 2020

Attachments: Remaining violations report, appeal



Application For Appeal **RECEIVED**
 To The
 Board of Housing Quality Appeals JAN 25 2020
 P.O. Box 100
 Bloomington, IN 47402 BY:
 812-349-3420
 hand@bloomington.in.gov

Property Address: 420 & 422 VILLAGE COURT, 47403 (DUPLEX)

Petitioner's Name: A-1 TOWNHOMES & APARTMENTS, BOB TAMBORRINO

Address: P.O. BOX 145

City: BLOOMINGTON State: IN Zip Code: 47402

Phone Number: 812-345-5009 E-mail Address: rtamborr@gmail.com

Owner's Name: BOB TAMBORRINO

Address:

Dr. & Mrs. Robert Tamborrino
 3011 E Tapps Turn
 Bloomington, IN 47401

City:

Zip Code:

Phone Number: SAME E-mail Address: SAME

Occupants: 420 - BRITTANY GESS, 422 - NICOLE COWENS

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: 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: 20-TV-46

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.

MORE TIME IS NEEDED TO COMPLETE REQUIRED REPAIRS, INCLUDING ORDERING A WINDOW, AND REPLACING A FURNACE THAT DID NOT PASS, IT HAS ALSO BEEN DIFFICULT TO COMMUNICATE WITH UNCOOPERATIVE TENANTS. INSPECTOR JO STONG WAS ABLE TO RE-INSPECT 420 V.C., AND THERE WAS ONLY ONE REMAINING VIOLATION. THE EXTENSION IS NEEDED FOR 422 REPAIRS. THANK YOU FOR CONSIDERATION OF THIS REQUEST.

Signature (Required):

Robert A. Tamborino

Name (Print):

ROBERT A. TAMBORINO

Date:

6-25-20

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

Property was reinspected on June 25, 2020

3673

Owner

Robert A. Tamborrino
P.O. Box 145
Bloomington, IN 47402

Prop. Location: 422 S Village CT
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/3/5

Date Inspected: 03/06/2020
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

420

Kitchen:

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

422

Living Room:

Properly repair and surface-coat the damaged ceiling. BMC 16.04.060(a)

Repair or replace the electric receptacle on the north wall (top outlet blocked). BMC 16.04.060(b)

Kitchen:

Replace the missing drawer pulls. BMC 16.04.060(a)

Garage (gas furnace here):

See Other Requirements at the end of the report for required furnace documentation.

Correct the rise of the flue piping for the furnace and water heater. Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. BMC 16.04.060(b),(c)

Move stored items away from the gas furnace and water heater. A minimum clearance of 36" shall be maintained between combustibles and fuel fired appliances. BMC 16.04.060(b), (c)

2nd Floor

West (Master) Bedroom, Laundry:

No violations noted.

Note: Egress window measurements are the same as the bedrooms in unit 420.

Master Bath:

Install a stopper for the sink. BMC 16.04.060(c)

Repair the shower door to function as intended (will not latch). BMC 16.04.060(c)

Install the towel bar on the west wall. BMC 16.04.060(a)

South Bedroom:

No violations noted.

Note: Egress window measurements are the same as in the west bedroom.

Hall:

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

East Bedroom:

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

The emergency egress window does not meet the minimum requirements for a one and two family dwelling built in 1997. The relevant code is the 1990 Indiana Residential Code, section: 210.2.

Openable area required: 4.75 sq. ft.

Existing area: 3.39 sq. ft. (single-hung sliding)

Clear width required: 18"	Existing width: 14.5"
Clear height required: 24"	Existing height: 33.75"
Maximum sill height: 44" above finished floor	Existing sill: 44"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or an egress variance is received from the Indiana Fire Prevention and Building Safety Commission. BMC-16.04.020 (b).

You may apply for a variance online or by mail. The online form is available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission's* web site at <https://www.in.gov/dhs/3865.htm>. The Online Variance Application is on the front page under Meeting Information. For the State variance application forms, scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.232-1402.

EXTERIOR:

Secure all stairs on the deck of 422. BMC 16.04.050(b)

Properly repair the popped-up nails on this deck. BMC 16.04.050(a)

Remove all trash and debris from property. BMC 16.04.040(d)

Reconnect the gutter and replace the missing downspout elbow on the northeast corner. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Furnace Inspection Documentation

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

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

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: August 19, 2020

Petition Type: An extension of time to complete repairs

Petition Number: 20-TV-47

Address: 431 W. Amaryllis Drive

Petitioner: Hunter Bloomington/Hoosier Court Apartments

Inspector: Jo Stong

Staff Report: February 24, 2020: Conducted cycle inspection
March 4, 2020: Mailed inspection report
May 1, 2020: Agent scheduled reinspection for July 7, 2020
July 7, 2020: Conducted reinspection.
July 9, 2020: Received appeal

During a cycle inspection of the above properties violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is requesting an extension of time of 30 days to complete repairs.

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 19, 2020

Attachments: Remaining Violations report, 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 07 2020

RV:

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

Property Address: 431 West Amaryllis Dr, Bloomington, IN 47404
Petitioner's Name: Hunter Bloomington / Hoosier Court Apartments
Address: 513 W Gourtey Pike
City: Bloomington State: IN Zip Code: 47404
Phone Number: 812-330-0528 Email Address: hc.maintenance@hunter-bloomington.com
Property Owner's Name: Hunter Hoosier Court Property LLC
Address: 2201 Main St
City: Evansville State: IL Zip Code: 60202
Phone Number: 812-330-0528 Email Address: hc.leasing@hunter-bloomington.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.

Please check the petition type that you are requesting:

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

OFFICE USE ONLY

Petition Number 20-TV-47

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.

Bldg 16-unit 423- could not access
Bldg 17-unit 521- could not access
Bldg 17-unit 523- could not access
Bldg 20-unit 563- could not access
Bldg 20-unit 565 - repair drywall mottle
433/435 W. Amaryllis - repair gutter
Bldg 20 exterior-trim branches
Requesting 30 days extension

Signature (required): Taram White

Name (please print):

Taram White

Date:

7/7/20

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



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

JUL 20 2020

Property was reinspected on July 7, 2020

4793

Owner

Hunter Regency Court Properties LLC
2201 Main Street
Evanston, IL 60202
Bloomington, IN 47403

Agent

Tracey B Walker
1200 Rolling Ridge Way-Office
Bloomington, IN 47403

Prop. Location: 431 W Amariyllis DR

Number of Units/Structures: 36/6

Units/Bedrooms/Max # of Occupants: Bld 1: 7/3/5, Bld 2: 2/3/5, Bld 3: 6/3/5, Bld 4: 6/3/5, Bld 5: 6/3/5,
Bld 6: 9/3/5

Date Inspected: 02/24/2020

Primary Heat Source: Electric

Property Zoning: PUD

Number of Stories: 2

Inspector: Jo Stong

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

City Hall	401 N Merton 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

INTERIOR:

GENERAL VIOLATION FOR ALL UNITS:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. BMC 16.04.020

Building 16

423 (no access at the reinspection)

2nd Floor

Hall Bath:

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

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

Building 17

501(no access at the reinspection)

Bedroom:

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

Building 18

521 (no access at the reinspection)

Living Room:

Repair or replace existing smoke detector so that it functions as intended. IC 22-11-18-3.5
(not interconnected with others in unit)

Main Floor Bedroom:

Repair or replace existing smoke detector so that it functions as intended (will not shut off when testing). IC 22-11-18-3.5

523 (no access at the reinspection)

Main Floor Bedroom:

Repair window to latch securely. BMC 16.04.060(b)

2nd Floor

Laundry/Mechanical Room:

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

TPR valve discharge tubes:

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

Front Bedroom/Bath:

These rooms were not accessible at the time of this inspection (tenant in shower). These rooms must be brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Building 19

541 (no access at the reinspection)

Living Room:

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

Deck:

Secure the loose intermediates on the right side. BMC 16.04.050(a)

2nd Floor

Hall:

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

Front Bedroom:

Repair window to latch securely. BMC 16.04.060(b)

Rear Bedroom:

Install a battery in the smoke detectors so that it functions as intended. IC 22-11-18-3.5

Building 20

565

2nd Floor

Hall:

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

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. BMC 16.04.020

Rear Bath:

Note: At the reinspection it was noted that there was no hot water to the sink.

567 (no access at the reinspection)

Deck:

Properly clean and/or treat the deck floor to eliminate the hazardous walking surface (floor is extremely slippery when wet). BMC 16.04.040(c)

2nd Floor

Laundry/Mechanical Room:

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

TPR valve discharge tubes:

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

EXTERIOR:

Duplex Building

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

Repair the gutter on the northwest corner. BMC 16.04.050(a)

Building 17

Properly secure the siding on the east side. BMC 16.04.050(a)

Building 18

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

Properly secure the crawlspace cover to prevent the entry of rodents and pests (west side). BMC 16.04.050(a)

Replace the damaged downspout on the west side near the middle of the structure (broken, disconnected). BMC 16.04.050(a)

Replace the missing siding on the west side near the north end. BMC 16.04.050(a)

Building 19

Properly secure the hanging siding on the south side. BMC 16.04.050(a)

Properly secure the crawlspace cover to prevent the entry of rodents and pests (east side). BMC 16.04.050(a)

Building 20

Properly secure the crawlspace cover to prevent the entry of rodents and pests (south end). 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)

Replace the gutter end cap on the southwest end. BMC 16.04.050(a)

OTHER REQUIREMENTS:

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: August 19, 2020

Petition Type: An extension of time to complete repairs

Petition Number: 20-TV-48

Address: 3800 E. McCracken Way Unit 1

Petitioner: Rita Foddrill

Inspector: Mosier/Hewett

Staff Report: June 3, 2020 -- Conducted Complaint Inspection
June 23, 2020 -- Sent Complaint Remaining Violations Report
July 14, 2020 -- Received BHQA Appeal

Petitioner is requesting an extension of time to complete the repairs due to the tenants' child having health issues. Petitioner will make repairs after the tenants move out on July 31, 2020.

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: October 18, 2020 -- For all repairs.

Attachments: Complaint Inspection Report, Complaint Remaining Violations Report, BHQA Appeal, Petitioner's Letter.



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

RECEIVED
JUL 14 2020

BY:

Property Address: 3800 EAST M^E CRACKEN WAY Apt #1

Petitioner's Name: Rita Foddrell

Address: 3929 W. Roll AVENUE

City: Bloomington State: IN. ☐ Zip Code: 47408

Phone Number: 812-216-2303 E-mail Address: pendragonpropertiesinc@gmail.com

Owner's Name: PENDRAGON Prop.

Address: 3929 W. Roll AVE.

City: Bloomington State: IN. ☐ Zip Code: 47408

Phone Number: 812-332-7254 E-mail Address: _____

Occupants: ARON FERRIS, wife, NEW baby

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 UNTIL 8-15-2020 ☐

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: 20-TV-48

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

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

TENANT: AARON FERRIS is moving out of this apartment by 7-31-2020. WE CAN NOT WORK ON THIS UNIT BECAUSE HE HAS A NEW baby with HEART, BREATHING problems & OTHER HEALTH ISSUES.

WE will comply with the INSPECTION ORDER AS SOON AS THE family ARE MOVED OUT. MR. FERRIS is in complete AGREEMENT with decision.

Signature (Required):

Rita Foddrell

Name (Print):

Rita Foddrell

Date:

7-9-2020

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**

Jeffery Jones
3929 W. Roll Ave
Bloomington, IN 47403

RE:NOTICE OF COMPLAINT INSPECTION

Dear Jeffery Jones

On 06/03/2020 a complaint inspection was performed at 3789 E Mccracken WAY. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than _____, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than fourteen (14) days to correct the violations, or if you want to appeal any violation, an appeal form 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 a form will be provided.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,
Xc: Rita Foddrill: 3006-A Ted Jones Drive, Bedford, IN 47421



City Of Bloomington
Housing and Neighborhood Development

COMPLAINT INSPECTION REPORT

8648

Owner(s)

Jeffery Jones
3929 W. Roll Ave
Bloomington, IN 47403

TENANT:

Aaron Ferris
3800 E. McCracken Way Unit 1
Bloomington, In. 47408

Agent

Rita Foddrill
3006-A Ted Jones Drive
Bedford, IN 47421

Prop. Location: 3789 E Mccracken WAY

Number of Units/Structures: 54/8

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 3790: 4/2/5, Bld 3789: 8/2/5, Bld 3801: 8/2/5, Bld 3811: 8/2/5, Bld 3821: 8/2/5, Bld 3820: 6/2/5, Bld 3810: 4/2/5, Bld 3800: 8/2/5

Date Inspected: 06/03/2020
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspector: Mosier/Hewett
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: None

The following items are the result of a complaint inspection conducted on 06/03/2020. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

INTERIOR:

Unit 1 – Termite infestation

All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent re-infestation. BMC 16.04.090 (a)

Dining Area:

Remove the mold on the south wall adjacent to the sliding glass door. BMC 16.04.030 (a)

Replace the missing transition strip on the floor adjacent to the sliding glass door. BMC 16.04.060 (a)

Kitchen:

Repair/replace the defective dishwasher, does not work. BMC 16.04.060 (c)

Replace the defective gfci receptacle to the left of the sink, won't reset, painted over. BMC 16.04.060 (b)

Furnace Closet:

Install the correct filter for the furnace. BMC 16.04.060 (c)

SE Bedroom:

Remove the mold in the SW corner of room and adjacent to the ceiling. BMC 16.04.030 (a)

N Bedroom Bathroom:

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

EXTERIOR:

Install the missing window screens on the unit. BMC 16.04.050(a)

Replace the missing diverter spout for the downspout on the NE corner of unit. BMC 16.04.050(a)

Deck:

Repair/replace the flashing adjacent to the upper deck to prevent water infiltration into unit 1.
BMC 16.04.050(a)

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development
COMPLAINT
REMAINING VIOLATION INSPECTION REPORT

8648

Owner(s)

Jeffery Jones
3929 W. Roll Ave
Bloomington, IN 47403

Agent

Rita Foddrill
3006-A Ted Jones Drive
Bedford, IN 47421

Prop. Location: 3789 E Mcracken WAY

Number of Units/Structures: 54/8

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 3790: 4/2/5, Bld 3789: 8/2/5, Bld 3801: 8/2/5, Bld 3811: 8/2/5, Bld 3821: 8/2/5, Bld 3820: 6/2/5, Bld 3810: 4/2/5, Bld 3800: 8/2/5

Date Inspected: 06/03/2020
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

Inspector: Mosier/Hewett
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on **06/03/2020**. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

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

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

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

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

INTERIOR:

Unit 1 – Termite infestation

All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent re-infestation. BMC 16.04.090 (a)

Dining Area:

Remove the mold on the south wall adjacent to the sliding glass door. BMC 16.04.030 (a)

Replace the missing transition strip on the floor adjacent to the sliding glass door. BMC 16.04.060 (a)

Kitchen:

Repair/replace the defective dishwasher, does not work. BMC 16.04.060 (c)

Replace the defective gfci receptacle to the left of the sink, won't reset, painted over. BMC 16.04.060 (b)

Furnace Closet:

Install the correct filter for the furnace. BMC 16.04.060 (c)

SE Bedroom:

Remove the mold in the SW corner of room and adjacent to the ceiling. BMC 16.04.030 (a)

N Bedroom Bathroom:

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

EXTERIOR:

Install the missing window screens on the unit. BMC 16.04.050(a)

Replace the missing diverter spout for the downspout on the NE corner of unit. BMC 16.04.050(a)

Deck:

Repair/replace the flashing adjacent to the upper deck to prevent water infiltration into unit 1.
BMC 16.04.050(a)

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 19, 2020

Petition Type: An extension of time to complete repairs.

Petition Number: 20-TV-49

Address: 3211 E. Moores Pike

Petitioner: Kristen Carson

Inspector: Mosier/Wills

Staff Report:

November 12, 2019 – Conducted Cycle Inspection
January 16, 2020 – Received BHQA Appeal (Feb. 19th meeting)
February 19, 2020 – BHQA Meeting Cancelled.
March 13, 2020 – Sent Remaining Violations Report
May 19, 2020 – Mailed Remaining violations Report
July 17, 2020 – Scheduled Re-inspection and received Aug.
BHQA Appeal

Petitioner is requesting an extension of time to complete the repairs due loss of maintenance personnel and inability to find contractors to do the repairs.

Staff recommendation: Grant the request.

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

Compliance Deadline: August 31, 2020 – For Life Safety Violations.
November 18, 2020 – For all other repairs.

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

JB

**RECEIVED**
JUL 17 2020

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

BY:

Property Address: 3211 E. Moores Pike Bloomington IN 47401**Petitioner's Name:** Kristen Carson**Address:** 3211 E. Moores Pike Bloomington IN 47401**City:** Bloomington **State:** Indiana **Zip Code:** 47401**Phone Number:** (812) 335-0089 **E-mail Address:** kristen.carson@holldaytouch.com**Owner's Name:** Hollday Retirement**Address:** 631 W, Morse Blvd**City:** Winter Park **State:** Florida **Zip Code:** 32789**Phone Number:** 800-322-0999 **E-mail 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.

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: 20-TV-49

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 will need an extension on the following repair items: Unit 104, Unit 126, Unit 225, Unit 217, Unit 101, Unit 131 bathroom, Unit 207 and the water damage, Unit 337, and bathroom floor repair, and all the exterior repairs. We are requesting an extension on repairs due to most businesses shutting down for months due to the Corona Virus. We were unable to find vendors to make the repairs during the last few months. We are requesting a 3 month extension as some of the repairs are going to take some major work to complete.

Signature (Required):

Kristen Carson

Name (Print): Kristen Carson

Date: 7/14/20

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**

CYCLE INSPECTION REPORT

6115

Owner(s)

Snr 27 Redbud Hills Owner Llc
5885 Meadows Rd Ste 500
Lake Oswego, OR 97035

Agent

Redbud Hills
3211 E. Moores Pike
Bloomington, IN 47401

Prop. Location: 3211 E Moores PIKE

Number of Units/Structures: 112/1

Units/Bedrooms/Max # of Occupants: Bld 1: 48/Eff/3 49/1/3 15/2/3

Date Inspected: 11/12/2019
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 3

Inspector: Mosier/ Wills
Foundation Type: Slab
Attic Access: No
Accessory Structure: Garages

Monroe County Assessor's records indicate this structure was built in 1997.
Minimum emergency egress requirements for the time of construction:

Openable area required: 5.7sq. ft.

Clear width required: 20"

Clear height required: 24"

Maximum Allowable Sill Height: 44" above finished floor

All units have the following egress openings (sliding windows):

Height: 44 inches
Width: 22 inches
Sill Height: 36 inches
Openable Area: 6.72 sq. ft.

Height: 56 inches
Width: 22 inches
Sill Height: 24 inches
Openable Area: 8.55 sq. ft.

Or a door to the exterior

Note: Floor plans and room dimensions are in the file.

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

INTERIOR**Main Level:****Mechanical Room**

No violations noted.

Unit 105**Left Bedroom**

Properly repair the window to completely close and latch. BMC 16.04.060(b)

Living Room

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

Kitchenette

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 104**Left Bedroom, Bathroom**

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

Unit 103**Bedroom**

Properly repair the window to open and closet with ease so that it functions as intended. BMC 16.04.060(b)

Unit 106, Unit 107, Unit 108

No violations noted.

Housekeeping Closet, Laundry Room

No violations noted.

Unit 109**Living Room**

Replace broken outlet cover plate. (adjacent to hall closet) BMC 16.04.060(b)

Unit 102**Living Room**

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

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

Bathroom

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

Unit 110, Unit 111

No violations noted.

Unit 101, Unit 112

This unit/room was not inspected at the time of this inspection, as it was vacant and being turned over. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property, or prior to this unit being occupied. All work in this unit shall be completed in a workmanlike manner.

Unit 001**Kitchenette**

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)

Office Area, Men's/ Women's Bathroom

No violations noted.

Activity Area

Properly secure all outlets. (adjacent to sink) BMC 16.04.060(b)

Unit 002**Bedroom**

Properly secure the loose electrical outlets. (under left window, and behind door) BMC 16.04.060(b)

Unit 113, Unit 115

No violations noted.

Unit 114**Living Room**

Properly secure the loose electrical outlet. (adjacent to the rear entry door) BMC 16.04.060(b)

Bathroom

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

Bedroom

Properly secure all outlet plates in this room. BMC 16.04.060(b)

Unit 133, Unit 132, Unit 130, Unit 129**Living Room**

Properly repair/ replace the storm door locking mechanism to function as intended. BMC 16.04.060(a)

Storage Closet, Laundry Room, Community Store

No violations noted.

Unit 131**Bathroom**

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

Unit 128**Right Bedroom**

Provide electrical power to the receptacles in this room so that they function as intended. BMC 16.04.060(c)

Unit 125, Unit 127

No violations noted.

Unit 126

This unit/room was not inspected at the time of this inspection, as it was vacant and being turned over. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property, or prior to this unit being occupied. All work in this unit shall be completed in a workmanlike manner.

Unit 124**Living Room**

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

Unit 123

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

Unit 122**Living Room**

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

Unit 121**Kitchenette**

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

Unit 120**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)

Unit 119, Unit 118, Unit 116

No violations noted.

Unit 117

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

2nd Level:**Unit 233, Unit 235**

No violations noted.

Unit 232**Living Room**

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

Bathroom

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

Living Room

Properly secure the loose electrical outlet. (left of the rear entry door) BMC 16.04.060(b)

Unit 230

Properly repair/ secure the loose frame for the rear entry storm door so that it functions as intended. BMC 16.04.060(a)

Storage Room

No violations noted.

Unit 229, Unit 228, Unit 227, Unit 226, Unit 224

No violations noted.

Unit 225**Bathroom**

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

Unit 223**Living Room**

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

Unit 222**Living Room**

Properly secure the loose electrical outlet. (left of the rear entry door) BMC 16.04.060(b)

Unit 221, Unit 220, Unit 236, Unit 237, Unit 218, Unit, Unit 238, Unit 239

No violations noted.

Storage Closets

No violations noted.

Unit 219**Kitchen**

Properly secure the loose GFCI electrical outlet. BMC 16.04.060(b)

Unit 217

This unit/room was not inspected at the time of this inspection, as it was vacant and being turned over. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property, or prior to this unit being occupied. All work in this unit shall be completed in a workmanlike manner.

Unit 216**Bathroom**

Replace broken/ cracked GFCI outlet so that it functions as intended. BMC 16.04.060(b)

TV Room

Properly secure the loose electrical outlet. (adjacent to the restroom) BMC 16.04.060(b)

Library Room, Work Out Room

No violations noted.

Unit 214**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)

Unit 213**Entry Hall**

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

Unit 212

No violations noted.

Unit 201, 202, 203, Unit 204:

No violations noted.

Hallway Laundry Room:

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

Install the missing cover plate on the above receptacle. BMC 16.04.060 (b)

Unit 205**Bathroom**

Finish the repairs in the bathroom. BMC 16.04.060 (a)

Unit 206**Kitchen**

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

Unit 207

Finish the turn-over of the unit. BMC 16.04.060 (a)

Unit 208**Bathroom**

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

Unit 209**Bathroom:**

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

Unit 210

No violations noted.

Third Level:**Unit 301, 302, 303**

No violations noted.

Unit 304**Bathroom**

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

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

Hallway Laundry Room

No violations noted.

Unit 305, 306, 307, 308

No violations noted.

Unit 309**Bathroom**

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

Unit 310**Bathroom**

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

Unit 311**Kitchen**

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

Unit 312**Bathroom**

Secure the loose gfci receptacle. BMC 16.04.060 (b)

Unit 313**Bathroom**

Replace the missing trim at floor, around the perimeter of room. BMC 16.04.060 (a)

Unit 314, 315, 316, 317, 318, 319

No violations noted.

Storage Room

No violations noted.

Unit 320**Bathroom**

Secure the loose gfci receptacle. BMC 16.04.060 (b)

Unit 321**Bathroom**

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

Unit 322

No violations noted.

Unit 323

No violations noted.

Unit 324**Rear Bathroom**

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

Unit 325

No violations noted.

Unit 326**Bathroom**

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

Unit 327**Living Room**

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

Unit 328**Bathroom**

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

Unit 329, 330, 331

No violations noted.

Unit 332**Bathroom**

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

Unit 333**Bathroom**

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

Hallway Laundry Room

No violations noted.

Unit 334, 335, 336

No violations noted.

Unit 337**Bathroom**

Replace the torn, linoleum adjacent to the tub. BMC 16.04.060 (a)

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

Unit 338

No violations noted.

Unit 339**Bathroom**

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

Unit 340

No violations noted.

Library, Chapel, Beauty Parlor, Laundry Rooms, Storage Rooms, TV Rooms, Card Rooms, Offices, other common rooms:

No violations noted.

EXTERIOR

General Violation:

Properly seal all gutter joints to prevent leaking. BMC 16.04.0520(a)

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

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. (East End of Bldg. North side, between 2nd and 3rd level above window) BMC 16.04.050(a)

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

Properly re-connect the condensation drain for the PTAC Heater. (North side of Bldg., 3rd Level) BMC 16.04.050(a)

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

Properly re-connect the condensation drain for the PTAC Heater. (SW Corner of Bldg. 3rd Level) BMC 16.04.050(a)

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. (Inside corner of SW side of Bldg.) BMC 16.04.050(a)

Properly replace missing flashing for the roof at the South Front Dormer on the East and West Side. BMC 16.04.050(a)

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. (east side adjacent to south dormer) BMC 16.04.050(a)

Garage:

Properly repair or replace damaged or deteriorated siding (West side behind # 8) in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

OTHER REQUIREMENTS

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

This is the end of this report.



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

6115

Owner(s)

Snr 27 Redbud Hills Owner Llc
5885 Meadows Rd Ste 500
Lake Oswego, OR 97035

Agent

Redbud Hills
3211 E. Moores Pike
Bloomington, IN 47401

Prop. Location: 3211 E Moores PIKE

Number of Units/Structures: 112/1

Units/Bedrooms/Max # of Occupants: Bld 1: 48/Eff/3 49/1/3 15/2/3

Date Inspected: 11/12/2019
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 3

Inspector: Mosier/Wills
Foundation Type: Slab
Attic Access: No
Accessory Structure: Det. Garages

Monroe County Assessor's records indicate this structure was built in 1997.

Minimum emergency egress requirements for the time of construction:

Openable area required: 5.7sq. ft.

Clear width required: 20"

Clear height required: 24"

Maximum Allowable Sill Height: 44" above finished floor

All units have the following egress openings (sliding windows):

Height: 44 inches
Width: 22 inches
Sill Height: 36 inches
Openable Area: 6.72 sq. ft.

Height: 56 inches
Width: 22 inches
Sill Height: 24 inches
Openable Area: 8.55 sq. ft.

Or a door to the exterior

Note: Floor plans and room dimensions are in the file.

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

REINSPECTION REQUIRED

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

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

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

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

INTERIOR

Main Level:

Mechanical Room

No violations noted.

Unit 105

Left Bedroom

Properly repair the window to completely close and latch. BMC 16.04.060(b)

Living Room

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

Kitchenette

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 104

Left Bedroom, Bathroom

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

Unit 103

Bedroom

Properly repair the window to open and closet with east so that it functions as intended. BMC 16.04.060(b)

Unit 106, Unit 107, Unit 108

No violations noted.

Housekeeping Closet, Laundry Room

No violations noted.

Unit 109

Living Room

Replace broken outlet cover plate. (adjacent to hall closet) BMC 16.04.060(b)

Unit 102

Living Room

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

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

Bathroom

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

Unit 110, Unit 111

No violations noted.

Unit 101, Unit 112

This unit/room was not inspected at the time of this inspection, as it was vacant and being turned over. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property, or prior to this unit being occupied. All work in this unit shall be completed in a workmanlike manner.

Unit 001

Kitchenette

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)

Office Area, Men's/ Women's Bathroom

No violations noted.

Activity Area

Properly secure all outlets. (adjacent to sink) BMC 16.04.060(b)

Unit 002

Bedroom

Properly secure the loose electrical outlets. (under left window, and behind door) BMC 16.04.060(b)

Unit 113, Unit 115

No violations noted.

Unit 114

Living Room

Properly secure the loose electrical outlet. (adjacent to the rear entry door) BMC 16.04.060(b)

Bathroom

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

Bedroom

Properly secure all outlet plates in this room. BMC 16.04.060(b)

Unit 133, Unit 132, Unit 130, Unit 129

Living Room

Properly repair/ replace the storm door locking mechanism to function as intended. BMC 16.04.060(a)

Storage Closet, Laundry Room, Community Store

No violations noted.

Unit 131

Bathroom

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

Unit 128

Right Bedroom

Provide electrical power to the receptacles in this room so that they function as intended. BMC 16.04.060(c)

Unit 125, Unit 127

No violations noted.

Unit 126

This unit/room was not inspected at the time of this inspection, as it was vacant and being turned over. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property, or prior to this unit being occupied. All work in this unit shall be completed in a workmanlike manner.

Unit 124

Living Room

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

Unit 123

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

Unit 122

Living Room

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

Unit 121

Kitchenette

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

Unit 120

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)

Unit 119, Unit 118, Unit 116

No violations noted.

Unit 117

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

2nd Level:

Unit 233, Unit 235

No violations noted.

Unit 232

Living Room

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

Bathroom

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

Living Room

Properly secure the loose electrical outlet. (left of the rear entry door) BMC 16.04.060(b)

Unit 230

Properly repair/ secure the loose frame for the rear entry storm door so that it functions as intended. BMC 16.04.060(a)

Storage Room

No violations noted.

Unit 229, Unit 228, Unit 227, Unit 226, Unit 224

No violations noted.

Unit 225

Bathroom

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

Unit 223

Living Room

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

Unit 222

Living Room

Properly secure the loose electrical outlet. (left of the rear entry door) BMC 16.04.060(b)

Unit 221, Unit 220, Unit 236, Unit 237, Unit 218, Unit, Unit 238, Unit 239

No violations noted.

Storage Closets

No violations noted.

Unit 219

Kitchen

Properly secure the loose GFCI electrical outlet. BMC 16.04.060(b)

Unit 217

This unit/room was not inspected at the time of this inspection, as it was vacant and being turned over. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property, or prior to this unit being occupied. All work in this unit shall be completed in a workmanlike manner.

Unit 216

Bathroom

Replace broken/ cracked GFCI outlet so that it functions as intended. BMC 16.04.060(b)

TV Room

Properly secure the loose electrical outlet. (adjacent to the restroom) BMC 16.04.060(b)

Library Room, Work Out Room

No violations noted.

Unit 214

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)

Unit 213

Entry Hall

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

Unit 212

No violations noted.

Unit 201, 202, 203, Unit 204:

No violations noted.

Hallway Laundry Room:

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

Install the missing cover plate on the above receptacle. BMC 16.04.060 (b)

Unit 205

Bathroom

Finish the repairs in the bathroom. BMC 16.04.060 (a)

Unit 206

Kitchen

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

Unit 207

Finish the turn-over of the unit. BMC 16.04.060 (a)

Unit 208

Bathroom

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

Unit 209

Bathroom:

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

Unit 210

No violations noted.

Third Level:

Unit 301, 302, 303

No violations noted.

Unit 304

Bathroom

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

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

Hallway Laundry Room

No violations noted.

Unit 305, 306, 307, 308

No violations noted.

Unit 309

Bathroom

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

Unit 310

Bathroom

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

Unit 311

Kitchen

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

Unit 312

Bathroom

Secure the loose gfi receptacle. BMC 16.04.060 (b)

Unit 313

Bathroom

Replace the missing trim at floor, around the perimeter of room. BMC 16.04.060 (a)

Unit 314, 315, 316, 317, 318, 319

No violations noted.

Storage Room

No violations noted.

Unit 320

Bathroom

Secure the loose gfi receptacle. BMC 16.04.060 (b)

Unit 321

Bathroom

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

Unit 322

No violations noted.

Unit 323

No violations noted.

Unit 324

Rear Bathroom

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

Unit 325

No violations noted.

Unit 326

Bathroom

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

Unit 327

Living Room

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

Unit 328

Bathroom

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

Unit 329, 330, 331

No violations noted.

Unit 332

Bathroom

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

Unit 333

Bathroom

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

Hallway Laundry Room

No violations noted.

Unit 334, 335, 336

No violations noted.

Unit 337

Bathroom

Replace the torn, linoleum adjacent to the tub. BMC 16.04.060 (a)

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

Unit 338

No violations noted.

Unit 339

Bathroom

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

Unit 340

No violations noted.

**Library, Chapel, Beauty Parlor, Laundry Rooms, Storage Rooms, TV Rooms, Card Rooms, Offices,
other common rooms:**

No violations noted.

EXTERIOR

General Violation:

Properly seal all gutter joints to prevent leaking. BMC 16.04.0520(a)

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

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. (East End of Bldg. North side, between 2nd and 3rd level above window) BMC 16.04.050(a)

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

Properly re-connect the condensation drain for the PTAC Heater. (North side of Bldg., 3rd Level) BMC 16.04.050(a)

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

Properly re-connect the condensation drain for the PTAC Heater. (SW Corner of Bldg. 3rd Level) BMC 16.04.050(a)

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. (Inside corner of SW side of Bldg.) BMC 16.04.050(a)

Properly replace missing flashing for the roof at the South Front Dormer on the East and West Side. BMC 16.04.050(a)

Properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. (east side adjacent to south dormer) BMC 16.04.050(a)

Garage:

Properly repair or replace damaged or deteriorated siding (West side behind # 8) in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a)

OTHER REQUIREMENTS

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: 19 August 2020

Petition Type: An extension of time to complete repairs

Petition Number: 20-TV-050

Address: 800 N Smith Rd Apt R5

Petitioner: Tiba Walter

Inspector: Michael Arnold/Blaine Rout

Staff Report: 09 July 2020 Received Complaint
10 July 2020 Tenant Violation Inspection
10 July 2020 Sent Report
17 July 2020 Received request for additional time

HAND received a request for inspection of this unit due to the condition. Management and Maintenance need to access this unit to repair a leak that is causing damage to the apartment below. The inspection was valid based on the condition of the unit. The tenant is requesting addition time to bring the unit into compliance.

Staff recommendation: Grant the request for extension of time

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

Compliance Deadline: 23 September 2020

Attachments: Tenant Violation Report, Application, Pictures

4



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 17 2020
BY:

Property Address: 800 N Smith Road, Apt. R-5

Petitioner's Name: Tiba Walter

Address: 800 N Smith Road, Apt. R-5

City: Bloomington **State:** Indiana **Zip Code:** 47408

Phone Number: (812) 340-4253 **E-mail Address:** signlanguagerocks@gmail.com

Owner's Name: Regency Consolidated Residential, Ltd

Address: 2417 Fields South Drive

City: Champaign **State:** Illinois **Zip Code:** 61882

Phone Number: 812-339-5544 **E-mail Address:** meadowparkapartments@regency-multi-family.com

Occupants: 1

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: 20-TV-50

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.

Hello. This is my third attempt to submit this form electronically. I recently failed an inspection of my apartment. Multiple violations were cited. Repairs are many. I need professional help. My apartment didn't get that way overnight. Illness, disability, surgery, and Covid 19 have all contributed to making my home the way it is. I feel very bad. As an essential healthcare worker, I am working no less than 70 hours per week and up to 90 hours. I rarely sleep in my own home because of the desperate need to provide necessary care and support of the clients of Stone Belt. I can get documentation of my physical/medical conditions if needed. I can get documentation of my work record if needed. The bottom line is that I need help and I am seeking it. I am receiving bids from at least two providers who deal with the kind of help I need. I hope to pick one by next week and then hire the provider to help me bring back my apartment to the stage where it will pass the next inspection. I need at least one month to complete this serious project. It may be done before a month is completed. I have never used a clean-up/hoarding recovery service before. I do not want to lose my home of nine years.

Signature (Required):



Name (Print): Tiba Walter

Date: 7/17/20

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

Regency Consolidated Residential, Ltd.
2417 Fields South Drive
Champaign, IL 61882

RE:NOTICE OF TENANT VIOLATION INSPECTION

Dear Resident(s)

On 07/10/2020, a complaint inspection was performed at 800 N Smith RD. During the inspection violations of the Bloomington Housing Code were found. Enclosed is the inspection report which cites violations that are the responsibility of the resident(s) to correct. Please correct the violations within 7 days and contact this office no later than **JUL 17 2020** to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with BMC 16.10.020(a) and 16.10.040(a) of the Residential Rental Unit and Lodging Establishment Inspection Program. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than 7 days to correct the violations, or if you want to appeal any violation, an appeal form 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 a form will be provided.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection.

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: Kyle Lepore, 2182 W. Tapp Road, Bloomington, IN 47403



City Of Bloomington
Housing and Neighborhood Development

TENANT VIOLATION INSPECTION REPORT

1777

Owner(s)

Regency Consolidated Residential, Ltd.
2417 Fields South Drive
Champaign, IL 61882

Tenant

Tiba Walter
800 N Smith Rd 5R
Bloomington IN 47408

Agent

Kyle Lepore
2182 W. Tapp Road
Bloomington, IN 47403

Prop. Location: 800 N Smith RD

Number of Units/Structures: 306/34

Units/Bedrooms/Max # of Occupants: Bld 1: Bld Z 9-16: 6/2/5 2/1/5, Bld Z 17-24: 6/2/5 2/1/5, Bld A: 8/2/5 3/1/5, Bld B: 6/2/5 2/1/5, Bld C: 6/2/5 2/1/5, Bld D: 2/1/5 6/2/5, Bld E: 6/2/5 2/1/5, Bld F: 6/2/5 2/1/5, Bld G: 8/2/5 4/1/5, Bld H: 6/2/5 2/1/5, Bld I: 6/2/5 2/1/5, Bld J 7 & 3 combined unit: 1/3/5 4/2/5 2/1/5, Bld K: 6/2/5 2/1/5, Bld L: 6/2/5 2/1/5, Bld M: 2/1/5 6/2/5, Bld N: 8/2/5, Bld O: 8/2/5 4/1/5, Bld P: 8/2/5, Bld Q: 6/2/5 2/1/5, Bld R: 6/2/5 2/1/5, Bld S: 6/2/5 2/1/5, Bld T: 6/2/5 2/1/5, Bld U: 6/2/5 2/1/5, Bld V: 6/2/5 2/1/5, Bld W: 2/1/5 6/2/5, Bld X 1-8: 6/2/5 2/1/5, Bld X 9-16, 25-28: 8/2/5 4/1/5 12/2/5, Bld X 17-24, 29-32: 8/2/5 4/1/5, Bld X 33-40: 6/2/5 2/1/5, Bld Y 1-8: 6/2/5 2/1/5, Bld Y 9-16, 33-36: 8/2/5 4/1/5, Bld Y 17-24, 37-40: 6/2/5 2/1/5, Bld Y 25-32, 41-44: 6/2/5 2/1/5, Bld Z 1-8: 6/2/5 2/1/5

Date Inspected: 07/10/2020
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2

Inspector: Mike Arnold
Foundation Type: Other
Attic Access: Yes
Accessory Structure: none

During an inspection for renewal of the Rental Occupancy Permit on this property, violations were noted that are the responsibility of the tenant(s) to correct. The violations must be corrected and re-inspected for compliance with the Residential Rental Unit and Lodging Establishment Inspection Program within 7 days of the date on which this notice was mailed. It is the responsibility of the tenant to contact this office to schedule the required re-inspection at 349-3420. Any questions can be addressed to the inspector at 349-3420.

Failure to comply with the requirements of this notice will result in this matter being forwarded to the City's Legal Department for legal action and fines under the provisions of Title 16 of the Bloomington Municipal Code.

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

Interior:

Unit 5R:

General Conditions:

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. BMC 16.04.060(d)

This inspection revealed a roach infestation. Serious efforts by both the tenants and management will be required to significantly reduce this infestation to an acceptable level. Every owner, agent or operator of a structure containing two (2) or more rental units shall be responsible for the extermination of insects, rodents or other pests in the structure or premises. The owner shall be responsible for extermination within each rental unit, but who is ultimately responsible to pay for such extermination is not regulated or discussed by the Municipal Code. BMC 16.04.090

Living Room:

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





City of Bloomington
H.A.N.D.

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

Meeting Date: August 19, 2020

Petition Type: An extension of time to complete repairs

Petition Number: 20-TV-51

Address: 1000 E. Chris Lane

Petitioner: Rita Foddrill for Pendragon Properties Inc.

Inspector: Jo Stong

Staff Report:

- October 11, 2019: Received complaint; conducted complaint inspection
- October 15, 2019: Mailed complaint report
- October 18, 2019: Conducted 2nd complaint inspection
- October 21, 2019: Mailed 2nd complaint report
- November 1, 2019: Mailed remaining violations report
- December 20, 2019: Mailed 2nd remaining violations report
- January 8, 2020: Agent scheduled complaint reinspection for January 24
- January 23, 2020: Tenant called with more complaints
- January 24, 2020: Conducted complaint reinspections and new complaint inspection
- January 28, 2020: Mailed remaining violations and new complain inspection reports
- February 12, 2020: Agent scheduled reinspection for February 27
- February 14, 2020: Mailed remaining complaint violations report
- February 18, 2020: Agent scheduled cycle inspection for March 6, 2020
- February 27, 2020: Conducted complaint reinspection
- March 4, 2020: Mailed remaining complaint violations report
- March 4, 2020: Agent rescheduled cycle and complaint reinspection for March 10
- March 10, 2020: Conducted cycle and complaint reinspection
- March 13, 2020: Mailed cycle and remaining complaint violation reports
- April 1, 2020: Reminder email sent to agent
- April 4, 2020: Agent scheduled all reinspections for May 13, 2020
- May 13, 2020: Tenant refused inspection. Agent rescheduled for June 24
- June 23, 2020: Agent rescheduled all reinspections for July 1, 2020
- July 1, 2020: Conducted cycle and complaint reinspections; complaints complied
- July 13, 2020: Mailed remaining violations report
- July 27, 2020: Received appeal

During complaint and cycle inspections of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The complaint violations are now all in compliance. Violations noted in the cycle report remain outstanding. The petitioner is requesting an extension of time to complete repairs, citing the tenant's unwillingness to let maintenance people in to make repairs.

The complaints about this property were found to be valid. The repairs have not been timely made.

Staff recommendation:	Deny the appeal
Conditions:	All repairs must be made and the re-inspection must be scheduled.
Compliance Deadline:	Call immediately to schedule the re-inspection.
Attachments:	Complaint reports, remaining cycle report violations, 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**

Property Address: 1000 E. Chris LANE

Petitioner's Name: Rita Foddrill for Pendragon Prop. Inc.

Address: 3929 W. Roll AVE.

City: Bloomington State: IN. ☒ Zip Code: 47401

Phone Number: 812-334-7254 E-mail Address: pendragonpropertiesinc@gmail.com

Owner's Name: JEFF JONES

Address: _____

City: _____ State: _____ ☒ Zip Code: _____

Phone Number: _____ E-mail Address: _____

Occupants: Sadie Sparks

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: city insp. due but TENANT DOES NOT WANT US IN. ☒

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: 20-TV-51

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.

TENANT will be moving out by 7-31-2020.
 TENANT DOES NOT WANT ANY MAINTENANCE DONE ON
 PROPERTY (will NOT LET ANY ONE INTO HOUSE)
 IF WE COULD HAVE 2 WEEKS or by Aug. 15, 2020.
 TO FINISH ALL REPAIRS.
 THIS HAS BEEN AN ON going problem with
 THIS TENANT.

Signature (Required): Rita Foddrell

Name (Print): Rita Foddrell

Date: 7-20-2020

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

OCT 15 2019

Jeffery Jones
3929 W. Roll Ave
Bloomington, IN 47403

RE:NOTICE OF COMPLAINT INSPECTION

Dear Jeffery Jones

On 10/11/2019 a complaint inspection was performed at 1000 E Chris LN. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **OCT 29 2019**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than fourteen (14) days to correct the violations, or if you want to appeal any violation, an appeal form 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 a form will be provided.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

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

Sincerely,

Housing & Neighborhood Development
Encl:Inspection Report,
Xc:Rita Foddrill: 3006-A Ted Jones Drive, Bedford, IN 47421



City Of Bloomington
Housing and Neighborhood Development
COMPLAINT INSPECTION REPORT

5931

Owner(s)

Jeffery Jones
3929 W. Roll Ave
Bloomington, IN 47403

TENANT:

Sadie Sparks
1000 E. Chris Ln.
Bloomington, IN. 47401

Agent

Rita Foddrill
3006-A Ted Jones Drive
Bedford, IN 47421

Prop. Location: 1000 E Chris LN
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 10/11/2019
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 2

Inspector: Mosier/Hewett
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

The Monroe County Assessor's records indicate that this structure was built in 1999.
Minimum egress requirements for a one and two family dwelling built at the time of construction.
Openable area: 4.75 Sq. Ft.
Clear height: 22 inches
Clear width: 20 inches
Sill height: Not more than 44 inches above finished floor.

The following items are the result of a complaint inspection conducted on 10/11/2019. It is your responsibility to repair these items and to schedule a re-inspection within fourteen (14) days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

MAIN LEVEL

Living Room:

Provide documentation that the fireplace is in working order. BMC 16.04.060 16.04.060 (a)

Stairway/Hallway:

Repair the smoke detector in this hallway to be interconnected. IC 22-11-18-3.5

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

Garage:

C Re-attach the electrical service panel cover to the electrical service panel. BMC 16.04.060 16.04.060 (b)

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

C Remove the mold adjacent to the leak in the ceiling. BMC 16.04.060 16.04.060 (a)

Kitchen:

C Replace the non-functioning refrigerator. BMC 16.04.060 16.04.060 (c)

C Clean and sanitize the cooking stove. BMC 16.04.060 16.04.060 (a)

2nd LEVEL

NE Bedroom:

C Repair the smoke detector in this room to be interconnected. IC 22-11-18-3.5

NW Bedroom:

C Replace the missing smoke detector and repair the smoke detector to be interconnected. IC 22-11-18-3.5

This is the end if this report.



City Of Bloomington
Housing and Neighborhood Development

NOV 04 2019

Jeffery Jones
3929 W. Roll Ave
Bloomington, IN 47403

RE:NOTICE OF COMPLAINT INSPECTION

Dear Jeffery Jones

On 10/18/2019 a complaint inspection was performed at 1000 E Chris LN. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **NOV 18 2019**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than fourteen (14) days to correct the violations, or if you want to appeal any violation, an appeal form 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 a form will be provided.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,
Xc: Rita Foddrill: 3006-A Ted Jones Drive, Bedford, IN 47421

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
REMAINING VIOLATIONS
COMPLAINT INSPECTION REPORT

5931

Owner(s)

Jeffery Jones
3929 W. Roll Ave
Bloomington, IN 47403

TENANT:

Sadie Sparks
1000 E. Chris Ln.
Bloomington, IN. 47401

Agent

Rita Foddrill
3006-A Ted Jones Drive
Bedford, IN 47421

Prop. Location: 1000 E Chris LN
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 10/18/2019
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 2

Inspector: Mosier/Hewett
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

The following items are the result of a complaint inspection conducted on 10/11/2019. This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

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

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

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

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

MAIN LEVEL

Living Room:

Provide documentation that the fireplace is in working order. BMC 16.04.060 16.04.060 (a).

Stairway/Hallway:

Repair the smoke detector in this hallway to be interconnected. IC 22-11-18-3.5

Garage:

Re-attach the electrical service panel cover to the electrical service panel. BMC 16.04.060 16.04.060 (b)

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

Remove the mold adjacent to the leak in the ceiling. BMC 16.04.060 16.04.060 (a)

Kitchen:

Replace the non-functioning refrigerator. BMC 16.04.060 16.04.060 (c)

Clean and sanitize the cooking stove. BMC 16.04.060 16.04.060 (a)

2nd LEVEL

NE Bedroom:

Repair the smoke detector in this room to be interconnected. IC 22-11-18-3.5

NW Bedroom:

Replace the missing smoke detector and repair the smoke detector to be interconnected. IC 22-11-18-3.5

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATIONS INSPECTION REPORT

Property was reinspected on July 1, 2020

5931

Owner

Jeffery Jones
3929 W. Roll Ave
Bloomington, IN 47403

Agent

Rita Foddrill
3006-A Ted Jones Drive
Bedford, IN 47421

Prop. Location: 1000 E Chris LN

Number of Units/Structures: 1/1

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

Date Inspected: 03/10/2020

Primary Heat Source: Gas

Property Zoning: PUD

Number of Stories:

Inspector: Jo Stong

Foundation Type: Crawl Space

Attic Access: No

Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

City Hall

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

401 N Morton St

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Housing Division (812) 349-3401

Bloomington, IN 47404

Rental Inspection (812) 349-3420
Fax (812) 349-3582

INTERIOR:

Living Room (19-1 x 15-0):

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

Kitchen (24-0 x 10-2):

Properly repair the desk drawer to function as intended. BMC 16.04.060(a)

Garage (gas furnace here):

Ensure that the furnace and air conditioner function as intended. BMC 16.04.060(b), (c)

Note: At the reinspection conducted on July 1, 2020 there was no filter installed, the unit was running loudly, and the tenant stated that the air conditioning did not work

Half Bath:

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

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

Dining Room (12-10 x 10-11)

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

Note: At the reinspection conducted on July 1, 2020 it was noted that the window had been replaced but not correctly installed or sealed (at least ¼ inch gap between the window and the wall and sill).

Upper Level

Northwest Bedroom (11-3 x 11-3):

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

Southeast Bedroom (12-10 x 10-11):

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

Hall Bath:

Install a GFCI outlet in the bathroom. Ground-Fault Circuit-Interrupter (GFCI) receptacles shall be installed and maintained in accordance with the requirements of Indiana Electric Code at the time the structure was built. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Master Bath:

Properly install the missing closet doors. BMC 16.04.060(a)

EXTERIOR:

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

Remove and properly dispose of all scattered trash and debris on property. BMC 16.04.040(d)

Repair or replace the downspout elbow at the northwest corner (pinched, clogged). BMC 16.04.050(a)

OTHER REQUIREMENTS:

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

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

A completed copy of the Tenants and Owners Rights and Responsibilities Summary
BMC 16.03.060(c) and BMC 16.10.030(b)

- **Inventory & Damages List**

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement.

BMC 16.03.050(e) and BMC 16.10.030(b)

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

This is the end of this report.