PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
September 20, 2017, 4:00 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – August 16, 2017 p. 3

III. **PETITIONS**

1) 17-TV-81, **1022 W. Meadow Lane**, James Leonard (Thais Tai Hubbard). Previously heard June 21, 2017. Request for an extension of time to complete repairs. p. 5

2) 17-TV-126, **1275 N. Maple Street**, Woodington Management, LLC (Matthew Ferguson). Request for extension of time to complete repairs. p. 14

3) 17-RV-127, **721 N. Indiana Avenue**, H.A.N.D. (Stasny & Horn, IGP). Request for rescission of a variance. p. 32

4) 17-TV-128, **1613 S. Ira Street**, Tom Crichton (J.C. Hart Company). Request for an extension of time to complete repairs. p. 33

5) 17-TV-129, **1225 N. Crescent Road**, Nora Dial. Request for an extension of time to complete repairs. p. 38

6) 17-TV-130, **2607 N. Walnut Street**, Jeff Jones. Request for an extension of time to complete repairs. p. 44

7) [WITHDRAWN] 17-TV-131, **432 S. College Avenue**, Hallmark Rentals & Management (Monroe County Convention Center). Request for an extension of time to complete repairs.

8) 17-TV-132, **2204 S. Laurelwood Drive**, Saeed Moaddeli. Request for an extension of time to complete repairs. p. 61

9) 17-RV-133, **612 S. Park Avenue**, H.A.N.D. (Dennis Williams). Request for rescission of a variance. p. 66

10) 17-AA-134, **1631 S. Olive Street**, Liberty Properties (Shahpur Achaemenian). Request for relief from an administrative decision. p. 67

11) 17-TV-135, **540 S. Basswood Drive**, Chris Rubeck (Herman & Kittle Properties). Request for an extension of time to complete repairs. p. 72

12) 17-RV-136, **518 E. 7th Street**, H.A.N.D. (Lubavitch of Indiana). Request for rescission of a variance. p. 76

13) [WITHDRAWN] 17-TV-137, **1150 S. Clarizz Boulevard, Unit 105**, Lisa Pierson (1150 S. Clarizz Boulevard, LLC). Request for an extension of time to complete repairs.

14) 17-RV-138, **1317 S. Henderson Street**, H.A.N.D. (William F. Fleetwood). Request for rescission of a variance. p. 77

15) 17-TV-139, **3111 S. Leonard Springs Road**, Julie Tyree (Scott G. May). Request for an extension of time to complete repairs. p. 78

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.

B.H.Q.A. MEETING OF AUGUST 16, 2017
SUMMARY

MEMBERS PRESENT: Nicholas Carder (arrived at 4:05 PM), Elizabeth Gallman, Nikki Gastineau, Susie Hamilton, Maria McCormick

STAFF PRESENT: Michael Arnold, Daniel Bixler, John Hewett, Kenny Liford, Norman Mosier, Doris Sims, Jo Stong, Matthew Swinney, Dee Wills (HAND), Christopher Wheeler (Legal)

GUESTS: Andre Wells (SSC Muller Apartments –The Scion Group, LLC)

Meeting start time 4:00 PM.

I. REVIEW OF SUMMARY

Gallman made a motion to approve the minutes for July 19, 2017. McCormick seconded. Motion passed, 4-0 (Carder not present).

II. CONSENT AGENDA

17-RV-114, **2544 E. 8th Street**, H.A.N.D (Connor Kabbes). Request for rescission of a variance. Staff recommendation to grant the rescission.
17-TV-116, **2620 N. Dunn Street**, Larry Diersing (Five Star Quality Care-IN, LLC). Request for extension of time to complete repairs. Staff recommendation to grant the request with an October 16, 2017 deadline to complete all repairs and schedule for re-inspection.
17-TV-117, **1955 N. College Avenue**, Burnham Rentals. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 18, 2017 deadline for all life-safety issues and an October 16, 2017 deadline to complete all other repairs and schedule for re-inspection.
17-TV-118, **3200 E. Longview Avenue**, Legacy Group (Mike Woodson). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an August 31, 2017 deadline for all life-safety issues and an October 16, 2017 deadline to complete all other repairs and schedule for re-inspection.
17-TV-119, **1422 S. Lincoln Street**, Jim Gronquist. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 09, 2017 deadline to complete all repairs and schedule for re-inspection.
17-RV-120, **321 W. Hillside Drive**, H.A.N.D. (Daniel Gupta). Request for rescission of a variance. Staff recommendation to grant the rescission.
17-AA-121, **1051 N. Oolitic Drive**, William McKee (Kyle Butcher). Request for relief from an administrative decision. Staff recommendation to deny the request for relief from an administrative descision. Property will be considered a rental until contract purchaser and owner execute sales contract paperwork and properly record contract with the Monroe County Recorder's office, with an August 31, 2017 deadline to schedule an inspection of the unit.
17-RV-122, **1105 N. Woodburn Avenue**, H.A.N.D. (Craig P. Horton). Request for rescission of a variance. Staff recommendation to grant the rescission.
17-RV-123, **1416 S. Lincoln Street**, H.A.N.D. (Owens Real Estate Investments, LLC). Request for rescission of a variance. Staff recommendation to grant the rescission.
17-RV-125, **420 S. Highland Avenue**, H.A.N.D. (Christopher Clark). Request for rescission of a variance. Staff recommendation to grant the rescission.
Approved.

III. PETITIONS

17-TV-124, **501-512 S. Muller Parkway**, Andre Wells (SSC Muller Apartments – The Scion Group, LLC). Petitioner, Andre Wells, was present to request an extension of time to complete repairs. Staff recommendation to grant the request with an August 21, 2017 deadline to complete repairs and schedule re-inspection. McCormick made motion to grant the request per staff recommendation with an August 31, 2017 deadline. Gallman seconded. Motion passed, 5-0. Request granted.

17-TV-115, **124 S. Glenwood Avenue West**, Deana Gomez (Iesciu Mullins). The petitioner was not

present to request an extension of time to complete repairs. Staff recommendation to grant the request with an August 21, 2017 deadline to complete all repairs and schedule the re-inspection. McCormick made motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 5-0. Request granted.

IV. GENERAL DISCUSSION

None.

V. PUBLIC COMMENT

None.

VI. ADJOURNMENT

Gastineau made motion to adjourn. McCormick seconded. Motion unanimously passed. Meeting adjourned at 4:18 PM.

City of Bloomington
H.A.N.D.

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

Meeting Date: September 20, 2017

Petition Type: An extension of time to complete repairs

Petition Number: 17-TV-81 (old business)

Address: 1022 W. Meadow Lane

Petitioner: James B. Leonard

Inspector: Jo Stong

Staff Report: March 31, 2017: Attempted to conduct cycle inspection; unable to complete because tenant's (petitioner's) possessions blocked areas to be inspected. Tenant was present. Informed him of what needed to be done to complete our inspection.

April 5, 2017: Mailed tenant violation report

April 6, 2017: Agent scheduled cycle and reinspection of tenant violation for June 7, 2017

April 24, 2017: Letter and BHAQ appeal form sent to tenant after receiving letter from his doctor requesting more time to comply

May 1, 2017: Received appeal

May 2, 2017: Staff called owner to cancel inspection. Mailed letter to owner explaining parameters of request for an extension of time

June 21, 2017: BHQA granted an extension of time until July 31, 2017 to remedy the violations.

July 31, 2017: Mr. Leonard met with HAND director stating he was unable to meet the deadline.

An attempt was made to conduct a cycle inspection of this property. The inspection could not be completed because the tenant's possessions were blocking most areas of the property. The petitioner (tenant) is requesting an extension of time to complete the task of moving his possessions to provide access to the property for the inspection. He is citing a heart condition as an impediment to achieving completion. Tenant attended the BHQA meeting in June and at that time stated that he had been in an accident which he said would further delay his ability to comply.

Staff Recommendation: Deny the request

Conditions: This case shall be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: The deadline has passed.

Attachments: Tenant violation report; letters from petitioner, his doctor, HAND staff; appeal

RECEIVED
MAY 01 2017
BY: .....

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

Property Address: 1022 W. Meadow Lane

Petitioner's Name: James B. Leonard

Address: 1022 W. Meadow Lane

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

Phone Number: 812-336-2844 **Email Address:** N/A

Property Owner's Name: Thais Tai Hubbard

Address: 867 S. Garrison Chapel Rd.

City: Bloomington **State:** IN **Zip Code:** 47403

Phone Number: ? **Email Address:** ?

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

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

D) Rescind a variance (Petition type **RV**)

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

OFFICE USE ONLY
Petition Number 17-TV-81

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.

Due to health condition (see letter) and money, I will need Additional time to fulfill inspection report dated March 31, 2017.
Will need to purchase bookcases to organize out of boxes and shelving for other items. Two obsticles are:
1. Health (Physical Labor) 73 yr old Heart Condition
2. Limited income

Please consider 3 months for possible compliance.

Thank you!

Signature (required): X James B. Leonard

Name (please print): James B. Leonard Date: April 30, 2017

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.

Power of Attorney: Chris Humphrey
812-325-6105 (cell)

City of Bloomington
Housing and Neighborhood Development

James Leonard
1022 W. Meadow Lane
Bloomington, IN 47404

May 2, 2017

Hello Mr. Leonard,

Your appeal for an extension of time will be heard at the Board of Housing Quality Appeals on Wednesday, June 21 at 4:00 pm at City Hall in the McCloskey Room (across the hall from our office). Your doctor has indicated that you may need additional time of two months to comply with the tenant violation; you have requested three months. Please be advised that the time to comply began when we mailed the tenant violation report to you on April 5. That is when you were made aware of what needed to be done to comply. We would therefore not recommend any extension of time beyond July 5, 2017. If you finish before that date, please let us know, and of course let your landlord know so that they can reschedule the inspection.

Kind Regards,

Jo Stong

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

City Hall

www.bloomington.in.gov

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

City Of Bloomington
Housing and Neighborhood Development

APR 0 5 2017

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

RE:NOTICE OF TENANT VIOLATION INSPECTION

Dear Resident(s)

On 03/31/2017, a complaint inspection was performed at 1022 W Meadow LN. 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 fourteen (14) days and contact this office no later than APR 1 9 2017 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 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 Office to schedule the required re-inspection.

Sincerely,

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

City Of Bloomington
Housing and Neighborhood Development

TENANT VIOLATION INSPECTION REPORT

9455

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

Tenant
James Leonard
1022 W. Meadow Lane
Bloomington, IN 47404

Agent
Peek & Associates C/O Mark Kleinbauer
899 S. College Mall Road #385
Bloomington, IN 47401

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

Date Inspected: 03/31/2017
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: No
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 14 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.

INTERIOR:

Rearrange belongings in the entire house so that there are access paths to doors, windows, and equipment including plumbing fixtures, electrical panels and appliances. Remove all items that are obstructing continuous access to egress areas.

> A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. The aisle(s) shall be continuous and unobstructed in accordance with the locally adopted fire code. BMC 16.04.020(a)(3), 2014 IFC 1003.6; 1030

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

This is the end of this report.

Premier Healthcare
Your Care. Our Passion.

April 11, 2017

City of Bloomington
Housing & Neighborhood Development
401 N. Morton Street
Bloomington, IN 47404

RE: James B. Leonard
Date of Birth: 03/12/1944

Dear Sirs:

I recently asked that my patient, James B. Leonard, be given an extension of the deadline to clean up his yard which was graciously granted. I understand that Mr. Leonard now has current inspection violations as a result of an inspection of the inside of his property. This letter is to again respectfully ask for an extension of the 14-day deadline set forth in the inspection report.

Mr. Leonard has physical limitations due to his coronary artery disease and because of his medical condition, needs to pace himself when exerting energy. Mr. Leonard will require additional time in order to accomplish any significant work on his surroundings. He states that hiring help is not possible as he is on a fixed income and calculates it could take two months for him meet the demands set forth in the inspection report.

If you have any questions, please do not hesitate to contact my office.

Sincerely,

Lawrence D. Rink MD, FACC
Clinical Professor of Medicine – IUMC

LD/clb

Cardiology North
Landmark Medical Center
550 Landmark Avenue, Bloomington, IN 47403
www.premierhealthcare.org
Phone: 812-331-3401
Toll Free: 866-896-7090
Fax: 812-335-0027

City of Bloomington
H.A.N.D.

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

Meeting Date:	September 20, 2017
Petition Type:	Extension of Time
Petition Number:	17-TV-126
Address:	1275 N. Maple ST
Petitioner:	Woodington Management, LLC
Inspector:	Wills/ Swinney
Staff Report:	May 23, 2017 Completed Cycle Inspection July 21, 2017 Received Application for Appeal The petitioner is requesting an extension of time due to the large volume of turn overs that is occurring now. They have completed all of the smoke detector and window repairs, but have not been able to complete all other violations cited on the cycle report. The petitioner is requesting an additional 60 days to complete the rest of 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:	Life Safety and Smoke Detector Violations: September 30, 2017 **(Bolded in Report)** All other Violations: November 20, 2017
Attachments:	Application for Appeal, Cycle Report

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

RECEIVED
JUL 21 2017

Property Address: 1275 North Maple Street

Petitioner's Name: Woodington Management, LLC

Address: 205 East 17th Street

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

Phone Number: (812) 333-9201 **E-mail Address:** wagg1r@hotmail.com

Owner's Name: Matthew Ferguson

Address: 205 East 17th Street

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

Phone Number: 812-333-9201 **E-mail Address:** wagg1r@hotmail.com

Occupants: None

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

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

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

Variance Type: A

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: 17-TV-126

DW, MS

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 are requesting additional time due to the large volume of move out/move in's currently underway at Woodington Management, LLC. We do not have ample time to complete everything. We have gone in and repaired the smoke alarm issues and had a window company come and address any of those issues but for all the other items we are asking that we have an additional 60 days to complete the required work.

Thank you for your consideration in this matter.

Signature (Required): Woodington Mgt/M.A. Waggoner

Name (Print): Woodington Management, LLC/Mary Ann Waggoner **Date:** 7/14/17

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

Print Form

City Of Bloomington
Housing and Neighborhood Development
RENTAL PERMIT INFORMATION

Matthew W. Ferguson
701 Summitview Place
Bloomington, IN 47401

Property Location: 1275 N Maple ST

Please find enclosed the Cycle Inspection Report which details recommendations and violations found during the recent inspection of your rental property. 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 by to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. 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.

This report 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. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

If your address has changed since your last inspection, please submit a new registration form to the HAND Department. You can find the registration form online at the website listed above. If you do not have internet access, you may contact HAND at 812-349-3420 and a form will be mailed.

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:Scott May - Woodington Management, Llc: 205 E 17th Street, Bloomington, IN 47408

City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

6319

Owner(s)
Matthew W. Ferguson
701 Summitview Place
Bloomington, IN 47401

Agent
Scott May - Woodington Management, Llc
205 E 17th Street
Bloomington, IN 47408

Prop. Location: 1275 N Maple ST
Number of Units/Structures: 56/15
Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1211-1225: 8/2/5 2/2/5, Bld 1231-1245: 8/2/5, Bld 1257-1271: 8/2/5, Bld 1277-1291: 8/2/5, Bld 1297-1311: 8/2/5, Bld 1201: 1/4/5, Bld 1203-1205: 2/4/5, Bld 1207: 1/4/5, Bld 1209: 1/4/5, Bld 1227-1229: 2/4/5, Bld 1255-1273: 2/4/5, Bld 1275: 1/3/5, Bld 1247-1249: 2/2/5, Bld 1293-1295: 2/2/5

Date Inspected: 05/23/2017
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

Inspector: Swinney/ Wills
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

Variance: 06/04/2009 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on June 4, 2009 for the egress requirements. Project Name: WILLOWBROOK APARTMENTS WINDOWS, Variance Number: 09-06-4

Monroe County Assessor's records indicate that this structure was built in 1984. These are the minimum requirements for emergency egress for multi-family structures built between 1980 – 1986:
Clear Height: 24"
Clear Width: 18"
Openable Area: 4.75 sq. ft
Sill Height: 48" above the finished floor.

NOTE: Floor Plans and room dimensions are in the file. Only rooms with violations will be included in this report.

Existing Egress Window Measurements:
Height: 21 inches
Width: 35 inches
Sill Height: 36 ½ inches
Openable Area: 5.10 sq. ft.
Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Existing Egress Window Measurements:
Height: 15 ½ inches
Width: 30 ¾ inches
Sill Height: 37 ¾ inches
Openable Area: 3.31 sq. ft.
Note: These measurements are for reference only. There is a variance in place for these window.

INTERIOR:

General Interior Violation for All Units:

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

Unit 1201
Main Level
Living Room
See General Violation for Fireplace

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

Upper Level
Left Bedroom
Properly adjust the entry door so that it functions as intended and to open and close with ease. BMC 16.04.060(a)

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

Right Bedroom
The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 1203
Main Level
Kitchen
Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

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

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

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

Right Bedroom
Replace the missing register vent. BMC 16.04.060(c)

Left Bedroom
The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

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

Right Bedroom
Replace damaged or torn window screen. BMC 16.04.060(a)

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

Unit 1205
Main Level
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

Hallway
Properly secure the smoke detector so that it functions as intended. IC 22-11-18-3.5 and BMC 16.04.060(b)

Right Bedroom
The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Left Bedroom
The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Properly adjust the entry door so that it functions as intended and to latch when completely closed. BMC 16.04.060(a)

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

Upper Level
Bathroom
Repair the hole in the wall. (adjacent to entry door) BMC 16.04.060(a)

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

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

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

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

Unit 1207
Main Level
Living Room
Replace damaged or torn window screen(s). BMC 16.04.060(a)

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

Hallway
Properly secure the smoke detector so that it functions as intended. IC 22-11-18-3.5 and BMC 16.04.060(a)

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

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

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

Left Bedroom
The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 1209
Main Level
Hallway
Replace the missing smoke detector. IC 22-11-18-3.5

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

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

The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 1227
Upper Level
Bathroom
Replace the missing sink stopper. BMC 16.04.060(c)

Unit 1229
Main Level
Living Room
Repair the front entry door so that it functions as intended. (drags on the threshold) BMC 16.04.060(a)

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

Hallway
Replace the missing smoke detector. IC 22-11-18-3.5

Bathroom
Replace the broken toilet seat. BMC 16.04.060(a)

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

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

Upper Level
Hallway
Replace the missing smoke detector. IC 22-11-18-3.5

Right Bedroom
This room was not accessible at the time of this inspection. (locked) 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 1247
Kitchen
Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

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

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

Unit 1249
Hallway
Replace the missing smoke detector. IC 22-11-18-3.5

Common Hallway (Unit 1213, Unit 1217)
Properly secure the loose electrical outlet adjacent to the entry door so that it functions as intended. BMC 16.04.060(b)

Unit 1211
No violations noted.

Unit 1215
Hallway
Properly secure the smoke detector so that it functions as intended. IC 22-11-18-3.5 and BMC 16.04.060(b)

Unit 1213
Kitchen
Replace the missing exhaust fan unit so that it functions as intended. BMC 16.04.060(c)

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

Hallway
Replace the missing smoke detector. IC 22-11-18-3.5

Right Bedroom
Repair or replace lock on exterior sliding glass door so that it functions as intended. BMC 16.04.060(b)

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

Unit 1217
Living Room
Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. (adjacent to the entry door) BMC 16.04.060(f)

Thoroughly clean and service the furnace. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. BMC 16.04.060(c)

Left Bedroom
Deck
Replace damaged or torn door screen(s). BMC 16.04.060(a)

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

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

Unit 1223
No violations noted.

Unit 1219
Hallway
Replace the missing smoke detector. IC 22-11-18-3.5

Replace broken light switch so that it functions as intended. BMC 16.04.060(b)

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

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

Unit 1225
Kitchen/ Dining Area
Replace the broken electric panel box door so that it functions as intended. BMC 16.04.060(c)

Left Bedroom
The windows in this room were not inspected at the time of the cycle inspection as there was no access to them. The windows in this room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Right Bedroom
Replace damaged or torn sliding door screen(s). BMC 16.04.060(a)

Unit 1221
No violations noted.

Unit 1239
Living Room
Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Bathroom
Repair the sink stopper to functions as intended. BMC 16.04.060(c)

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

Utility Closet
Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. (currently the floor is sagging causing the water heater to be un-level) BMC 16.04.060(a), (b)

Properly level the water heater after the floor has been properly repaired so that it functions as intended. BMC 16.04.060(c), (b)

Unit 1245
Bathroom
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

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

Unit 1241
No violations noted.

Unit 1243
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Unit 1235
Hallway
The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

1297, 1299, 1303
No violations noted.

Common Hall Entrance for 1299 and 1303
Properly repair floor at the entry door. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

1301
Bathroom
Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. (Will not trip.) BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

1305
Bathroom
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

1307
Kitchen
Repair the faucet sprayer on the sink to be secure and function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Deck
Properly repair or replace damaged or deteriorated deck boards in a manner that leaves the structurally sound and capable of withstanding normally imposed loads. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating deck boards and structural members. BMC 16.04.050(a)

1311
Kitchen
Interior walls under service panel shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

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

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

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

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

Common Hall Entrance for 1307 and 1311
Repair/replace the entry door to function as intended and to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

1309
Kitchen
Repair the light fixture above the sink to function as intended. BMC 16.04.060(c)

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

1293-1295
No violations noted.

1275
Bedroom with utility closet
Eliminate all unused openings in the electric service panel by installing approved rigid knockout blanks. BMC 16.04.060(b)

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

1255
Hallway
Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

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

1273
Entry
Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Deck
Properly repair or replace damaged or deteriorated deck boards in a manner that leaves the structurally sound and capable of withstanding normally imposed loads. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating deck boards and structural members. BMC 16.04.050(b)

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

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

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

Upstairs
Hallway
Bathroom exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing bathroom exhaust system, or install a system that exhaust to the exterior of the structure. BMC 16.04.060(c)

1253
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)

1251
Kitchen
Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. (Won't trip.) BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

1257
Hallway
The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

1259
Deck
Properly repair or replace damaged or deteriorated deck boards in a manner that leaves the structurally sound and capable of withstanding normally imposed loads. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating deck boards and structural members. BMC 16.04.050(a)

1263
There was no water service to this unit at the time of the Cycle Inspection. Water service shall be restored and all associated items shall be checked at re-inspection. Any violations noted at that time shall have the same 60 day compliance deadline as the remainder of this report. BMC 16.04.060(c)

Bathroom
Replace missing/broken vanity cabinet door. BMC 16.04.060(a)

1261
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

1281
Hallway
Clean the heating/air conditioning grille. BMC 16.04.060(c)

1283
Deck
Properly repair or replace damaged or deteriorated deck boards in a manner that leaves the structurally sound and capable of withstanding normally imposed loads. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating deck boards and structural members. BMC 16.04.050(b)

1279
Deck
Properly repair or replace damaged or deteriorated deck boards in a manner that leaves the structurally sound and capable of withstanding normally imposed loads. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating deck boards and structural members. BMC 16.04.050(b)

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

1277
Bathroom
Interior walls above the shower shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

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

1285
Properly repair or replace all loose, damaged, or missing floor covering in this unit. BMC 16.04.060(a)

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

1287
Deck
Properly repair or replace damaged or deteriorated deck boards in a manner that leaves the structurally sound and capable of withstanding normally imposed loads. This is to be done in a

workmanlike manner and includes but is not limited to all damaged or deteriorating deck boards and structural members. BMC 16.04.050(b)

1291
Kitchen
Replace the switch for the garbage disposal. BMC 16.04.060(b)

1289
Kitchen
Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. (Won't trip.) BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

1231, 1233
No violations noted.

1237
Properly repair or replace all loose, damaged, or missing floor covering in this unit. BMC 16.04.060(a)

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

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

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

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

Replace missing door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

EXTERIOR

Exterior General Violations for All Buildings:
Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)

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

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

All other violations:
Properly replace the downspout diverter on the north side of structure for Unit 1201 and north side of Unit 1227. BMC 16.04.050(a)

Remove and properly dispose of all accumulated or scattered trash on property. (Deck at Unit 1205 and Unit 1207) BMC 16.04.040(d)

Secure the handrail so it is capable of withstanding normally imposed loads. (Unit 1205) BMC 16.04.050(b)

Properly secure the exterior light fixture in front of Unit 1209. BMC 16.04.050(a)

Secure the handrail so it is capable of withstanding normally imposed loads. (Front of Unit 1229) BMC 16.04.050(b)

Properly secure the loose floor deck boards for Unit 1229 so that they function as intended. BMC 16.04.050(b)

See General Violations for Gutters. BMC 16.04.050(a) All Buildings

See General Violations for Siding. BMC 16.04.050**(a) All Buildings**

Secure all handrails in the front so they are capable of withstanding normally imposed loads. (adjacent to Unit 1237) BMC 16.04.050(b)

OTHER REQUIREMENTS

Registration Form

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

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC: All rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.16.03.030(d)

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	20 September 2017	
Petition Type:	Rescind a variance	
Petition Number:	17-TV-127	
Address:	721 N. Indiana Ave.	
Petitioner:	HAND	
Inspector:	Michael Arnold	
Staff Report:	20 July 2017	Cycle Inspection
	25 July 2017	BHQA Application

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

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date: September 20, 2017

Petition Type: An extension of time to complete repairs

Petition Number: 17-TV-128

Address: 1613 S. Ira Street

Petitioner: Tom Crichton

Inspector: Jo Stong

Staff Report: May 15, 2017: Conducted cycle inspection
May 25, 2017: Mailed cycle report
July 26, 2017: Received appeal
August 23, 2017: Conducted reinspection. This unit was not reinspected. Only two exterior violations remain in addition to those in unit 1613.

During a cycle inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found. The petitioner is requesting an extension of time to complete the necessary repairs. The tenant, who will be staying in the property through the end of November, has a large dog that has done damage to the property that will include flooring replacement on all levels. The owner will be able to make all repairs when the tenant moves out.

Staff recommendation: Grant the extension of time

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

Compliance Deadline: October 4, 2017 for life-safety violations
December 14, 2017 for all other repairs

Attachments: Remaining Violations report, appeal

RECEIVED
JUL 26 2017
BY: .....

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

Property Address: 1613 S. Ira Street

Petitioner's Name: Tom Leichton

Address: 2652 E. Cathcart St., Suite 100

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812-334-2270 Email Address: Leasing@HomeIsCityFlats.com

Property Owner's Name: J.C. Hart Company (John Hart)

Address: 805 City Center Drive, Suite 120

City: Carmel State: IN Zip Code: 46032

Phone Number: 317-573-4800 Email Address: Leasing@HomeIsCityFlats.com

Occupants: One

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

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

Please circle the petition type that you are requesting:

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

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

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

D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 17-TV-128

SEE REVERSE

JS

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.

Damage to unit caused by large dog that still resides in apartment. Work will require new flooring on all levels of the 3 floor townhome. Resident has renewed lease on a short term basis until the end of November. We will be able to make all necessary repairs upon move out. Otherwise, Resident will be required to move all belongings out for new flooring to be installed.

Signature (required): Thomas Crichton

Name (please print): Tom Crichton Date: 7/26/17

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

Property was reinspected (except unit 1613) on August 23, 2017

9742

Owner
John C. Hart/ J.C. Hart Company, Inc.
805 City Center Drive, Suite 120
Carmel, IN 46032

Agent
Amanda White
2652 E. Cathcart St. Suite 100
Bloomington, IN 47401

Prop. Location: 1601 S Ira ST
Number of Units/Structures: 8/2
Units/Bedrooms/Max # of Occupants: Bld 1: Bld 5: 4/2/3, Bld 6: 4/2/3

Date Inspected: 05/15/2017
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 1

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.

Note: An appeal for an extension of time has been filed for Unit 1613 only (not exterior violations).

INTERIOR:

1613

Living Room:

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

Replace the torn carpeting on the stairs. BMC 16.04.060(a)

SECOND FLOOR

Rear Bath:

Properly repair or replace the seal on the shower door (it is hanging). BMC 16.04.060(a)

Front Bath:

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

Laundry:

Reconnect the dryer vent to the dryer exhaust. BMC 16.04.060(c)

EXTERIOR:

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

Replace the broken dryer vent on the east side near unit 1617. 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:	September 20, 2017
Petition Type:	An extension of time to complete repairs.
Petition Number:	17-TV-141
Address:	1225 N Crescent Rd.
Petitioner:	Nora Dial
Inspector:	Matt Swinney
Staff Report:	May 30, 2017 Completed Cycle Inspection Report July 28, 2017 BHQA App received

Owner has requested an extension of time to replace the existing windows with new vinyl windows. They have requested until mid October. This is to allow the contractor to get this on his schedule.

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 16, 2017 to call and schedule the reinspection.

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

JK

RECEIVED
JUL 28 2017
BY: .....

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

Property Address: 1225 N. CRESCENT RD.

Petitioner's Name: NORA DIAL

Address: 228 Creekside Village Drive

City: LOS GATOS State: CA Zip Code: 95032

Phone Number: 408-455-9901 Email Address: noradial@msn.com

Property Owner's Name: NORA DIAL

Address: SAME AS ABOVE

City: State: Zip Code:

Phone Number: Email Address:

Occupants: (1) Scott Fleck

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

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

Please circle the petition type that you are requesting:

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

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

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

D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 17-TV-129

SEE REVERSE

MS

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.

Project To Replace 4 WINDOWS Vs. Painting Glazing old windows

This is an old home where 1/2 the windows are original and 1/2 are very old. I got an estimate on getting the old windows glazed and sanded + painted. The contractor gave me a bid that was as much as just replacing them with Newer Vynl windows. Plus, due to time of year with all the turnovers I was unable to get the job done in a timely manner. I got another Bid on vynl 4 windows but he can not install them until mid-Sept/Early October Due to his turnover work now. So I am requesting an extension in order to get the 4 New vynl windows installed at 1225 N. CRESCENT Rd.

Signature (required): Nora Dial

Name (please print): NORA DIAL Date: 7/28/17

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

JUN 23 2017

Dial, Nora B.
228 Creekside Village Dr.
Los Gatos, CA 95032

RE: 1225 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 AUG 22 2017 to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl:Inspection Report,
Xc:Dial, Mark S.: 10390 Bono Road, Terre Haute, IN 47802

City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

7413

Owner(s)
Dial, Nora B.
228 Creekside Village Dr.
Los Gatos, CA 95032

Agent
Dial, Mark S.
10390 Bono Road
Terre Haute, IN 47802

Prop. Location: 1225 N Crescent RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 05/30/2017
Primary Heat Source: Gas
Property Zoning: BP
Number of Stories: 1

Inspector: Matt Swinney
Foundation Type: Basement
Attic Access: No
Accessory Structure: Det. Garage

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

INTERIOR

Living Room 13-0 x 12-0
No violations noted

Kitchen 13-0 x 12-0
Repair the light fixture to function as intended. BMC 16.04.060(c)

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

Secure loose electrical receptacle. BMC 16.04.060(b)

NE Bedroom 12-0 x 11-0
No violations noted.

Existing Egress Window Measurements:
Height: 28.5 inches
Width: 27 inches
Sill Height: 24 inches
Openable Area: 5.35 sq. ft.

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

NW Bedroom 12-0 x 11-0
No violations noted

Existing Egress Window Measurements:
Height: 27.5 inches
Width: 23.25 inches
Sill Height: 24 inches
Openable Area: 4.44 sq. ft.

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

Basement
C Properly secure all support posts at the top and bottom to eliminate the possibility of movement. BMC 16.04.060(b)

EXTERIOR

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

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

C All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion (stabilize and surface coat garage roof area). BMC 16.04.050(a) and BMC 16.04.060(a)

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

OTHER REQUIREMENTS

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

C

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

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

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

This is the end of this report.

City of Bloomington
H.A.N.D.

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

Meeting Date:	September 20, 2017
Petition Type:	An extension of time to complete repairs
Petition Number:	17-TV-130
Address:	2607 N. Walnut ST
Petitioner:	Rita Foddrill
Inspector:	Wills/ Stong
Staff Report:	January 23, 2017 Completed Cycle Report April 17, 2017 City of Bloomington Legal Process Started May 16, 2017 Remaining Violations Report was sent to Owner May 30, 2017 Deadline for Remaining Violations May 30, 2017 City of Bloomington Legal Updated July 03/2017 Re-Inspection was scheduled August 01, 2017 Received Application for Appeal August 01, 2017 Re-Inspection Cancelled

The petitioner is requesting an extension of time to complete the repairs that were cited at the initial cycle inspection. The petitioner states that the workers that were hired to make these repairs have not completed the job.

Staff recommendation:	Deny 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 20, 2017
Attachments:	Application for Appeal, Remaining Violations Report

RECEIVED
AUG 0 1 2017
BY: .....

RECEIVED
AUG 0 1
BY: .....

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

Property Address: 2607 N. Walnut ST.

Petitioner's Name: Rita Foddrill

Address: 3006-A Ted Jones Dr

City: Bedford State: In Zip Code: 47421

Phone Number: 812-216-2303 Email Address:

Property Owner's Name: JEFF JONES Pendragon Prop.

Address: 3929 W. Roll AVE.

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812-332-7254 Email Address:

Occupants:

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

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

Please circle the petition type that you are requesting:

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

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

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

D) Rescind a variance (Petition type RV)

REMINDER: A $20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.	OFFICE USE ONLY Petition Number 17-TV-130

SEE REVERSE

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

The units are not ready because of ~~[illegible]~~ workers not completing the jobs.
I believe with a few more weeks all work will be done.

Thankyou

Signature (required): Rita Foddrill

Name (please print): Rita Foddrill Date: 8/1-17

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

6020

Owner(s)
Jeffery Jones
3929 W. Roll Ave
Bloomington, IN 47403

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

Prop. Location: 2607 N Walnut ST
Number of Units/Structures: 16/1
Units/Bedrooms/Max # of Occupants: Bld 1: 8/2/5 8/1/5

Date Inspected: 01/23/2017
Primary Heat Source: Electric
Property Zoning: CA
Number of Stories: 2

Inspector: Stong/ Wills
Foundation Type: Slab
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.

INTERIOR:

2216

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

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

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

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

Right Bedroom:
Paint the stained ceiling. BMC 16.04.060(f)

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

Remove the old moldy caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

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

2206

Note: This unit had no electricity at the inspection. The electrical system will be checked at the reinspection, must be brought into compliance within the same 60-day timeline as the remainder of this property.

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)

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

Properly enclose the exposed wires for the garbage disposal. BMC 16.04.060(b)

Living Room:
Repair window to latch securely. BMC 16.04.060(b)

Properly secure all outlet and switch plates. BMC 16.04.060(a)

Repair and properly surface-coat the cracks in the ceiling. BMC 16.04.060(a)

Left Bedroom:
Properly secure the smoke detector, and repair it to function as intended. IC 22-11-18-3.5

Properly secure all outlet and switch plates. BMC 16.04.060(b)

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

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

Clean the air grille. BMC 16.04.060(c)

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

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

Repair and properly surface-coat the cracks in the ceiling. BMC 16.04.060(a)

2210
Living Room:
Replace the broken outlet cover plate on the west wall. BMC 16.04.060(b)

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

Replace the missing kick plate on the dishwasher. BMC 16.04.060(c)

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

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

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

LAUNDRY ROOM
Replace the missing cover for the heating/air conditioning unit. BMC 16.04.060(c)

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

Service and charge the fire extinguisher. BMC 16.04.060(b)

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

Eliminate the leak in the pipes and properly repair or replace the deteriorated shutoff valve. BMC 16.04.060(c)

Replace the deteriorated water heaters, or provide documentation from licensed plumber that they have been tested and are suitable and safe for use. BMC 16.01 060(f), BMC 16.04.060(b)

Replace the missing grille on the north wall. BMC 16.04.060(a)

Replace the broken divider door between the mechanical and laundry rooms. BMC 16.04.060(a)

2200 (vacant)
Note: This unit had no electricity at the inspection. The electrical system will be checked at the reinspection, must be brought into compliance within the same 60-day timeline as the remainder of this property.

Entire Unit:
Remove all personal items and all trash and debris from this unit prior to renting. BMC 16.04.060(a)

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

Replace the missing cover for the heating/air conditioning unit. BMC 16.04.060(c)

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

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

Replace the missing light switch cover plate. BMC 16.04.060(a)

Bedroom:
Paint the stained ceiling. BMC 16.04.060(a)

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

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

Repair the heating/air conditioning unit to function as intended. BMC 16.04.060(c)

Properly repair the outlet and wiring on the west wall so that they function as intended, or terminate the wires in an approved junction box. BMC 16.04.060(b)

Bath:
Replace the missing grille. BMC 16.04.060(a)

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

2201
Note: This unit had no electricity at the inspection. The electrical system will be checked at the reinspection, must be brought into compliance within the same 60-day timeline as the remainder of this property.

Entire Unit:
Once the interior painting is complete all light fixtures, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a), (b)

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

Properly install the window. BMC 16.04.060(b), (a)

Kitchen:
Properly enclose and secure the wiring to the garbage disposal in approved sheathing or conduit. BMC 16.04.060(b), (c)

Bath:
Replace the missing toilet seat. BMC 16.04.060(a)

Replace the broken vanity. BMC 16.04.060(a)

Properly hang the towel rack. BMC 16.04.060(a)

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

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

Replace the broken entry door. BMC 16.04.060(a)

Properly repair and then scrape and paint the ceiling where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f)

Properly install a clean filter in the HVAC unit. BMC 16.04.060(c)

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

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

2207
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

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

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

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

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

Properly repair and then surface coat the walls where they are damaged. BMC 16.04.060(a)

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

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

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

West 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

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

Replace missing outlet cover plate for the HVAC unit outlet. BMC 16.04.060(b)

Properly install the deadbolt on the entry door (gap around latch) so that the door is weather-tight. BMC 16.04.060(a), (b)

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

Properly install the carpeting so that it fits in the closet area. BMC 16.04.060(a)

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

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

Properly install floor covering in a workmanlike manner. BMC 16.04.060(a)

2213
Kitchen:
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

Left Bedroom:
Replace missing outlet cover plate for the HVAC unit outlet. BMC 16.04.060(b)

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

Replace the missing cover for the heating/air conditioning unit. BMC 16.04.060(c)

Install a clean filter in the HVAC unit. BMC 16.04.060(c)

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

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

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

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

Replace the broken cable outlet plate. BMC 16.04.060(c)

Properly install the deadbolt on the entry door (gap around latch) so that the door is weather-tight. BMC 16.04.060(a), (b)

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

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

Properly repair the shower to function as intended. BMC 16.04.060 (c)

2219
Kitchen:
Replace the kick plate on the dishwasher. BMC 16.04.060(c)

Living Room:
Repair or replace the hard-wired smoke detector so that it functions as intended. IC 22-11-18-3.5

Bedroom:
Properly secure the cable outlet on the west wall. BMC 16.04.060(a)

Properly install a knob and latch on the door. BMC 16.04.060(a)

Bath:
Secure the loose GFCI receptacle. BMC 16.04.060(b)

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

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

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

1113
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

Replace the missing cover for the heating/air conditioning unit. BMC 16.04.060(c)

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

Kitchen:
Properly repair the buckling floor covering. BMC 16.04.060(a)

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

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

Left Bedroom:
Eliminate the duct tape and repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

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

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

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

Left Bath:
Repair the sink to function as intended. BMC 16.04.060(c)

Repair the GFCI receptacle to function as intended. BMC 16.04.060(b), (c)

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

Remove the old moldy caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

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

Properly install a knob and latch on the door. BMC 16.04.060(a)

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

Eliminate the duct tape and repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Properly repair the ceiling and surface-coat it where the plaster is peeling. BMC 16.04.060(a)

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

Clean the grille. BMC 16.04.060(c)

Remove the old moldy caulk and properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Properly repair the cracks where the walls and ceiling meet. BMC 16.04.060(a)

1119
Living Room:
Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Left Bath:
Repair the sink drain to function as intended (it is clogged). BMC 16.04.060(c)

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

Replace the malfunctioning GFCI receptacle. BMC 16.04.060(b)

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

Properly repair the buckling floor covering. BMC 16.04.060(a)

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

LAUNDRY
Service and charge the fire extinguisher. BMC 16.04.060(b)

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

Replace the missing outlet cover plate for the dryer outlet box on the west wall. BMC 16.04.060(b)

1107
Kitchen/Living Room:
Install approved transition strips along the edge of floor covering in a manner that reduces trip hazards. BMC 16.04.060(a)

Living Room:
Repair the broken window by the entry door. BMC 16.04.060(a), (b)

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

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

Properly secure the loose door handle. BMC 16.04.060(a)

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

Properly install floor covering in a workmanlike manner. BMC 16.04.060(a)

Paint the stained ceiling. BMC 16.04.060(a)

Right Bath:
Properly install floor covering in a workmanlike manner. BMC 16.04.060(a)

Repair the tub faucet and handles so that they function as intended. BMC 16.04.060(c)

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

Left Bath:
Replace the broken toilet tank lid. BMC 16.04.060(c)

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

1101
Kitchen:
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

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

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

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

STORAGE CLOSET
Properly secure the light fixture. BMC 16.04.060(c)

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

1102
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

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

Replace the missing outlet cover plate by the bath door. BMC 16.04.060(a)

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

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

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

1106 (old office)
Living Room:
Replace broken/missing outlet cover plate on the east wall. BMC 16.04.060(b)

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

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

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

Properly caulk around the bar. BMC 16.04.060(a)

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

Right Bedroom:
Note: This room and the right bathroom had no electricity at the inspection. The electrical system will be checked at the reinspection, must be brought into compliance within the same 60-day timeline as the remainder of this property.

Remove the mold from the walls in this room. BMC 16.04.060(a)

Remove the mail slot and properly seal and drywall the wall, or provide a proper cover so that the opening is weather-tight. BMC 16.04.060(a)

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

Properly secure the light fixture and repair it to function as intended. BMC 16.04.060(b), (c)

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

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

Replace the broken outlet cover plate by the bath. BMC 16.04.060(b)

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

Tile Room:
Replace the missing outlet cover plate. BMC 16.04.060(b)

Properly cover the junction box on the ceiling. BMC 16.04.060(b)

Repair and surface coat the ceiling. BMC 16.04.060(a)

Office:
Replace the missing drawer fronts. BMC 16.04.060(a)

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

Replace the broken light fixture covers. BMC 16.04.060(c)

Secure the light fixture covers. BMC 16.04.060(c)

Properly caulk the countertop. BMC 16.04.060(a)

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

1112
Living Room:
Properly install the deadbolt on the entry door (gap around latch) so that the door is weather-tight. BMC 16.04.060(a), (b)

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

Repair the broken window. BMC 16.04.060(a)

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

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

Properly secure the smoke detector and repair it so that it functions as intended. BMC 16.04.060(b)

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

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

Properly install floor covering in a workmanlike manner. BMC 16.04.060(a)

1116 (vacant)
This unit was vacant and being turned over. This unit must be 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.

Entire Unit:
Re-install all smoke detectors so that the function as intended. IC 22-11-18-3.5

Complete the painting in all rooms. BMC 16.04.060(a)

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

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

Install door handles on all doors. BMC 16.04.060(a)

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

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

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

Left Bedroom:
Install door handles on all doors. BMC 16.04.060(a)

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

Left Bath:
Replace the toilet seat. BMC 16.04.060(a)

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

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

EXTERIOR:

GENERAL VIOLATIONS

Properly repair or replace all missing or nonfunctioning emergency and exit lights so that they all function as intended. BMC 16.04.050(b)

Repair the fire alarm system and all hardware and switches to function as intended. BMC 16.04.050(b)

Properly repair all porch lights to function as intended. BMC 16.04.050(b), (c)

Replace the missing protective covers for all exterior light fixtures. BMC 16.04.050(a)

Properly install unit numbers on main door of each unit. All residential rental units shall conspicuously display the unit's address number on the front of the unit. BMC 16.04.100

Remove debris from and properly clean all stairwells. BMC 16.04.040(c)

Remove all litter, trash, broken glass, brush and debris from property, including from the area around the dumpster. BMC 16.04.040(d)

Repair all holes in walls in stairwells. BMC 16.04.050(a)

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

2213
Replace the broken trim around the window of unit 2213. BMC 16.04.050(a)

SOUTHWEST STAIRWELL
Replace the broken handrail. BMC 16.04.050(b)

Replace the broken riser cover and all deteriorated floor covering in this stairwell. BMC 16.04.050(b)

ENTRY TO PARKING LOT
Repair the large pothole at the entry to the parking lot. BMC 16.04.040 (c)

OFFICE ENTRY CANOPY
Properly repair the ceiling in the canopy. 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:

- **A completed copy of the Tenants & Owners Rights and Responsibilities Summary** BMC16.03.060(c)

- Inventory & Damage List: The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement **BMC16.03.050**

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 the report

City of Bloomington
H.A.N.D.

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

Meeting Date: September 20, 2017

Petition Type: An extension of time to complete repairs

Petition Number: 17-TV-131

Address: 432 S. College Ave.

Petitioner: Hallmark Rentals & Mgmt.

Inspector: Norman Mosier

Staff Report:
August 15, 2016 – Conducted Cycle Inspection
September 29, 2016 – Received BHQA appeal to rescind variance
October 21, 2017 – Agent scheduled re-inspection 01/24/2017
January 24, 2017 – Conducted re-inspection and received BHQA appeal for Extension of Time
February 8, 2017 – Agent scheduled Life/Safety violations re-inspection For 03/22/2017
March 7, 2017 – Agent scheduled re-inspection for all other violations for 05/01/2017
March 22, 2017 – Conducted re-inspection for Life/Safety violations
March 31, 2017 – Conducted Inspection for Life/Safety violation
May 1, 2017 – Conducted Re-inspection
May 4,5, 2017 - Conducted re-inspection
May 10, 2017 – Conducted re-inspection, all complied, issued Temporary Permit
July 7, 2017 - Sent EE reminder report for exterior painting
August 2, 2017 – Received BHQA appeal for extension of time to complete the exterior painting

Staff recommendation: Deny 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.

JA

Compliance Deadline: Requesting until 10/15/2017

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

RECEIVED
AUG 0 2 2017
BY:

CITY OF BLOOMINGTON INDIANA

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: 432 S College

Petitioner's Name: Hallmark Rentals & Management

Address: 1205 N Walnut

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

Phone Number: 8123348819 **E-mail Address:** hoas@hallmarkrentals.com

Owner's Name: Monroe County Convention

Address: 302 S College Ave

City: Bloomington **State:** Indiana **Zip Code:** 47403

Phone Number: 8123348819 **E-mail Address:** hoas@hallmarkrentals.com

Occupants: various

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

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

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

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

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

(Will be assigned by BHQA)

Petition Number: 17-TV-131

NM

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

A. An extension of time to complete repairs. (Petition type: TV)
   1. Specify the items that need the extension of time to complete.
   2. Explain why the extension is needed.
   3. Specify the time requested.

B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
   1. Specify the code reference number you are appealing.
   2. Detail why you are requesting the variance.
   3. Specify the modifications and or alterations you are suggesting.

C. Relief from an administration decision. (Petition type: AA)
   1. Specify the decision being appealed and the relief you are seeking.

D. Rescind a variance. (Petition type: RV)
   1. Detail the existing variance.
   2. Specify the reason the variance is no longer needed.

We are asking for an extension of time to complete the exterior painting at 432 S. College. We discovered that there is lead paint and the contractor certified to complete this type of task and he is unavailable until late September. We would like to ask for an extension until 10/15/17.

Signature (Required): Agent

Name (Print): Jennifer Rodriguez, Agent **Date:** 8/2/17

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

Print Form

City Of Bloomington
Housing and Neighborhood Development

EXTERIOR EXTENSION REMINDER INSPECTION REPORT

JUL 0 7 2017

204

Owner(s)
Monroe County Convention Center Building Corp.
302 S. College Avenue
Bloomington, IN 47403

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

Prop. Location: 432 S College AVE
Number of Units/Structures: 8/1
Units/Bedrooms/Max # of Occupants: Bld 1: 3/1/5 3/2/5 1/3/5 1/Eff/5

Date Inspected: 08/15/2016
Primary Heat Source: Other
Property Zoning: CD
Number of Stories: 2

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

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 08/15/2017.

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

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

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

EXTERIOR:

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

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

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: 20 September 2017

Petition Type: An extension of time to complete repairs

Petition Number: 17-TV-132

Address: 2204 S. Laurelwood Dr.

Petitioner: SaeedMoaddeli

Inspector: Michael Arnold

Staff Report:

05 April 2017	Cycle Inspection
19 April 2017	Sent Report
19 June 2017	Reinspection Scheduled
21 July 2017	No Show
01 August 2017	Reinspection Rescheduled
02 August 2017	BHQA Application
24 August 2017	Reinspection

During the cycle inspection it was noted that the Upper Level North Bedroom egress window did not meet the minimum size requirements. The petitioner is requesting additional time to acquire a variance from Indiana Department of Homeland Security.

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: 20 November 2017

Attachments: Amended Cycle Inspection, Application

RECEIVED
AUG 0 2 2017
BY: .....

CITY OF BLOOMINGTON INDIANA

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: 2204 S Laurelwood Dr. Bloomington IN 47401

Petitioner's Name: Saeed Moaddeli

Address: 2204 S Laurelwood Dr.

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

Phone Number: 8123919262 **E-mail Address:** s.moaddeli@gmail.com

Owner's Name: Saeed Moaddeli

Address: 333 Main Street, #314

City: Redwood City **State:** California **Zip Code:** 94063

Phone Number: 8123919262 **E-mail Address:** s.moaddeli@gmail.com

Occupants: 3

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

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

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

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

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

(Will be assigned by BHQA)

Petition Number: 17-TV-132

MA

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

A. An extension of time to complete repairs. (Petition type: TV)
   1. Specify the items that need the extension of time to complete.
   2. Explain why the extension is needed.
   3. Specify the time requested.

B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
   1. Specify the code reference number you are appealing.
   2. Detail why you are requesting the variance.
   3. Specify the modifications and or alterations you are suggesting.

C. Relief from an administration decision. (Petition type: AA)
   1. Specify the decision being appealed and the relief you are seeking.

D. Rescind a variance. (Petition type: RV)
   1. Detail the existing variance.
   2. Specify the reason the variance is no longer needed.

Petition Time: TV
I need more time to secure a state egress variance. I am told that the DHS may take up to 60 days to resopond to my application for variance.

Signature (Required): Saeed Moaddeli

Name (Print): SAEED MOADDELI **Date:** Aug-1-2017

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

Amended 02 August 2017

6110

Owner(s)
Saeed Moaddeli
2204 S Laurelwood Dr
Bloomington, IN 47401

Prop. Location: 2204 S Laurelwood DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 04/05/2017
Primary Heat Source: Gas
Property Zoning: PUD
Number of Stories: 2

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

Monroe County records show this structure was built in 1996. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches
Width: 18 inches
Sill Height: 44 inches
Openable Area: 4.75 sq. ft.

Interior:
Main Level:
Living Room/Dining Room (19-1 x 12-10), Kitchen (11-4 x 10-8), ½ Bathroom, Master Bathroom, Laundry, Garage:
No violations noted

Master Bedroom (13-11 x 11-6):

Existing Egress:
Height: 25.25 inches
Width: 27.5 inches
Sill Height: 23 inches
Openable Area: 4.82 sq. ft.

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

No violations noted

Upper Level:
Bathroom:
No violations noted

North Bedroom (14-5 x 10-7), South Bedroom (10-0 x 9-11):

Existing Egress:

Height:	**25.25 inches**
Width:	**26.75 inches** 28.5
Sill Height:	**23 inches**
Openable Area: 4.69 sq. ft.	

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

The emergency egress windows for these rooms do not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 1996. The relevant code is the 1990 Indiana One and Two Family Dwelling Code

The emergency egress windows do 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).

The State variance application forms are available at the ***Department of Homeland Security*** on the ***Fire Prevention and Building Safety Commission***'s web site at www.in.gov/dhs/2375.htm. 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:
No violations noted

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

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

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

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 or his agent and the expiration date of the permit. 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 to Rescind Variance

Meeting Date:	20 September 2017	
Petition Type:	Rescind a variance	
Petition Number:	17-RV-133	
Address:	612 S. Park Ave.	
Petitioner:	HAND	
Inspector:	Michael Arnold	
Staff Report:	01 August 2017	Cycle Inspection
	03 August 2017	BHQA Application

This property was previously granted a variance to the ceiling height requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a the ceiling height requirement and the Building Code in place at the time of construction did not address the ceiling height; therefore we are asking the Board to rescind this variance. These structures were built in 1820 and 1899.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

Board of Housing Quality Appeals
Staff Report: Petition for Relief from an Administrative Decision

Meeting Date:	September 20, 2017
Petition Type:	Relief from an administrative decision
Variance Request:	Relief from losing the 5 year Rental Occupancy Permit length.
Petition Number:	17-AA-134
Address:	1631 S Olive Street
Petitioner:	Shapur Achamenian
Inspector:	Kenneth Liford, John Hewett

Staff Report:

October 6, 2016	HAND staff called owner's cell phone to schedule. Left voice message.
December 13, 2016	Called owner again, left voice message.
December 13, 2016	Previous permit expired.
March 16, 2017	Started legal.
March27, 2017	Legal letter sent to owner.
March 31, 2017	Owner scheduled inspection.
April 10, 2017	Cycle with owner.
April 20, 2017	Mailed inspection report.
May 10, 2017	Re-inspection with owner.
July 19, 2017	BHQA rescinded an un-necessary variance.
August 2, 2017	Sent billing statement.
August 4, 2017	Received payment, appeal and fee.

The petitioner has requested that we grant a 5 year permit instead of the 3 year permit he was issued. The permit was expired before he scheduled the inspection so he missed his deadline. The Bloomington Municipal Code, Section 16.03.030 (C) states:

(6) Occupancy permits shall be issued for three, four or five year periods, as determined by this subsection:

(7)Three-year Permit. A residential rental unit shall receive a three-year occupancy permit if the criteria listed below apply:

(A)

If the owner fails to schedule a cycle inspection prior to the expiration of the residential rental unit's current occupancy permit; or…

Staff recommendation: Deny the relief from administrative decision.

Conditions: none

Compliance Deadline: none

Attachments: Appeal form, legal letter

RECEIVED
AUG 0 4 2017
BY:

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

Property Address: 1631 S. Olive St.

Petitioner's Name: Liberty Pro.

Address: P.O. Box 6565

City: Bloom. State: IN Zip Code: 47407

Phone Number: 812-331-1317 Email Address: Liberty-Properties@yahoo.com
liberty-properties@yahoo.com

Property Owner's Name: Shahpur Achaemenian

Address: P.O. Box 6565 6565

City: Bloom. State: IN Zip Code: 47407

Phone Number: 812-331-1317 Email Address:

Occupants:

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

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

Please circle the petition type that you are requesting:

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

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

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

D) Rescind a variance (Petition type RV)

REMINDER: A $20 filing fee must be submitted with this application before the property can be placed on the meeting agenda.	OFFICE USE ONLY Petition Number 17-AA-134

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.

I Applying the 3 Years Permit for my Rental at 1631 S. Olive Ste Blgtn. IN 47401
Thank you.

Signature (required): Shahpur

Name (please print): Shahpur Achaemenian Date: 8.4.17

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.

Corporation Counsel
Philippa M. Guthrie

City Attorney
Michael M. Rouker

City of Bloomington
Legal Department

Assistant City Attorneys
Anahit Behjou
Thomas D. Cameron
Barbara E. McKinney
Jacquelyn F. Moore
Christopher J. Wheeler

FILE COPY

March 27, 2017

Shahpur Achaemenian
P.O. Box 6565
Bloomington, IN 47407

RE: 1631 S. Olive St., Bloomington, IN

Dear Shahpur Achaemenian,

The City of Bloomington Legal Department received a referral from the Department of Housing and Neighborhood Development ("HAND") concerning possible violations of the Bloomington Municipal Code (BMC), Title 16: Residential Rental Unit Inspection Program. The Title 16 Residential Rental Occupancy Permit for this property expired on December 13, 2016. It is a violation of BMC § 16.03.030 for you to allow tenants to occupy this property without a Title 16 occupancy permit from HAND. A Title 16 Residential Rental Occupancy Permit cannot be issued until you complete the inspection process.

You must contact HAND no later than **April 10, 2017,** to schedule this property for Cycle Inspection. If you fail to do so, or if you cause any additional delay in this inspection process, the City may initiate an ordinance violation lawsuit. In that event, the City will seek fines of up to $2,500.00 per day for each day that the property is out of compliance dating back to December 13, 2016. Furthermore, the City may ask that the property be and remain vacated until and unless you bring the same into full compliance.

Your prompt attention to this matter is greatly appreciated.

Sincerely,

Christopher J. Wheeler
Assistant City Attorney

cc: Doris Sims, Director for the Department of Housing and Neighborhood Development

City of Bloomington
H.A.N.D.

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

Meeting Date:	20 September 2017
Petition Type:	An extension of time to complete repairs
Petition Number:	17-TV-135
Address:	540 S Basswood DR (Unit 560 C)
Petitioner:	Chris Rubeck
Inspector:	Michael Arnold

Staff Report:

05 June 2017	Received Complaint
07 June 2017	Valid Complaint
15 June 2017	Mailed Report
29 June 2017	Reinspection Scheduled
14 July 2017	Reinspection
18 July 2017	Sent RV Report
24 August 2017	Reinspection completed

At the complaint inspection it was noted that the entry hall walls and ceiling had water damage. It was also noted that there was a tarp on the roof. At the first reinspection the tarp was gone and the tenant indicated the leak seemed to be repaired. However, the work to the interior walls was not complete. Attic has not been checked because of the request for extension of time. The petitioner is requesting additional time to complete the 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:	04 October 2017
Attachments:	Application, Complaint Inspection Remaining Violations Report

RECEIVED AUG 07 2017 AK

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: Bfc: 540 S. Basswood Dr. / Apt. 560 S. Basswood Dr. Apt-C

Petitioner's Name: Chris Rubeck Manager

Address: 540 S. Basswood Dr.

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812 332 7522 Email Address: bloomington@hermankittle.com

Property Owner's Name: Canterbury House Apts LP / Herman + Kittle properties

Address: 540 S. Basswood Dr.

City: Bloomington State: IN Zip Code: 47403

Phone Number: 812 332 7522 Email Address: bloomington@hermankittle.com

Occupants: Derek

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

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

Please circle the petition type that you are requesting:

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

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

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

D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 17-TV-135

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 would Like a few more weeks to truely Assess the Scope of work, and complete repairs to Attic if Necessary. The interior has been completed along with the roof repair.

Signature (required): Chris Rubeck

Name (please print): Chris Rubeck Date: 8-7-17

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

7739

Owner(s)
Herman & Kittle Properties
500 E. 96th St. Suite 300
Indianapolis, IN 46240

Agent
Chris Rubeck
540 S. Basswood Dr.
Bloomington, IN 47403

Prop. Location: 540 S Basswood DR
Number of Units/Structures: 208/17
Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 12/2/5, Bld 2: 8/3/5, Bld 3: 16/3/5, Bld 4: 8/1/5, Bld 5: 12/2/5, Bld 6: 12/2/5, Bld 7: 16/2/5, Bld 8: 16/2/5, Bld 9: 16/2/5, Bld 10: 8/1/5 8/2/5, Bld 11: 12/1/5, Bld 12: 8/3/5, Bld 13: 16/3/5, Bld 14: 8/3/5, Bld 15: 8/3/5, Bld 16: 12/2/5, Bld 17: 12/1/5

Date Inspected: 06/07/2017
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2

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

The following items are the result of a complaint inspection conducted on 06/07/2017. 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 560 C:
Entry:
Properly repair and surface coat the water damaged portions of the ceiling and walls (Walls not sanded prior to painting and ceiling not painted). Verify there is no water damage or mold growth in the attic and repair/treat as necessary BMC 16.04.060(a).

City of Bloomington
H.A.N.D.

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

Meeting Date:	September 20, 2017
Petition Type:	Rescind a variance
Petition Number:	17-RV-136
Address:	518 E 7th Street
Petitioner:	HAND
Inspector:	Dee Wills
Staff Report:	July 25, 2015 Completed Cycle Inspection August 7, 2017 Application for Appeal

This property was previously granted a variance to the Minimum Area, Ceiling Height, bathroom access and openable window requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a Minimum Area, Ceiling Height, bathroom access and openable window requirement and the Building Code in place at the time of construction did not address Minimum Area, Ceiling height, bathroom access and openable window requirements; therefore we are asking the Board to rescind this variance. This structure was built in 1920.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date:	September 20, 2017
Petition Type:	Rescind a variance
Petition Number:	17-RV-138
Address:	1317 S. Henderson St.
Petitioner:	HAND
Inspector:	Matt Swinney
Staff Report:	July 18, 2017 Cycle Inspection August 10, 2017 Appeal Filed

This property was previously granted a variance to access requirements of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include an access requirement and the Building Code in place at the time of construction did not address access requirements; therefore we are asking the Board to rescind this variance. The structure was built in 1920.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None

City of Bloomington
H.A.N.D.

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

Meeting Date:	September 20, 2017
Petition Type:	An extension of time to complete repairs
Petition Number:	17-TV-139
Address:	3111 S. Leonard Springs Road
Petitioner:	Julie Tyree
Inspector:	Jo Stong, Dee Wills, Kenny Liford
Staff Report:	June 14, 2017: Conducted cycle inspection June 28, 2017: Mailed inspection report August 11, 2017: Received appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is requesting an extension of time to complete repairs, citing the fact that it is turnover season and they have not had enough time to complete the violations on the report.

Staff recommendation:	Grant the extension of time
Conditions:	Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline:	October 4, 2017 for all life-safety violations November 20, 2017 for all other violations
Attachments:	Cycle inspection report with life-safety items highlighted, appeal

RECEIVED
AUG 1 1 2017
BY:

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

Property Address: 3111 S Leonard Springs Rd

Petitioner's Name: Julie Tyree

Address: 3111 S Leonard Springs Rd

City: Bloomngton **State:** Indiana **Zip Code:** 47403

Phone Number: (812) 336-5603 **E-mail Address:** woodlandsprings@sbcglobal.net

Owner's Name: Scott G May

Address: 701 E Summitview Place

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

Phone Number: 812-331-2666 **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 months agenda!

(Will be assigned by BHQA)

Petition Number: 17-TV-139

JS, KL, DW

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

A. An extension of time to complete repairs. (Petition type: TV)
   1. Specify the items that need the extension of time to complete.
   2. Explain why the extension is needed.
   3. Specify the time requested.

B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
   1. Specify the code reference number you are appealing.
   2. Detail why you are requesting the variance.
   3. Specify the modifications and or alterations you are suggesting.

C. Relief from an administration decision. (Petition type: AA)
   1. Specify the decision being appealed and the relief you are seeking.

D. Rescind a variance. (Petition type: RV)
   1. Detail the existing variance.
   2. Specify the reason the variance is no longer needed.

An extension of time to complete all repairs per city inspection, do to turn over season, Woodland Springs maintenance has not had enough time to complete all violations.

Signature (Required): Julie Tyree

Name (Print): Julie Tyree **Date:** 8/7/17

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

Print Form

City Of Bloomington
Housing and Neighborhood Development

JUN 2 8 2017

RENTAL INSPECTION INFORMATION

May, Scott G.
701 E. Summitview Place
Bloomington, IN 47401

RE: 3111 S Leonard Springs 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 AUG 2 7 2017 to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl:Inspection Report,
Xc:Cooper, Julie: 3111 S. Leonard Springs Rd., Bloomington, IN 47403

City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

927

Owner
May, Scott G.
701 E. Summitview Place
Bloomington, IN 47401

Agent
Cooper, Julie
3111 S. Leonard Springs Road
Bloomington, IN 47403

Prop. Location: 3111 S Leonard Springs RD
Number of Units/Structures: 118/7
Units/Bedrooms/Max # of Occupants: Bld 1: Bld A: 30/2/5, Bld B: 10/3/5 10/1/5 8/2/5, Bld C: 10/1/5 10/3/5, Bld D: 8/3/5 8/1/5, Bld E: 8/2/5, Bld F: 8/2/5, Bld G: 8/2/5

Date Inspected: 06/14/2017
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

Inspector: Jo Stong, Kenneth Liford, Dee Wills
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: Swimming Pool

Monroe County Assessor's records indicate this structure was built in 1974.
There were no requirements for emergency egress at the time of construction.

Existing Egress Window Measurements in units 1-8 of buildings A & B (double-hung):
Height: 12.5 inches
Width: 28 inches
Sill Height: 58 inches (19 ½ from top of egress aid)
Openable Area: 2.43 sq. ft.

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

Existing Egress Window Measurements in all other units (double-hung):
Height: 27 inches
Width: 37 inches
Sill Height: 21 inches
Openable Area: 6.94 sq. ft.
Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

GENERAL VIOLATIONS

1) Properly stabilize all of the wooden staircases, and secure all guardrails and handrails. Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b)
2) Remove all trash, weeds and debris from the egress window wells. BMC 16.04.050(b)
3) See Other Requirements at the end of the report for **required furnace documentation.**
4) Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e) (the painting violation has a one-year deadline from the date of the cycle inspection)

INTERIOR:

BLDG A

Unit A1

Entry:

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

Living Room:

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

Back Right Bedroom

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

Unit A2

No violations noted.

Unit A3

Left Bedroom:

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

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

Unit A4

Bathroom:

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

Hallway:

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

Right Bedroom:

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

Left Bedroom:

The window in this room was not accessible at the time of this inspection. The window in 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 A5
Kitchen:
Repair the light in the range hood to function as intended. BMC 16.04.060(c)

Left Bedroom:
Properly clear out the window well for the emergency egress window. BMC 16.04.050(b)

Right Bedroom:
Replace the missing outlet cover plate on the wall behind the bed. BMC 16.04.060(b)

Unit A6
Kitchen:
Repair the range burners to function as intended. BMC 16.04.060(c)

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

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

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

Back Right Bedroom:
Replace broken outlet cover plate. BMC 16.04.060(b)

Unit A7
No violations noted.

Unit A8
Kitchen:
Properly secure the loose GFCI electrical receptacle so that it functions as intended. (right of sink) BMC 16.04.060(b)

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

Unit A9
This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit A10
Bath:
Properly seal the floor covering to prevent water infiltration. BMC 16.04.060(a)

Left Bedroom:
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)

Unit A11
Bath:
Properly rehang the towel bar. BMC 16.04.060(a)

Secure the loose electrical receptacle. BMC 16.04.060(b)

Unit A12
No violations noted.

Unit A13
Hallway:
Provide operating power to smoke detector. IC 22-11-18-3.5

Unit A14
No violations noted.

Unit A15
Bath:
Properly re-caulk around the sink countertop to eliminate water infiltration. BMC 16.04.060(a)

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

Unit A16
No violations noted.

Unit A17
Back Right Bedroom
Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Unit A18 (vacant)
Kitchen:
Repair the light in the range hood to function as intended. BMC 16.04.060(c)

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

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

Unit A 20
No violations noted.

Unit A21
Hallway:
Repair the loose light fixture to function as intended. BMC 16.04.060(c)

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

Units A22, A23
No violations noted.

Unit A24
Entry:
Repair or replace the torn carpet. BMC 16.04.060(a)

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

Properly repair the broken drawer. BMC 16.04.060(a)

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

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

Properly secure the light fixture that is hanging. BMC 16.04.060(b)

Unit A25
Hallway
The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

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

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

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

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

Right Bedroom
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)

Unit A26
Living Room;
Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

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

Unit A27
Bath:
Replace the deteriorated gasket around the tub spout. BMC 16.04.060(c)

Left Bedroom:
Repair the 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)

Right Bedroom:
This room was not accessible at the time of this inspection (tenant was sleeping). This room must be brought

into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040
Window will be measured at the reinspection.

Unit A28
Kitchen:
Repair the stove to function as intended. BMC 16.04.060(c)

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

Unit A29
No violations noted.

Unit A30
Bath:
Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Secure toilet to its mountings. BMC 16.04.060(c)

BLDG B
Unit B1
Bathroom
Repair the surface of the ceiling to be free of cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

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

Unit B2 (vacant)
No violations noted.

Unit B3
Back Right Bedroom
Secure loose electrical receptacle. BMC 16.04.060(b)

Unit B4
Kitchen:
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

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

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

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

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

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

Unit B5
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

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

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

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

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

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

Unit B6
Living Room
Secure loose electrical receptacle on the east wall. BMC 16.04.060(b)

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

Back Left Bedroom
Secure loose electrical receptacle. BMC 16.04.060(b)

Unit B7
Kitchen:
Repair the garbage disposal to function as intended. BMC 16.04.060(c)

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

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

Unit B8
Hallway
Provide operating power to smoke detector. IC 22-11-18-3.5

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

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

Units B9, B10
No violations noted.

Unit B11
Bedroom
Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Unit B12
Living Room:
Secure the loose electrical receptacle. BMC 16.04.060(b)

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

Unit B13
Kitchen
Replace the broken light switch cover plate. BMC 16.04.060(b)

Unit B14
Front Bedroom
Properly clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)

Repair or replace locks on windows so they it function as intended. BMC 16.04.060(b)

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

Unit B15
Bathroom
Seal the top of the shower surround. BMC 16.04.060(a)

Unit B16
Hall:
Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

Unit B17
No violations noted.

Unit B18
Living Room:
Secure the loose electrical receptacle on the wall near the hallway. BMC 16.04.060(b)

Unit B19
Bath:
Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit B20, Unit B21
No violations noted.

Unit B22
This unit was not inspected at the time of this inspection, as it was being turned over. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit B23
Living Room
Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

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

Furnace Room
Replace the missing door casing. BMC 16.04.060(a)

Unit B24
Bath:
Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit B25
Kitchen:
Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Unit B26
Living Room:
Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

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

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

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)

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

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

Unit B27
Living Room:
Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Bathroom:
Secure loose electrical receptacle. BMC 16.04.060(b)

Unit B28
Kitchen:
Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

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

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

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

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

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

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

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

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

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

BLDG C
Unit C1
Kitchen;
Repair the loose faucet to function as intended. BMC 16.04.060(c)

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

UnitC2
Living Room:
Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

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

Bathroom:
Secure toilet to its mountings. BMC 16.04.060©

Unit C3
No violations noted.

Unit C4
Entire Unit:
Repair the air conditioning system in this unit to function as intended. BMC 16.04.060(c)

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

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

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

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

Replace the broken towel rack. BMC 16.04.060(a)

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

Unit C5
Hall:
Replace the missing smoke detector. IC22-11-18-3.5

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

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

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

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

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

Unit C6
No violations noted.

Unit C7
Middle Bedroom:
Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit C8
Kitchen:
Repair the garbage disposal to function as intended. BMC 16.04.060(c)

Repair or replace the GFCI receptacle so that it functions as intended (will not trip). BMC 16.04.060 (b)

Bath:
Repair or replace the GFCI receptacle so that it functions as intended (will not trip). BMC 16.04.060 (b)

Unit C9
Kitchen:
Repair the garbage disposal to function as intended. BMC 16.04.060(c)
Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Units C10, C11
No violations noted.

Unit C12
Hallway:
Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

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

Back Left Bedroom:
Repair the hole in the wall under the window. BMC 16.04.060(a)

Unit C13
Hall:
Replace the missing smoke detector. IC22-11-18-3.5

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

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

Unit C14
Bath:
Properly seal the tub/shower where it meets the floor. BMC 16.04.060(a)

Unit C15
Kitchen:
Repair the water pressure to the sink faucet (very low). The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks. BMC 16.04.060(c)

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

Unit C16
Bath:
Repair the tub faucet to eliminate the constant dripping. BMC 16.04.060(c)

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

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

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

Unit C17
This unit was not inspected at the time of this inspection, as it was being turned over. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit C18
Bath:
Secure the toilet to its mountings. BMC 16.04.060(c)

Unit C19
Middle Bedroom
Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Unit C20
Living Room:
Repair the closet door adjacent to the entry to function as intended. BMC 16.04.060(a)

Hall:
Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

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

BLDG D
Unit D1
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

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

Unit D2
Hall:
The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit D3
No violations noted.

Unit D4
Hallway
Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Unit D5
Kitchen
Clean and service the stove exhaust fan so that it functions as intended. BMC 16.04.060(c)

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

Unit D6
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Unit D7
Entry:
Properly repair the screen in the storm door. BMC 16.04.060(a)

Dining Room:
Replace the broken outlet cover plate. BMC 16.04.060(b)

Bath:
Properly seal the top of the tub surround. BMC 16.04.060(a)

Unit D8
Living Room
Properly secure all loose electrical outlets so that they function as intended. BMC 16.04.060(b)

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

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

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

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

Unit D9
Bathroom
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

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

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

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

Unit D10
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

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

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

Units D11, D12
No violations noted.

Unit D13
Kitchen:
Properly level the stove. BMC 16.04.060(c)

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

Unit D14
Kitchen:
Replace the missing knobs on the stove. BMC 16.04.060(b), (c)

Unit D15
Bathroom
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

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

Unit D16
No violations noted.

BLDG E
Unit E1
Kitchen
Properly secure the loose GFCI electrical receptacle so that it functions as intended. (left of sink) BMC 16.04.060(b)

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

Right Bedroom
Remove the keyed lock from the window so that it functions as intended. BMC 16.04.060(b)

Unit E2
Right Bedroom:
Properly repair the torn window screen. BMC 16.04.060(a)

Unit E3
Living Room
Properly secure the outlet cover plate under the front window. BMC 16.04.060(b)
Left Bedroom
Properly secure the outlet cover plate at the inner wall. BMC 16.04.060(b)

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

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

Unit E4
Kitchen
Properly secure the loose GFCI electrical receptacle so that it functions as intended. (right of sink) BMC 16.04.060(b)

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

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

Unit E5
No violations noted.

Unit E6
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Unit E7
Kitchen:
Repair the right rear range burner to function as intended. BMC 16.04.060(c)

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

Replace the broken toilet seat. BMC 16.04.060(a)

Unit E8
Kitchen:
Replace the broken light switch cover plate. BMC 16.04.060(b)

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

BLDG F
Unit F1
No violations noted.

Unit F2
Hall:
Replace the missing light switch cover plate. BMC 16.04.060(b)

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

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

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

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

Unit F3
Kitchen
Repair garbage disposal to function as intended. BMC 16.04.060(c)

Unit F4
Right Bedroom:
Properly repair the torn window screen. BMC 16.04.060(a)

Unit F5
Kitchen:
Repair the left rear range burner to function as intended. BMC 16.04.060(c)

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

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

Unit F6
Bath:
Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit F7
Bathroom
Replace the missing sink stopper. BMC 16.04.060(c)

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

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

Unit F8
Kitchen
Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

BLDG G
Unit G1
Bath:
Replace the GFCI outlet (button is broken). BMC 16.04.060(b)

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

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

Unit G2
Left Bedroom
Seal the cracks at the base of the window sill and frame. BMC 16.04.060(a)

Unit G3
Bathroom
Properly replace the cracked sink basin. BMC 16.04.060(a)

Unit G4
Right Bedroom:
Properly repair or replace the carpet at the entry. BMC 16.04.060(a)

Unit G5
Bathroom
Clean/ service and secure the exhaust fan so that it functions as intended. BMC 16.04.060(c)

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

Unit G6
No violations noted.

Unit G7
Living Room
Repair the hole in the ceiling. BMC 16.04.060(a)

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

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

Left Bedroom
No access to the window. Rearrange furniture in a manner that does not block or hinder access to emergency egress window. BMC 16.04.060(b)

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

Unit G8
No violations noted.

EXTERIOR:

BUILDING A

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

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

Remove or secure the hanging wires between units #4 and #5 and by unit #6. BMC 16.04.050(b)

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

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

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

Terminate electrical wiring in an approved manner such as an electrical junction box. BMC 16.04.060(b)

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

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

Mechanical Room
No violations noted.

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

Replace all damaged shutters. BMC 16.04.050(a)

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

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

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

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

BUILDING D
Repair cover and properly secure the cover for the electric access at the back of the building. BMC 16.04.050(b)

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

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

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

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

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

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

Mechanical Room
No violations noted.

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

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

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

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

Mechanical Room
No violations noted.

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

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

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

OTHER REQUIREMENTS:

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

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