

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
NOVEMBER 20, 2019 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. ROLL CALL

II. REVIEW OF SUMMARY – October 16, 2019

III. PETITIONS

- 1) 19-TV-26, **703 W. Gourley Pike**, Kelly Cockrell (The Arch Bloomington). Previously heard April 17, 2019 and August 21, 2019. Request for an extension of time to complete repairs.
- 2) 19-TV-36, **3508 E. Park Lane**, Mark Kleinbauer (Salvador Espinosa). Previously heard July 17, 2019. Request for an extension of time to complete repairs.
- 3) 19-TV-63, **515 S. Woodcrest Drive, Suite 202**, Tim Tomson (Everest Investments). Previously heard August 21, 2019. Request for an extension of time to complete repairs.
- 4) 19-TV-79, **411 E. 8th Street**, Gretchen Nall (Donald Rodda). Request for an extension of time to complete repairs.
- 5) 19-AA-80, **533 E. Smith Avenue**, Cassis Enterprises, LLC. Request for relief from an administrative decision.
- 6) 19-TV-81, **825 W. 11th Street**, Brawley Property Management (Sunny Day Properties). Request for an extension of time to complete repairs.
- 7) 19-TV-82, **621 N. Lincoln Street**, Randy McGlothlin. Request for an extension of time to complete repairs.
- 8) 19-TV-83, **703 W. Gourley Pike**, Kelly Cockrell (The Arch Bloomington). Request for an extension of time to complete repairs.
- 9) 19-TV-84, **520 W. Kirkwood Avenue**, Amy Thomas (Edith Morrison). Request for an extension of time to complete repairs.
- 10) 19-AA-85, **1015 N. Woodburn Avenue**, Jill Vass & Scott Presti. Request for relief from an administrative decision.
- 11) 19-AA-86, **909 S. Fess Avenue**, Jill Piedmont. Request for relief from an administrative decision.
- 12) 19-RV-87, **714 N. Fairview Street**, H.A.N.D. (Charles & Linda Campbell – Mackie Properties). Request for rescission of a variance.
- 13) 19-TV-88, **308 S. Wilmington Court**, Sajid Sheikh. Request for an extension of time to complete repairs.

- 14) 19-RV-89, **317 N. Indiana Avenue**, H.A.N.D. (GMS Enterprises). Request for rescission of a variance.

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](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.



City of Bloomington
H.A.N.D.

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

Meeting Date: November 20th, 2019

Petition Type: An extension of time to complete repairs.

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

Address: 703 West Gourley Pike.

Petitioner: Kelly Cockrell

Inspector: Kenny Liford/Matt Swinney/Norman Mosier

Staff Report: January 30th, 2019 Completed Cycle Inspection Report
October 11th, 2019 BHQA application received

Owner has requested an extension of time to complete repairs.

Staff recommendation: Deny the request.

Conditions: Immediately call and schedule re-inspection for all remaining violations with the exception of approved BHQA items.

Compliance Deadline: The deadline for this property has passed.

Attachments: Cycle report, BHQA Appeal

DJF



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
OCT 11 2019

Property Address: 703 W Gaurley Pike

Petitioner's Name: Kelly Cockrell

Address: 703 W Gaurley Pike #182

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-332-6540 Email Address: Kelly.Cockrell@assetliving.co

Property Owner's Name: The Arch Bloomington w/ Copper Beech Townhomes at LLC

Address: 703 W Gaurley Pike

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-332-6540 Email Address: Kelly.Cockrell@assetliving.co

Occupants: Building 2, 4, 8, 13, 15, 5, 10, 11, 7

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

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

Please circle the petition type that you are requesting:

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

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

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

☐ D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY

Petition Number 19-TV-26

(OLD BUSINESS)

SEE REVERSE

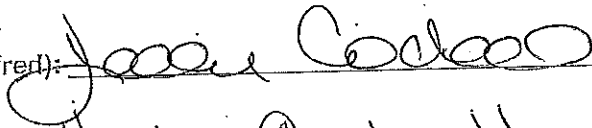
Previously Heard April 17, 2019
August 21, 2019

NM, KL, 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.

We have soft repairs, brick work and sidewalk work that is tied into the contracts of the engineers and contractors doing the structural work. They are a company ~~head~~ based out of Texas and is doing all repairs at once, once the engineers finish their part and weather permits would like to extend this to be done by 3/21/2020 like the structural extension was.

Signature (required):



Name (please print):

Kelly Cockrell

Date:

10/11/19

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



City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

416

Owner(s)

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

Agent

The Arch Bloomington
703 W Gourley Pike
Bloomington, IN 47404

Prop. Location: 703 W Gourley PIKE
Number of Units/Structures: 208/15
Units/Bedrooms/Max # of Occupants: Bld 1: 32/1/5 154/2/5 22/3/5

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

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

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

Monroe County Assessor's records indicate this structure was built in 1982.
Minimum emergency egress requirements for the time of construction:
 Openable area required: 4.75 sq. ft.
 Clear width required: 18"
 Clear height required: 24"
 Maximum Allowable Sill Height: 48" above finished floor

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

Typical Egress Window Measurements:

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982
 Height: 44 inches
 Width: 33 inches
 Sill Height: 35 inches
 Openable Area: 10.08 sq. ft.

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

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

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

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

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

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

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

BLDG 1

1 - 12

Unit 1

Upstairs

Hall Bath

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

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

Hallway

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

Unit 2

No violations noted.

Unit 3

Half Bath

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

Unit 4

Kitchen

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

Upstairs

Hall Bath

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

Unit 5

Entry

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

Living Room

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

Furnace closet

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

Kitchen

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

½ Bath

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

Unit 6

Living Room

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

Furnace Closet

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

Unit 7

Entry

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

Upstairs

Hall Bath

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

Unit 8

Upstairs

Hall Bath

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

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

Unit 9 (Storage)

No violations noted.

Unit 10

Kitchen

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

Upstairs

Hall Bath

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

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

Unit 11

½ Bath

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

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

Upstairs

Hall Bath

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

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

Unit 12

Kitchen

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

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

BLDG 2

13 - 24

Unit 13

Living Room

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

Kitchen

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

1/2 Bath

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

Unit 14

Living Room

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

Upstairs

Hallway

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

Unit 15

Entry

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

Kitchen

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

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 16

Entry

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

Upstairs

Hallway

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

Back Bedroom

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

Unit 17

½ Bath

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

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 18

Kitchen

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

½ Bath

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

Upstairs

Hall Bath

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

Unit 19

Living Room

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

Kitchen

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

½ Bath

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

Upstairs

Hall Bath

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

Unit 20

Upstairs

Hallway

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

Unit 21

Living Room

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

Upstairs

Hallway

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

Unit 22

No violations noted.

Unit 23

Living Room

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

Upstairs

Hallway

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

Unit 24

Upstairs

Hall Bath

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

Hallway

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

BLDG 3

25 - 36

Unit 25

Living Room

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

½ Bath

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

Unit 26

No violations noted.

Unit 27

Kitchen

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

Upstairs

Hall Bath

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

Unit 28

Upstairs

Back Bedroom

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

Front Bedroom

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

Unit 29

No violations noted.

Unit 30

Entry

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

Unit 31

Upstairs

Hallway

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

Hall Bath

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

Unit 32

Entry

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

½ Bath

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

Upstairs

Hallway

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

Unit 33

½ Bath

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

Unit 34

Entry

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

Unit 35

½ Bath

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

Unit 36

No violations noted.

BLDG 4

37 - 48

Unit 37

Kitchen

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

½ Bath

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

Unit 38

½ Bath

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

Upstairs

Hall Bath

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

Hallway

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

Unit 39

Kitchen

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

Stairway

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

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

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

Front Bedroom

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

Unit 40

Living Room

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

Unit 41

Entry

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

½ Bath

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

Upstairs

Hallway

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

Unit 42

Kitchen

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

Unit 43

No violations noted.

Unit 44

Kitchen

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

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

Unit 45

Kitchen

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

Unit 46

Living Room

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

Upstairs

Hallway

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

Hall Bath

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

Unit 47

½ Bath

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

Unit 48

No violations noted.

BLDG 5

49 - 65

Unit 49

Furnace Closet

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

Unit 50

Entryway

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

Hall Bath

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

Unit 51

No violations noted.

Unit 52

Hall Bath

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

Hallway outside 53, 50

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

Unit 53

No violations noted.

Unit 54

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 55a

Kitchen

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

Hall Bath

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

Unit 55B

Bedroom

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

Unit 56

Bathroom/Bedroom

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

Unit 57

Furnace Closet

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

Kitchen

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

Unit 58

Living Room

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

Unit 59

No violations noted.

Unit 60

Living Room

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

Unit 61

Hall Bath

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

Unit 62

Hallway

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

Unit 63

Kitchen

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

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

Unit 64

Furnace Closet

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

Hall Bath

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

Unit 65

Left Bedroom

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

Kitchen

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

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

Furnace closet

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

BLDG 6

UNITS 66 - 82

Unit 66

Kitchen:

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

Hall Bath:

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

Unit 67

Hall Bath:

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

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

L Bedroom Closet:

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

Unit 68

Hallway

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

Unit 69

Living Room:

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

Kitchen:

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

Hall Bath:

Replace the defective sink faucet. BMC 16.04.060 (c)

Unit 70

No violations noted.

Unit 71

Kitchen:

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

Hall Bath

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

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

Unit 72a

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

Unit 72 b

Kitchen:

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

Bathroom

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

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

Unit 73

Deck:

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

Kitchen:

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

Bathroom

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

Unit 74

West Hallway:

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

Unit 75

Living Room:

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

Deck:

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

Kitchen:

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

Bathroom

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

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

Unit 76

Kitchen:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 77

Living Room:

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

Hall Bath:

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

Unit 78

Deck:

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

Hallway:

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

Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

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

COMMON STAIRWAY

2nd LEVEL

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

Unit 79

Deck:

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

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

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

Unit 80

Kitchen:

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

Living/Dining Room:

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

2 LEVEL

Hallway:

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

Unit 81

Furnace Closet:

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

Hall Bath:

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

Toilet Room:

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

Unit 82

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

BLDG 7

UNITS 83 - 90

Unit 83

Entryway:

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

Hallway

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

Half Bath:

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

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen:

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

2ND LEVEL

Hall Bath:

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

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

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

Unit 84

Half Bath:

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

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

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

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 85

No violations noted.

Unit 86

Half Bath:

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

Kitchen:

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

2ND LEVEL

Hall Bath:

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

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

S Bedroom:

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

Unit 87

Living Room:

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

2ND LEVEL

Hall Bath:

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

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

Unit 88

Living Room:

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

2ND LEVEL

Hall Bath:

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

Unit 89

Furnace Closet:

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

Living Room:

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

2ND LEVEL

Hall Bath:

Secure the loose sink faucet. BMC 16.04.060 (a)

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

UNIT 90

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

BLDG 8

UNITS 91-98

Unit 91

Hallway

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

Laundry Closet:

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

Kitchen:

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

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

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

Unit 92

Entryway

Secure the loose threshold. BMC 16.04.060 (a)

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

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

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

Unit 93

Hallway

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

Living Room:

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

Kitchen:

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

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

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

2ND LEVEL

Hall Bath:

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

NW Bedroom:

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

NW bedroom

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

Unit 94

Hallway:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060(c)

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

UNIT 95

Entryway:

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

Laundry Closet:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Living Room:

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

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

Kitchen:

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

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

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

2ND LEVEL

Hall Bath:

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

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

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

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

Unit 96

Hallway

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

Laundry Closet:

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

Half Bath:

Replace the rattling exhaust fan. BMC 16.04.060 (c)

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

Living Room:

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

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

2ND LEVEL

Hall Bath:

Remove the broken tab in the lower plug of the gfci receptacle. BMC 16.04.060 (a)

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

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

S Bedroom:

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

UNIT 97

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

Entryway

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

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

Hallway

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

Furnace Closet:

Install the water heater. BMC 16.04.060 (c)

Install the furnace. BMC 16.04.060 (c)

Living Room:

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

Kitchen:

Install the refrigerator. BMC 16.04.060 (c)

Install the microwave oven. BMC 16.04.060 (c)

2nd level

Stairway/Hallway:

C Replace the broken handrail. BMC 16.04.060 (b)

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

Unit 98

Entryway:

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

Hallway

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

Laundry Closet:

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

Furnace Closet:

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

Living Room:

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

Kitchen:

Replace the loud garbage disposal. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

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

BLDG 9

UNITS 99 – 114

Unit 99

Living Room:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 100

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end

- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

2 ND LEVEL

Hall Bath:

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

S Bedroom:

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

Unit 101

Kitchen:

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

2ND LEVEL

Hall Bath:

Replace loud exhaust fan. BMC 16.04.060 (c)

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

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

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

Unit 102

2ND LEVEL

S Bedroom:

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

Unit 103

Living Room:

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

Kitchen:

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

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

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

Half Bath:

Replace the damaged door. BMC 16.04.060 (a)

2ND LEVEL

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

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

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

BMC 16.04.060(a)

Unit 104

Kitchen:

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

2ND LEVEL

Hall Bath:

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

Unit 105

Living Room:

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

Half Bath:

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

2ND LEVEL

Stairway/Hallway:

Secure the loose lower handrail. BMC 16.04.060 (b)

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

Hall Bath:

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

Unit 106

2ND LEVEL

Stairway

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

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

S Bedroom:

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

N Bedroom:

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

Unit 107A

No violations noted.

107B

Living Room /Kitchen:

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

Bathroom:

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

Unit 108

2 ND LEVEL

Hall Bath:

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

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

Unit 109

Kitchen:

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

2ND LEVEL

Hall Bath:

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

S Bedroom:

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

Unit 110

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen:

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

Half Bath:

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

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

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

Unit 111

Kitchen:

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

2ND LEVEL

Stairway/Hallway:

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

IC 22-11-18-3.5

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 112

2ND LEVEL

Stairway/Hallway:

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

IC 22-11-18-3.5

Unit 113

Kitchen:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2ND LEVEL

Hall Bath:

Secure the loose toilet to its mountings. BMC 16.04.060

Unit 114

Kitchen:

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

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

2nd level

Hall Bath:

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

BLDG 10

115 - 130

130, 129

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

Unit 128

½ Bath

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

Unit 127

Living Room

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

Repair the broken window. BMC 16.04.060(a)

Kitchen

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

½ Bath

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

Upstairs

Hallway

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

Back Bedroom

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

Unit 126

Upstairs

Hallway

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

Bathroom

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

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

Unit 125

Kitchen

Secure microwave to the wall. BMC 16.04.060(a)

Unit 124

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Living Room

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

Kitchen

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

Upstairs

Bathroom

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

Hallway

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

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

Back Bedroom

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

Unit 123

Living Room

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

Stairway

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

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

Unit 122A

Bathroom

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

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

Unit 122B

Living Room

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

Bathroom

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

Unit 121

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end

- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Unit 120

Living Room

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

½ Bath

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

Upstairs

Bathroom

Replace the broken sink. BMC 16.04.060(a)

Front Bedroom

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

Unit 119

Living Room

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

Upstairs

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

Unit 118

Living Room

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

Kitchen

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

Unit 117

Kitchen

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

Unit 116

Kitchen

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

Unit 115

Upstairs

Bathroom

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)

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

Laundry Closet

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

BLDG 11

131 – 146

Unit 131

Kitchen:

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

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

Unit 132

Half Bath:

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

2ND LEVEL

Hall Bath:

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

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

Unit 133

Kitchen:

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

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

Unit 134

Kitchen:

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

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

Half Bath:

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

2ND LEVEL

Hall Bath:

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

Unit 135

Kitchen:

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

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

2ND LEVEL

Hall Bath:

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

Unit 136

2ND LEVEL

Hall bath

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

Unit 137

Kitchen:

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

2ND LEVEL

Hall Bath:

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

Unit 138

Living Room:

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

Kitchen:

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

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

2ND LEVEL

Hall Bath:

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

Unit 139A

Kitchen:

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

Bathroom:

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

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

Unit 139B

Bathroom:

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

Unit 140

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen

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

2nd level

Stairway:

Secure loose lower handrail. BMC 16.04.060 (b)

Unit 141

No violations noted.

Unit 142

Living Room:

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

2ND LEVEL

Stairway/Hallway:

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

Hall Bath:

Replace the rattling exhaust fan. BMC 16.04.060 (c)

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

Unit 143

Furnace Closet:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2 ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Bathroom:

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

Unit 144

2ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Unit 145

Kitchen:

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

2 ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

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

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

Unit 146

Living Room:

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

2ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

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

N Bedroom:

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

BLDG 12

147 - 162

Unit 162

Upstairs

Hallway

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

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

Unit 161

Living Room

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

Upstairs

Bathroom

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

Unit 160

Upstairs

Hallway

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

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit 159

No violations noted.

Unit 158

Living Room

Repair the broken window. BMC 16.04.060(a)

Upstairs

Bathroom

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

Unit 157

Living Room

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

Upstairs

Bathroom

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

Unit 156

Kitchen

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

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

½ Bath

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

Upstairs

Hallway

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

Unit 155

Furnace Closet

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

Kitchen

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

Upstairs

Hallway

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

Unit 154A

Kitchen

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

Bathroom

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

Living Room

Secure threshold and door frame. BMC 16.04.060(a)

Unit 154B

Kitchen

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

Bathroom

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

Unit 153

Kitchen

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

Living Room

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

Unit 151

Living Room

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

Kitchen

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

Kitchen

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

Upstairs

Hallway

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

Unit 150

Furnace Closet

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

Living Room

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

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

Kitchen

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

Upstairs

Hallway

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

Bathroom

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

Unit 149

Furnace closet

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

Upstairs

Hall Bath

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

Hallway

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

Living Room

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

Unit 148

Living Room

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

Hall Bath

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

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

Hallway

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

Unit 147

No violations noted.

BLDG 13

163 - 182

Unit 182

Office

Unit 181

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Living Room

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

Upstairs

Bathroom

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

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

Unit 180

Kitchen

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

Upstairs

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

Bathroom

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

Unit 179

Living Room

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

Unit 178

Bathroom

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

Unit 177

Bathroom

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

Unit 176

Bathroom

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

Unit 175

Living Room

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

Bathroom

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

Common Hallway

C Secure loose electrical receptacle. BMC 16.04.060(b)

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

Unit 174

Kitchen

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

Bathroom

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

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

Unit 173

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

Kitchen

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

Unit 172

Bathroom

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

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

Unit 171

Bedroom

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

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

Unit 170

Bedroom

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

Kitchen

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

Unit 169

Bathroom

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

Unit 168

Bathroom

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

Kitchen

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

Unit 167

Kitchen

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

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

Bathroom

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

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

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

Unit 166

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Living Room

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

Upstairs

Bathroom

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

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

Back Bedroom

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

Unit 165

Kitchen

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

Upstairs

Bathroom

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

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

Unit 164

Upstairs

Stairway

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

Hallway

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

Bathroom

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

Unit 163

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

BLDG 14

183 - 191

Unit 191

Kitchen

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

Upstairs

Hallway

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

Unit 190

Kitchen

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

Upstairs

Bathroom

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

Hallway

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

Unit 189

No violations noted.

Unit 188

Living Room

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

Upstairs

Bathroom

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

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

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

Unit 187

Living Room

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

Kitchen

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

Upstairs

Bathroom

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

Hallway

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

Unit 186

Living Room

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

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

Upstairs

Hallway

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

Bathroom

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

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

Unit 185

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen

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

Unit 184

Kitchen

Replace the missing base cabinet. BMC 16.04.060(a)

Install the missing appliances. BMC 16.04.060(a)

Bathroom

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

Upstairs

Front Bedroom

Replace the missing door. BMC 16.04.060(a)

Unit 183

Living Room

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

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

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

Kitchen

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

Bathroom

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

Upstairs

Hallway

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

Bathroom

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

BLDG 15

192 - 202

Unit 202

½ Bath

Secure exhaust fan grille. BMC 16.04.060(a)

Living Room

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

Furnace Closet

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

Upstairs

Bathroom

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

Unit 201

Kitchen

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

Upstairs

Bathroom

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

Back Bedroom

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

Unit 200

Living Room

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

Upstairs

Bathroom

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

Unit 199

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

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

Hallway

Secure the light fixture. BMC 16.04.060(a)

Front Bedroom

Repair the broken window. BMC 16.04.060(a)

Unit 198

Living Room

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

Unit 197

½ Bath

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

Replace the broken toilet seat. BMC 16.04.060(a)

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

Upstairs

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

Bathroom

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

Unit 196

Living Room

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

Kitchen

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

½ Bath

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

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

Upstairs

Hallway

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

Bathroom

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

Unit 195

Living Room

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

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

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

Kitchen

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

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

Upstairs

Bathroom

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

Unit 194

Kitchen

Install missing appliances. BMC 16.04.060(a)

Upstairs

Bathroom

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

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

Back Bedroom

Repair the broken window. BMC 16.04.060(a)

Unit 193

Furnace Closet

Install missing furnace. BMC 16.04.060 (b,c)

Kitchen

Install missing appliances. BMC 16.04.060(a)

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

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

Upstairs

Bathroom

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

Hallway

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

Unit 192

Upstairs

Bathroom

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

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

EXTERIOR

BUILDING 1

UNITS 1-12

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

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

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

BUILDING 2

UNITS 13-24

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

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

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

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

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

BUILDING 3

UNITS 25-36

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

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

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

BUILDING 4

UNITS 37-48

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

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

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

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

BUILDING 5

UNITS 49-65

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

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

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

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

BUILDING 6

UNITS 66 – 82

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

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

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

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

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

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

BUILDING 7

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

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

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

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

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

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

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

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

BUILDING 8

UNITS 91-98

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

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

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

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

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

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

BUILDING 9

UNITS 99-114

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

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

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

BUILDING 10

UNITS 115-130

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

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

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

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

BUILDING 11

UNITS 131-146

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

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

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

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

BUILDING 12

UNITS 147-162

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

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

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

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

BUILDING 13
UNITS 163-182

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

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

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

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

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

BUILDING 14
UNITS 183-192

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

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

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

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

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

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

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

BUILDING 15
UNITS 193-202

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

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

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

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

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

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

OTHER REQUIREMENTS:

Tenants and Owners Rights and Responsibilities Summary

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

Inventory Damage List

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: November 20th, 2019

Petition Type: An extension of time to complete repairs.

Petition Number: 19-TV-36 (Old Business)

Address: 3508 E. Park Ln.

Petitioner: Salvador Espinosa c/o Mark Kleinbauer (Agent)

Inspector: Kenny Liford

Staff Report: February 13th, 2019 Completed Cycle Inspection Report
April 22nd, 2019 BHQA application received
June BHQA meeting cancelled due to no quorum.
August 20th, 2019 2nd BHQA application received.

Owner has requested another extension of time to complete repairs.

Staff recommendation: Deny the request.

Conditions: Immediately call and schedule the re-inspection.

Compliance Deadline: The compliance deadline has passed.

Attachments: Cycle report, BHQA Appeal

16
15
9

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AUG 20 2019

BY:

Page 1 of 2



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

Property Address: 3508 E. Park Lane

Petitioner's Name: Mark Kleinbauer for Salvador Espinosa

Address: 3508 E. Park Lane

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123603460

E-mail Address: mkleinba@homefinder.org

Owner's Name: Salvador Espinosa

Address: 8215 Hillandale Drive

City: San Diego

State: California



Zip Code: 92120

Phone Number: 8123454406

E-mail Address: salvador.espinosa@hotmail.com

Occupants: Elizabeth and Doug Kramer

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

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

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

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

**Reminder:**

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

(Will be assigned by BHQA)

Petition Number: 19-TV-36

OLD BUSINESS

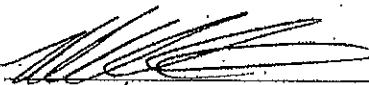
K

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 respectfully request an additional 30 days to finish up the repairs at 3508 Park Lane. The vast majority of repairs are completed and just have to finish up some things and again we are having contractor issues. I expect to have them all completed before the 30 days is up or hopefully before this request is reviewed by the BHQA. I will promptly schedule the re-inspection upon the repairs being completed. I appreciate your consideration of our request. If it matters the tenants are fine and not upset at the delay.

Signature (Required):



Name (Print):

Mark Kheubauer

Date:

8/20/19

Important information regarding this application format:

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





**PEEK
& Associates**

Real Estate & Management Co. LLC

899 S. College Mall Road # 385
Bloomington, IN 47401

Business and Fax (812) 336-7713

August 15, 2019

To Board of Housing Quality Appeals

From Mark Kleinbauer agent for Salvador Espinsosa

RE: Petition Number 19-TV-36

To Whom it may concern,

We respectfully request an additional 30 days to finish up the repairs at 3508 E. Park Lane. The vast majorities of repairs are completed and just have to finish up some things. I expect to have them all completed before the 30 days is up or hopefully before this request is reviewed by the BHQA. I will promptly schedule the re-inspection upon the repairs being completed. I appreciate your consideration of our request. Enclosed is the \$20 fee that I was told needed to be submitted along with this request even though it is for old business.

Kindly,

Mark Kleinbauer

Property Manager



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

7338

Owner(s)

Espinosa, Salvador
8215 Hillandale Dr.
San Diego, CA 92120

Agent

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

Prop. Location: 3508 E Park LN
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 02/12/2019
Primary Heat Source: Gas
Property Zoning: RS
Number of Stories: 2

Inspector: Kenny Liford
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

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

INTERIOR

Main Floor

Living Room (19-10 x 12-8), Kitchen/ Dining Room (18-0 x 11-8)
No violations noted.

Garage/ Attic

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

Lower Level

Stairs

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

Lower Level (Continued)**Family Room (16-2 x 21-2), Office (11-6 x 8-1)**

No violations noted.

Bathroom

Complete the installation of the plumbing and all associated fixtures and their bases/cabinets where applicable. These items will be checked for compliance with the Bloomington Municipal Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.060(a)

Crawl Space

No violations noted.

Upper Level**Bathroom**

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

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

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

NE Bedroom (11-8 x 10-6), South Bedroom (13-4 x 12-8)

No violations noted.

Existing Egress Window Measurements:**Height: 20.25 inches****Width: 41.50inches****Sill Height: 36 inches****Openable Area: 5.83 sq. ft.**

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

NW Bedroom (10-8 x 10-4)

No violations noted.

Existing Egress Window Measurements:**Height: 20.25 inches****Width: 33.50 inches****Sill Height: 44.75 inches****Openable Area: 4.71sq. ft.**

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

Hallway

No violations noted.

EXTERIOR

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

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: November 20, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-63 (Old business)

Address: 515 S. Woodscrest Dr. Unit 202

Petitioner: Everest Investments C/O Tim Thompson (Agent)

Inspector: Norman Mosier

Staff Report: May 8, 2019 – Conducted Cycle Inspection
July 18, 2019 – Received BHQA Appeal
September 16, 2019 – Conducted Re-inspection
October 17, 2019 – Received BHQA Appeal (Old business)

It was noted during the cycle inspection that the window in the living room would not stay open, and the north window in the north bedroom would not stay open. Petitioner is requesting an extension of time to repair/replace the windows. Petitioner is requesting until December 15, 2019 to resolve the violations.

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: December 15, 2019 for window repairs/replacement.

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

Handwritten signature/initials.



**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: 515 S. Woodcrest Dr Ste 202

Petitioner's Name: Everest Investments, Tlm Tomson, Agent

Address: 515 S. Woodcrest Dr

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 361-4517

E-mail Address: tomson_home_improvement@yahoo.com

Owner's Name: Everest Investments

Address: 515 S. Woodcrest Dr

City: Bloomington

State: Indiana

Zip Code: 47404

Phone Number: 812-333-8194

E-mail Address:

Occupants: Matthew Kawanishi

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-TV-623

OLD BUSINESS

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OCT 17 2019

BY:

Previously heard August 21, 2019

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.

The windows in this building are about fifty years old. There are two that need repaired and we can't locate the hardware needed. We are working with Tommy D's windows for a resolution, We will probably have to order new custom windows to replace them. Hopefully the factory will get them done and we can get them installed by December 15th, 2019. We are asking for an extension until then. Thank you for your time.
Tim
Tomson

Signature (Required):

Timothy W Tomson

Name (Print): Timothy Tomson

Date: 10/18/19

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

11026

Owner(s)

Everest Investments
515 S Woodscrest Dr
Bloomington, IN 47401

Agent

Timothy Tomson
3655 Woods Ave
Bloomington, IN 47403

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

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

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

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

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

INTERIOR:

2nd LEVEL

Stairway/Hallway:

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

Living Room 19-10 x 14-6:

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

City Hall

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

401 N Morton St

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

Bloomington, IN 47404

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

SE Bedroom 14-10 x 11-10:

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

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

Height: 19 inches

Width: 27.5 inches

Sill Height: 13 inches

Openable Area: 3.64 sq. ft.

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

Water Heater Closet:

No violations noted.

Pantry Room:

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

S Bathroom:

No violations noted.

Kitchen 7-9 x 7-6:

No violations noted.

N Bedroom 15-7 x 14-4:

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

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

Height: 19 inches

Width: 27.5 inches

Sill Height: 13 inches

Openable Area: 3.64 sq. ft.

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

Hallway:

No violations noted.

Hall Closet:

No violations noted.

N Hall Bath:

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

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

Storage Room:

No violations noted.

EXTERIOR:

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

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

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

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

East Stairway:

No violations noted.

OTHER REQUIREMENTS

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

This is the end of this report.



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

11026

Owner(s)

Everest Investments
515 S Woodscrest Dr
Bloomington, IN 47401

Agent

Timothy Tomson
3655 Woods Ave
Bloomington, IN 47403

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

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

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

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

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

REINSPECTION REQUIRED

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

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

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

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

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

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

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

INTERIOR:

2nd LEVEL

Living Room 19-10 x 14-6:

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

N Bedroom 15-7 x 14-4:

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

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

Height: 19 inches

Width: 27.5 inches

Sill Height: 13 inches

Openable Area: 3.64 sq. ft.

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

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: November 20, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-79

Address: 411 E. 8th St.

Petitioner: Gretchen Nall

Inspector: Norman Mosier

Staff Report: April 9, 2019 – Conducted Cycle Inspection
July 9, 2019 – Mailed Remaining Violations Report
August 10, 2019 – Conducted Re-inspection
September 23, 2019 – Received BHQA Appeal
October 11, 2019 – Received updated BHQA Appeal prior to meeting date, scheduled for November BHQA meeting

It was noted during the cycle inspection that there are several violations to be repaired. Petitioner is requesting an extension of time to complete the repairs. Petitioner states that the sliding glass door for unit 2 is on order and will be installed when the door comes in from the vendor. All remaining repairs will be completed by the deadlines stated below.

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: November 31, 2019 – For life safety repairs
December 20, 2019 – For all other repairs.

Attachments: Cycle Report, Remaining violations report, BHQA Appeal, Petitioner's letter



**Application For Appeal
To The
Board of Housing Quality Appeals**

P.O. Box 100

Bloomington, IN 47402

812-349-3420

hand@bloomington.in.gov

RECEIVED
OCT 07 2019

BY: _____

Property Address: 411 E 8th St

Petitioner's Name: Gretchen Nall

Address: P.O. Box 1327

City: Bloomington **State:** IN **Zip Code:** 47402

Phone Number: 812-360-2288 **E-mail Address:** gretchen.nall@homefinder.org

Owner's Name: Donald Rodda

Address: _____

City: Bloomington **State:** IN **Zip Code:** 47402

Phone Number: 812-361-3544 **E-mail Address:** don.rodde@cookmedical.com

Occupants: _____

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

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

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

Variance Type: 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 month's agenda!

(Will be assigned by BHQA)

Petition Number: 19-TV-79

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.

Unit 4
~~bathtub~~ repair ceiling
~~bedroom~~ repair latch to door

Signature (Required): _____

Name (Print): _____

Date: _____

10.3.19

Important information regarding this application format:

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

Print Form



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
SEP 23 2019
BY:

Property Address: 411 E 8th St.

Petitioner's Name: Gretchen Nall

Address: PO 1327

City: bloomington State: IN Zip Code: 47401

Phone Number: 812-360-2288 E-mail Address: gretchen.nall@homefinder.org

Owner's Name: Donald Rodda

Address: 70 Boy 1327

City: bloomington State: IN Zip Code: 47402

Phone Number: 812-361-3544 E-mail Address: don.rodde@cookmedical.com

Occupants: N/A

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: Extension of time

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-TV-79

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:

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

see email & quote

Signature (Required):

Name (Print):

Quellen Hall

Date:

9-20-19

Important information regarding this application format:

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

Print Form

Tommy D's patio door quote

From: Justin Richardson (justinr@tommyds.us)

To: bloomingtonrentals@yahoo.com

Date: Friday, September 20, 2019, 10:59 AM EDT

Gretchen,

Here is the patio door quote for 411 E. 8th st. Lexington house unit #2. This custom sized patio door will take at least 4 weeks to be manufactured and currently we are out until about mid-December on our install dates. We set our schedule on a first come first serve basis once receiving a deposit. We accept cash, check, or charge "other than AmEx". Please look this over and let me know how you'd like to proceed.

Thank you for your time and have a great day,

Justin Richardson

Sales Representative

Tommy D's Windows, Doors & More, Inc.

3148 S. State Road 446

Bloomington, Indiana 47401

Office: 812-330-8898

Cell: 812-360-8485

Fax: 812-330-8863

Office Hours: Mon-Wed-Fri - 7:30-5:00



Bloomington Rentals 411 e. 8th st. unit 2.pdf
103.8kB



Tommy D's Windows, Doors & More, Inc.
 3148 S State Road 446
 Bloomington, Indiana 47401
 PH: 812-330-8898

ORDER: 127712
 ORDER DATE: 9/11/2019
 ORDER CONTACT:

QUOTE

INVOICE INFORMATION

Installed Sales

SHIPPING INFORMATION

Installed Sales

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
127712	9/11/2019		Bloomington Rentals	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	Hawthorne 2-Lite Patio Door	1	RO: 75 W x 82 H TTT: 74 1/2 W x 81 1/2 H	\$986.87	\$986.87
	Custom Patio Door Size=[w=75,h=82]			\$332.74	\$332.74
	Left Operates From Outside			\$0.00	\$0.00
	Interior Color{White}			\$0.00	\$0.00
	Exterior Color{White}			\$0.00	\$0.00
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00
	Glass IG{Loe270/Clear IG}			\$0.00	\$0.00
	Tempered			\$0.00	\$0.00
	Patio Door Screen			\$0.00	\$0.00
	Fiberglass			\$0.00	\$0.00
	Ship Screen Separately			\$0.00	\$0.00
	Two Point Lock			\$0.00	\$0.00
	Hardware Color Match			\$0.00	\$0.00
	Hardware Color{White Hardware}			\$0.00	\$0.00
ITEM SUBTOTAL:				\$1,319.61	\$1,319.61

U-Value	Solar Heat Gain	Visible Light
0.26	0.29	0.56
Energy Star Zones		NORTHERN & NORTH CENTRAL

2	MISCELLANEOUS CHARGE	1		\$600.00	\$600.00
	Installation Charge			\$0.00	\$0.00
ITEM SUBTOTAL:				\$600.00	\$600.00

TOTALS: 2			SUBTOTAL:	\$1,919.61
			TOTAL:	\$1,919.61

COMMENT:



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

3538

Owner(s)

Rodda, Donald E.
1120 E. Keenland Ct
Bloomington, IN 47401

Agent

Gretchen Nall
P.O. Box 1327
Bloomington, IN 47402

Prop. Location: 411 E 8th ST
Number of Units/Structures: 8/1
Units/Bedrooms/Max # of Occupants: Bld 1: 8/2/5

Date Inspected: 04/09/2019
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

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

Monroe County records show this structure was built in 1966. There were no minimum emergency egress requirements at the time of construction.

Typical Unit:

Living Room (17-10 x 9-0)
Kitchen (10-0 x 6-0)
Bathroom
Bedroom 1 (10-0 x 9-0)
Bedroom 2 (12-0 x 9-6)

Typical Egress Window

Height: 31 inches
Width: 30.5 inches
Sill Height: 45 inches
Openable Area: 6.57 sq. ft.

Note: Only rooms with violations are listed in this report.

BASEMENT:

Secure the loose railing at the top of stairway. BMC 16.04.050(b)

Laundry Room

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

City Hall

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Bloomington, IN 47404

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

MAIN LEVEL

Unit 1:

Kitchen

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

Unit 2:

Kitchen

It is strongly recommended that a minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.

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

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

Hallway

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

Bathroom

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

R Bedroom

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

Unit 3:

Kitchen

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

Bathroom

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

Unit 4:

Living Room

Repair the storm door latch not to catch on storm door trim. BMC 16.04.060 (a)

Hallway

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

Hall Bath

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

R Bedroom

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

North Common Stairway:

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

Unit 5

Hallway

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

Hall Bath

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

S Common Stairway:

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

Unit 7

No violations noted.

Unit 6:

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

Unit 8:

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

EXTERIOR:

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

Reconnect conduit east side of structure. BMC 16.04.050(a)

Replace deteriorated fascia on north over hang. BMC 16.04.050(a)

Install a diverted spout on the NW corner of structure. BMC 16.04.050(a)

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

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development
REMAINING VIOLATION INSPECTION REPORT

3538

Owner(s)

Rodda, Donald E.
1120 E. Keenland Ct
Bloomington, IN 47401

Agent

Gretchen Nall
P.O. Box 1327
Bloomington, IN 47402

Prop. Location: 411 E 8th ST
Number of Units/Structures: 8/1
Units/Bedrooms/Max # of Occupants: Bld 1: 8/2/5

Date Inspected: 04/09/2019
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

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

Monroe County records show this structure was built in 1966. There were no minimum emergency egress requirements at the time of construction.

Typical Unit:

Living Room (17-10 x 9-0)
Kitchen (10-0 x 6-0)
Bathroom
Bedroom 1 (10-0 x 9-0)
Bedroom 2 (12-0 x 9-6)

Typical Egress Window

Height: 31 inches
Width: 30.5 inches
Sill Height: 45 inches
Openable Area: 6.57 sq. ft.

NOTE: Only units and rooms with violations will be listed on this report.

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.

BASEMENT:

Secure the loose railing at the top of stairway. BMC 16.04.050(b)

Laundry Room

Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall.

IC 22-11-18-3.5

MAIN LEVEL

Unit 1:

Kitchen

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

Unit 2:

Kitchen

It is strongly recommended that a minimum 1A 10BC classification fire extinguisher be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress.

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

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

Hallway

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

Bathroom

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

R Bedroom

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

Unit 3:

Kitchen

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

Bathroom

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

Unit 4:

Living Room

Repair the storm door latch not to catch on storm door trim. BMC 16.04.060 (a)

Hallway

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

Hall Bath

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

R Bedroom

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

North Common Stairway:

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

Unit 5

Hallway

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

Hall Bath

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

S Common Stairway:

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

Unit 7

No violations noted.

Unit 6:

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

Unit 8:

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EXTERIOR:

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

Reconnect conduit east side of structure. BMC 16.04.050(a)

Replace deteriorated fascia on north over hang. BMC 16.04.050(a)

Install a diverted spout on the NW corner of structure. BMC 16.04.050(a)

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This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development
REMAINING VIOLATION INSPECTION REPORT

3538

Owner(s)

Rodda, Donald E.
1120 E. Keenland Ct
Bloomington, IN 47401

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Number of Units/Structures: 8/1
Units/Bedrooms/Max # of Occupants: Bld 1: 8/2/5

Date Inspected: 04/09/2019
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2

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

Monroe County records show this structure was built in 1966. There were no minimum emergency egress requirements at the time of construction.

Typical Unit:

Living Room (17-10 x 9-0)
Kitchen (10-0 x 6-0)
Bathroom
Bedroom 1 (10-0 x 9-0)
Bedroom 2 (12-0 x 9-6)

Typical Egress Window

Height: 31 inches
Width: 30.5 inches
Sill Height: 45 inches
Openable Area: 6.57 sq. ft.

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.

MAIN LEVEL

Unit 2:

R Bedroom

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

Unit 4:

Hall Bath

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

R Bedroom

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

EXTERIOR:

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

Replace deteriorated fascia on north over hang. BMC 16.04.050(a)

OTHER REQUIREMENTS

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

This is the end of this report.



**City of Bloomington
Housing & Neighborhood Development**

Meeting Date: November 20, 2019

Petition Type: Relief from an administrative decision

Variance Request: Relief from the loss of 5 year permit.

Petition Number: 19-AA-80

Address: 533 E Smith Avenue

Petitioner: Joanne Sabbaugh (Cassis Enterprises, LLC)

Inspector: Mike Arnold/ John Hewett

Staff Report: September 5, 2019 HAND staff called owner to schedule Cycle. She'll call back.
September 17, 2019 Owner scheduled inspection, Permit is reduced to 3 year at this time.
September 18, 2019 Owner called Director to request 5 year permit. She was informed this must go to BHQA.
September 26, 2019 Owner appeals for relief from loss of 5 year permit.
October 4, 2019 Cycle Inspection, no violations noted.
October 16, 2019 Billing sent.

The owner is appealing the loss of her 5 year permit.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The permit shall remain as issued, with an expiration date of October 04, 2022.

Compliance Deadline: none

Attachments: Appeal form

A handwritten signature in black ink, likely of a city official, located in the bottom right corner of the page.



**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
SEP 26 2019

BY: _____

Property Address: 533 East Smith Avenue, Bloomington, IN 47401

Petitioner's Name: Joanne Sabbagh (Cass's Enterprises, LLC)

Address: 3709 Tamarron Drive

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8122195212

E-mail Address: joannecarrie@att.net

Owner's Name: SAME

Address:

City:

State:



Zip Code:

Phone Number:

E-mail Address:

Occupants: Tyler Pavelka & Carrie Berghoff

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

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

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

Variance Type: A modification or exception to the Housing Property Maintenance Code. (Petition Type: ☒)



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 19-AA-80

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

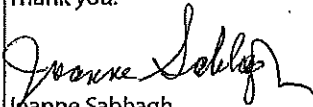
- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: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

I am requesting that I receive a five year permit if the inspection of 533 East Smith Avenue has no violations. A HAND representative contacted me a week prior to the expiration of my current permit at which time I was in my vehicle and was unable to set a date. She called me back the following week and we set a date for my inspection for October 4 at 10:30 am with Mike Arnold.

I realized then that I was a few days past the date of expiration of my current permit and requested that an exception be made at which time I was informed that I had to complete a written request to you. I am requesting this and am asking the Board to note my record for the ten rentals I have and see that I have always set my inspections in a timely manner prior to any permit expirations dates.

Your favorable response to my request will be greatly appreciated.

Thank you.



Joanne Sabbagh
Cassis Enterprises, LLC
3709 Tamarron Drive
812-219-5212
joannecarrie@att.net

Signature (Required): _____

Name (Print): Joanne Sabbagh

Date: _____

Important information regarding this application format:

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

Print Form



City of Bloomington
H.A.N.D.

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

Meeting Date: November 20, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-81

Address: 825 W. 11th St.

Petitioner: Jeff Brawley

Inspector: Norman Mosier

Staff Report: February 17, 2019 – Conducted Cycle Inspection
April 15, 2019 Agent Scheduled Re-inspection for May 30, 2019 at 1:30
May 29, 2019 – Agent Re-scheduled Re-inspection for June 17, 2019 at 1:30
June 17, 2019 – Conducted Re-inspection
July 31, 2019 – Agent Scheduled Re-inspection for August 7, 2019 at 10:30
August 7, 2019 – No Show, Agent Scheduled Re-inspection for August 15, 2019 at 9:00
August 15, 2019 – Conducted Re-inspection
September 10, 2019 – Agent Scheduled Re-inspection for October 1, 2019 at 4:00
September 30, 2019 – Received BHQA Appeal

It was noted at the cycle inspection that the SW corner of the foundation had cracks in the mortar joints and needed to be tuck pointed. At the August 15 re-inspection it was noted that the cracks in the foundation had more separation and would need a more extensive repair. The Petitioner is requesting an additional 6 month extension of time to complete the foundation repair.

Staff recommendation: Grant the request.

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

JK

Compliance Deadline: December 30, 2019

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

A handwritten signature or set of initials, possibly "JL", located in the bottom right corner of the page.



RECEIVED
SEP 30 2019

BY:

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

Property Address: 825 W. 11th

Petitioner's Name: JEFF BRAWLEY

Address: 608 N. JUNIUS ST

City: Bloom State: IN Zip Code: 47401

Phone Number: 812-327-5381 Email Address: _____

Property Owner's Name: SUNNY DAY PROPERTIES

Address: 3808 W. VERNAL PIKE

City: Bloom State: IN Zip Code: 47404

Phone Number: 812-322-2539 Email Address: _____

Occupants: _____

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY

Petition Number 19-TV-81

SEE REVERSE

NM

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

TIME TO COMPLETE REPAIRS:

FOUNDATION REPAIR:

TIME REQUEST: 6 Months

Contractor SCHEDULING IS REASON
FOR DELAY

Signature (required):

Name (please print):

JEFF BRADY

Date:

9/30/19

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



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

3608

Owner(s)

Sunny Day Property C/O Ross Thackery
3808 W. Vernal Pike
Bloomington, IN 47404

Agent

Brawley Property Management
Po Box 5543
Bloomington, IN 47407

Prop. Location: 825 W 11th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 02/07/2019
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

The Monroe County Assessors records indicate that this structure was built in 1992. These are the minimum egress requirements for One and two Family Dwellings built or altered between 1990 and 1996.

Clear opening height: 24"
Clear opening width: 18"
Sill height: 44" above finished floor
Openable area: 4.75 sq. ft.

EXTERIOR:

Tuck point the foundation where cracked at mortar joints. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Furnace Inspection Documentation

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

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

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

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development
REMAINING VIOLATION INSPECTION REPORT

3608

Owner(s)

Sunny Day Property C/O Ross Thackery
3808 W. Vernal Pike
Bloomington, IN 47404

Agent

Brawley Property Management
Po Box 5543
Bloomington, IN 47407

Prop. Location: 825 W 11th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 02/07/2019
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

The Monroe County Assessors records indicate that this structure was built in 1992. These are the minimum egress requirements for One and two Family Dwellings built or altered between 1990 and 1996.

Clear opening height: 24"
Clear opening width: 18"
Sill height: 44" above finished floor
Openable area: 4.75 sq. ft.

INTERIOR

Utility Room: Gas furnace located here, see other requirements.
Provide a complete directory of all service panels and circuits. BMC 16.04.020(a) IEC 408.4

Living Room 14 x 11-6:
Secure the loose receptacle on the east wall. BMC 16.04.060 (b)

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

NE Bedroom 9-6 x 8-4:

Replace the broken receptacle on the west wall. BMC 16.04.060 (b)

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 1992

Height: 24 inches

Width: 34 inches

Sill Height: 29.5 inches

Openable Area: 5.66 sq. ft.

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

SW (Master) Bedroom 11 x 10: Same window as NE Bedroom.

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

EXTERIOR

Tuck point the foundation where cracked at mortar joints. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Furnace Inspection Documentation

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

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

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

This is the end of this report.



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

3608

Owner(s)

Sunny Day Property C/O Ross Thackery
3808 W. Vernal Pike
Bloomington, IN 47404

Agent

Brawley Property Management
Po Box 5543
Bloomington, IN 47407

Prop. Location: 825 W 11th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 02/07/2019
Primary Heat Source: Gas
Property Zoning: RC
Number of Stories: 1

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

The Monroe County Assessors records indicate that this structure was built in 1992. These are the minimum egress requirements for One and two Family Dwellings built or altered between 1990 and 1996.

Clear opening height: 24"

Clear opening width: 18"

Sill height: 44" above finished floor

Openable area: 4.75 sq. ft.

INTERIOR

Kitchen 14 x 11:

Replace the damaged door. BMC 16.04.060 (a)

Replace the damaged deadbolt. BMC 16.04.060 (a)

Utility Room: Gas furnace located here, see other requirements.

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

Maintain minimum clearances from combustibles:

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

BMC 16.04.060(c)

Living Room 14 x 11-6:

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

Hallway:

No violations noted.

Hall Bathroom:

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

Crawlspace:

No violations noted.

NE Bedroom 9-6 x 8-4:

Replace the broken receptacle on the west wall. BMC 16.04.060 (b)

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 1992

Height: 24 inches

Width: 34 inches

Sill Height: 29.5 inches

Openable Area: 5.66 sq. ft.

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

SE Bedroom 11 x 8: Same window as NE Bedroom.

Nvn

SW (Master) Bedroom 11 x 10: Same window as NE Bedroom.

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

Master 1/2 Bath:

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

Attic

No Access.

EXTERIOR

Remove the mold on the structure. BMC 16.04.050F)

Tuck point the foundation where cracked at mortar joints. BMC 16.04.050(a)

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

Crawlspace:

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)

Tenants and Owners Rights and Responsibilities Summary

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

Inventory Damage List

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

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

This is the end of this report.







City of Bloomington
H.A.N.D.

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

Meeting Date: November 20, 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-82

Address: 621 N. Lincoln Street

Petitioner: Randy McGothlin (owner)

Inspector: Jo Stong

Staff Report: September 13, 2019: Conducted complaint inspection
September 16, 2019: Mailed Report.
September 23, 2019: Received fee from owner for BHQA. Owner stated property is vacant.
September 24, 2019: Conducted drive-by; property appeared to be vacant.
September 30, 2019: Received appeal.

During a complaint inspection of the above property, violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found. The petitioner is requesting an additional 30 days to complete the repairs. He states that there are no tenants living in the house.

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: December 30, 2019

Attachments: Complaint inspection report, photos, appeal



10/17
RECEIVED
SEP 30 2019

BY:

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

Property Address: 621 N. Lincoln

Petitioner's Name: Randy McGlothlin

Address: 5891 W. ST. RD. 48

City: Bloomington State: IN Zip Code: 47404

Phone Number: 317-997-0468 Email Address: rmcglot@lincol.net

Property Owner's Name: Same

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

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.

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY

Petition Number 19-TV-82

paid via credit card

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.

There was an extensive list of items to be addressed. 14 days is insufficient to complete this list. I would like an additional 30 days in order to complete everything. There are no tenants living in the house.

Signature (required): Randy McGoykin

Name (please print): RANDY MCGOYKIN Date: 9/24/19

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



City Of Bloomington
Housing and Neighborhood Development

SEP 16 2019

Randy McGlothlin
5891 W. State Road 48
Bloomington, IN 47404

RE: NOTICE OF COMPLAINT INSPECTION

Dear Randy McGlothlin

On 09/13/2019 a complaint inspection was performed at 621 N Lincoln ST. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **SEP 30 2019**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than fourteen (14) days to correct the violations, or if you want to appeal any violation, an appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

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

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

Sincerely,

Housing & Neighborhood Development

Encl :Inspection Report,

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

City Hall

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

401 N Morton St

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

Bloomington, IN 47404

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

48



City Of Bloomington
Housing and Neighborhood Development

COMPLAINT INSPECTION REPORT

1229

<u>Owner</u>	<u>Agent</u>	<u>Tenant</u>
Randy Mcglothlin 5891 W. State Road 48 Bloomington, IN 47404	Hallmark Rentals & Mgmt. Inc 1205 N. Walnut St. Bloomington, IN 47404	Emma Unger 7636 N. Hilltop Dr. Unionville, IN 47468

Prop. Location: 621 N Lincoln ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 09/13/2019
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1

Inspector: Jo Stong
Foundation Type: Cellar, Crawlspace
Attic Access: No
Accessory Structure: None

The following items are the result of a complaint inspection conducted on **September 13, 2019**. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

INTERIOR:

Note: The complaint was regarding mold and rodents. Several areas of the property had water damage and were susceptible to rodent infestation. Rodent droppings were found in the house.

Entire Unit:

Eliminate the rodents in this unit. All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly eliminated by approved processes that will not be injurious to human health. The owner of any residential rental unit shall be responsible for extermination of pests prior to letting the unit. BMC16.04.090 (a), (b)

North Bathroom:

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

Southwest Bedroom:

Replace the stained and sagging ceiling tiles. BMC 16.04.060(a)

Jack & Jill Bath:

Repair the damaged ceiling. BMC 16.04.060(a)

Southeast Bedroom:

Replace the damaged members of the ceiling (bent supports, stained and damaged tiles). BMC 16.04.060(a)

Laundry:

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

Kitchen:

Replace the damaged countertop. BMC 16.04.060(a)

EXTERIOR:

Remove the trees growing against the foundation of the house. All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)

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

Properly seal around all windows to eliminate moisture, weather and pest infiltration. BMC 16.04.050(a)

Properly replace and secure all missing eaves and soffits. Eliminate holes and openings in eaves, including but not limited to the large opening above the front (east) porch, and on the north side of the structure. BMC 16.04.050(a)

Crawlspace:

Replace the crawlspace door with one that eliminates the entry of pests. BMC 16.04.050(a)

Cellar:

Seal the cracks in the foundation where light can be seen at the southeast corner of the structure. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. Repair with like materials in a workmanlike manner. BMC 16.04.050(a)

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

Replace the door to the cellar with a tight-fitting door to eliminate entry of weather and pests. BMC 16.04.050(a)

This is the end of this report.







City of Bloomington
H.A.N.D.

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

Meeting Date: November 20th, 2019
Petition Type: An extension of time to complete repairs.
Petition Number: 19-TV-83
Address: 703 West Gourley Pike. Apt #196
Petitioner: Kelly Cockrell
Inspector: Kenny Liford/Matt Swinney/Norman Mosier
Staff Report: January 30th, 2019 Completed Cycle Inspection Report
October 4th, 2019 BHQA application received

Owner has requested an extension of time to complete repairs to this unit because of possibility of asbestos in the bathroom.

Staff recommendation: Deny the request.

Conditions: Immediately call and schedule re-inspection for all remaining violations with the exception of approved BHQA items.

Compliance Deadline: The deadline for this property has passed.

Attachments: Cycle report, BHQA Appeal

DIS



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: The Arch Bloomington 703 W. Gourley

Petitioner's Name: Kelly Cockrell

Address: 703 West Gourley Pike apt. 196

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-332-1640 Email Address: Kelly.Cockrell@assetliving.com

Property Owner's Name: Copper Beech Townhomes 22 LLC

Address: 703 West Gourley Pike

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812-332-1640 Email Address: thearchbloomington@assetliving.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.

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY

Petition Number 19-TV-33

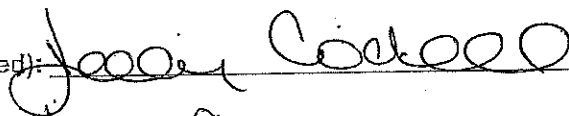
SEE REVERSE

KL, MS, NM

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

When we went to repair bathroom we ran into possible asbestos. We sent off for sampling ~~to~~ and have not received the results back yet in order to move forward. We should after speaking to company have results back within next two weeks. Would like to extend this unit for 45-60 days.

Signature (required):



Name (please print):

Kelly Cockrell

Date:

10/4/19

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



City Of Bloomington
Housing and Neighborhood Development
CYCLE INSPECTION REPORT

416

Owner(s)

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

Agent

The Arch Bloomington
703 W Gourley Pike
Bloomington, IN 47404

Prop. Location: 703 W Gourley PIKE
Number of Units/Structures: 208/15
Units/Bedrooms/Max # of Occupants: Bld 1: 32/1/5 154/2/5 22/3/5

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

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

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

Monroe County Assessor's records indicate this structure was built in 1982.
Minimum emergency egress requirements for the time of construction:
 Openable area required: 4.75 sq. ft.
 Clear width required: 18"
 Clear height required: 24"
 Maximum Allowable Sill Height: 48" above finished floor

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

Typical Egress Window Measurements:

Existing Egress Window Measurements: Slider pop-out: Constr. Yr. - 1982
 Height: 44 inches
 Width: 33 inches
 Sill Height: 35 inches
 Openable Area: 10.08 sq. ft.

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

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

Height: 43.75 inches

Width: 21 inches

Sill Height: 35 inches

Openable Area: 6.38 sq. ft.

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

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

Height: 32 inches

Width: 18.50 inches

Sill Height: 50 inches

Openable Area: 4.11 sq. ft.

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

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

Height: 32 inches

Width: 32.75 inches

Sill Height: inches

Openable Area: 7.27 sq. ft.

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

BLDG 1

1 - 12

Unit 1

Upstairs

Hall Bath

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

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

Hallway

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

Unit 2

No violations noted.

Unit 3

Half Bath

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

Unit 4

Kitchen

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

Upstairs

Hall Bath

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

Unit 5

Entry

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

Living Room

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

Furnace closet

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

Kitchen

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

½ Bath

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

Unit 6

Living Room

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

Furnace Closet

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

Unit 7

Entry

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

Upstairs

Hall Bath

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

Unit 8

Upstairs

Hall Bath

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

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

Unit 9 (Storage)

No violations noted.

Unit 10

Kitchen

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

Upstairs

Hall Bath

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

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

Unit 11

½ Bath

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

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

Upstairs

Hall Bath

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

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 12

Kitchen

C Secure the loose GFCI receptacle (With the Disposal switch). BMC 16.04.060(b)

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

BLDG 2

13 - 24

Unit 13

Living Room

C Replace the missing smoke detector. IC22-11-18-3.5

Kitchen

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

1/2 Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 14

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 15

Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Kitchen

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 16

Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Back Bedroom

Replace the missing floor vent cover. BMC 16.04.060(a)

Unit 17

½ Bath

C Replace non-functioning or incorrectly wired GFCI receptacle(s) (Wont trip), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 18

Kitchen

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

½ Bath

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Upstairs

Hall Bath

C Replace non-functioning or incorrectly wired GFCI receptacle(s) (Wont trip), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Unit 19

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen

Properly re-caulk around the top of the backsplash to eliminate water infiltration. BMC 16.04.060(a)

½ Bath

C Replace non-functioning or incorrectly wired GFCI receptacle(s) (Wont trip), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Upstairs

Hall Bath

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 20

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 21

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 22

No violations noted.

Unit 23

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 24

Upstairs

Hall Bath

Replace/repair the damaged surface of the tub. BMC 16.04.060(c)

Hallway

C Provide operating power to the smoke detector. IC 22-11-18-3.5

BLDG 3

25 - 36

Unit 25

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

½ Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 26

No violations noted.

Unit 27

Kitchen

Repair the surface of the ceiling (Above the sink) to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Upstairs

Hall Bath

Replace/repair the damaged surface of the tub. BMC 16.04.060(c)

Unit 28

Upstairs

Back Bedroom

Properly repair or replace loose, damaged, or missing floor covering at the entry of the Bedroom. BMC 16.04.060(a)

Front Bedroom

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Unit 29

No violations noted.

Unit 30

Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Unit 31

Upstairs

Hallway

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Hall Bath

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 32

Entry

Properly secure the threshold in the exterior doorway. BMC 16.04.060(b)

½ Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Upstairs

Hallway

C Install a smoke detector in an approved location. If wall mounted, it shall be located between 4 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 33

½ Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 34

Entry

Repair/replace the damaged/missing trim around the entry door. BMC 16.04.060(a)

Unit 35

½ Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 36

No violations noted.

BLDG 4

37 - 48

Unit 37

Kitchen

C Secure the loose outlet to the left of the sink. BMC 16.04.060(b)

½ Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 38

½ Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Upstairs

Hall Bath

Properly install or replace the aerator on the sink faucet so that it functions as intended.
BMC 16.04.060(c)

Hallway

Replace the missing smoke detector. IC22-11-18-3.5

Unit 39

Kitchen

Repair the surface of the ceiling (Above the sink) to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

Upstairs

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the ungrounded electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. Label receptacle as no equipment ground. BMC 16.04.020(a)(5); IEC 406.3(D)

Front Bedroom

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Unit 40

Living Room

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 41

Entry

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

1/2 Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 42

Kitchen

Remove the motorcycle. Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a building. BMC 16.04.020(a)(3) (2014 IFC 313.1, 313.2)

Unit 43

No violations noted.

Unit 44

Kitchen

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Enclose electrical wiring where the power supply enters the garbage disposal with protective insulation removed inside the garbage disposal and secure with a cable clamp. BMC 16.04.060(c)

Unit 45

Kitchen

Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Unit 46

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Hall Bath

Repair/Replace the damaged sink. BMC 16.04.060(a)

Unit 47

½ Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 48

No violations noted.

BLDG 5

49 - 65

Unit 49

Furnace Closet

C Eliminate all unused openings in the electric service panel by installing approved rigid knockout blanks. BMC 16.04.060(b)

Unit 50

Entryway

Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(a)

Hall Bath

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 51

No violations noted.

Unit 52

Hall Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Hallway outside 53, 50

Replace the missing protective cover for the light fixture. BMC 16.04.060(c)

Unit 53

No violations noted.

Unit 54

Hall Bath

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 55a

Kitchen

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Hall Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 55B

Bedroom

C Provide operating power to the smoke detector. IC 22-11-18-3.5

Unit 56

Bathroom/Bedroom

Repair/replace the damaged door. BMC 16.04.060(a)

Unit 57

Furnace Closet

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Kitchen

C Provide operating power to the smoke detector. IC 22-11-18-3.5

Unit 58

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 59

No violations noted.

Unit 60

Living Room

C Provide operating power to the smoke detector. IC 22-11-18-3.5

Unit 61

Hall Bath

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 62

Hallway

Provide operating power to the smoke detector. IC 22-11-18-3.5

Unit 63

Kitchen

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Replace non-functioning or incorrectly wired GFCI receptacle(s) (Right of sink), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Unit 64

Furnace Closet

Eliminate all unused openings in the electric service panel by installing approved rigid knockout blanks. BMC 16.04.060(b)

Hall Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 65

Left Bedroom

Secure the loose vent in the ceiling. BMC 16.04.060(a)

Kitchen

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Replace non-functioning or incorrectly wired GFCI receptacle(s) (left of sink), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Furnace closet

Replace the missing access cover panel to the furnace. BMC 16.04.060(b)

BLDG 6

UNITS 66 - 82

Unit 66

Kitchen:

Repair garbage disposal to function as intended, jammed. BMC 16.04.060(c)

Hall Bath:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or **sagging materials**. BMC 16.04.060(a)

Unit 67

Hall Bath:

Repair the tub faucet to eliminate the constant dripping. BMC 16.04.060(c)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

L Bedroom Closet:

Restore power to electrical receptacle in closet. BMC 16.04.060 (a)

Unit 68

Hallway

Replace the missing smoke detector. IC22-11-18-3.5

Unit 69

Living Room:

Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Kitchen:

Repair garbage disposal to function as intended, jammed. BMC 16.04.060(c)

Hall Bath:

Replace the defective sink faucet. BMC 16.04.060 (c)

Unit 70

No violations noted.

Unit 71

Kitchen:

Repair deteriorated door casing, east side BMC 16.04.060 (a)

Hall Bath

Secure the loose toilet to its mountings. BMC 16.04.060 (c)

Repair the tub faucet to eliminate the constant dripping. BMC 16.04.060(c)

Unit 72a

This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Unit 72 b

Kitchen:

Replace defective GFCI receptacle to the left of sink. BMC 16.04.060 (b)

Bathroom

Properly repair the soft floor adjacent to the toilet. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 73

Deck:

Secure the loose receptacle to the structure. BMC 16.04.050(b)

Kitchen:

Repair garbage disposal to function as intended, jammed. BMC 16.04.060(c)

Bathroom

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 74

West Hallway:

C Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

Unit 75

Living Room:

C Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

Deck:

C Secure the loose receptacle box west side of deck to the structure. BMC 16.04.050(b)

Kitchen:

Repair garbage disposal to function as intended, jammed. BMC 16.04.060(c)

Bathroom

C Replace the gfci receptacle to function as intended, painted over, won't reset.
BMC 16.04.060 (b)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 76

Kitchen:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials, north end, tape loose. BMC 16.04.060(a)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 77

Living Room:

C Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

Hall Bath:

Repair the exhaust fan to function as intended. BMC 16.04.060 (c)

Unit 78

Deck:

C Secure the loose receptacle to the structure. BMC 16.04.050(b)

Hallway:

C Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

Hall Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the defective diverter valve to function as intended. BMC 16.04.060 (c)

COMMON STAIRWAY

2nd LEVEL

C Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

Unit 79

Deck:

C Secure the loose west handrail. BMC 16.04.050(b)

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 80

Kitchen:

Repair garbage disposal to function as intended, jammed. BMC 16.04.060(c)

Living/Dining Room:

C Secure the loose receptacle on the north wall. BMC 16.04.060 (b)

2 LEVEL

Hallway:

Interior walls shall be free of **holes**, cracks, peeling paint and/or deteriorated drywall/plaster, west wall.
BMC 16.04.060(a)

Unit 81

Furnace Closet:

Secure loose door on the electrical service panel. BMC 16.04.060 (a)

Hall Bath:

Seal the perimeter of the sink counter top to prevent water infiltration into the walls.
BMC 16.04.060 (a)

Toilet Room:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 82

C This unit was not inspected at the time of this inspection, as it was not accessible. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property.
This applies even if the tenants do not have access to this area of the property. BMC 16.03.040

BLDG 7

UNITS 83 - 90

Unit 83

Entryway:

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible.
BMC 16.04.060(a)

Hallway

C Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

Half Bath:

Secure the loose sink to wall. BMC 16.04.060 (c)

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Kitchen:

Determine the source and eliminate the water leak under the sink. BMC 16.04.060(a)

2ND LEVEL

Hall Bath:

Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Repair the tub faucet to eliminate the constant dripping. BMC 16.04.060(c)

Unit 84

Half Bath:

Repair the exhaust fan to function as intended. BMC 16.04.060 (c)

C Repair the Gfci receptacle to function as intended, won't trip. BMC 16.04.060 (b)

Secure the loose sink to wall. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

C Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 85

No violations noted.

Unit 86

Half Bath:

Repair/replace the exhaust fan, stuck. BMC 16.04.060 (c)

Kitchen:

C Replace the defective Gfci receptacle to the left of the sink, won't reset. BMC 16.04.060 (b)

2ND LEVEL

Hall Bath:

C Secure the loose receptacle box. BMC 16.04.060 (b)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

S Bedroom:

Replace the missing striker plate and repair the door to latch properly. BMC 16.04.060 (a)

Unit 87

Living Room:

Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

2ND LEVEL

Hall Bath:

Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 88

Living Room:

Replace the missing lock on sliding glass door. BMC 16.04.060 (b)

2ND LEVEL

Hall Bath:

Repair/replace the rattling exhaust fan. BMC 16.04.060 (c)

Unit 89

Furnace Closet:

Properly repair the hole in the floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Living Room:

Properly repair the soft floor adjacent to the hallway. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

2ND LEVEL

Hall Bath:

Secure the loose sink faucet. BMC 16.04.060 (a)

Secure the loose toilet to its mountings. BMC 16.04.060 (c)

UNIT 90

This unit was not inspected at the time of this inspection, as it was being turned over. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

BLDG 8

UNITS 91-98

Unit 91

Hallway

Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

Laundry Closet:

Install the bi-fold doors. BMC 16.04.060 (a)

Kitchen:

Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)

2ND LEVEL

Stairway/Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended.

IC 22-11-18-3.5

Hall Bath:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 92

Entryway

Secure the loose threshold. BMC 16.04.060 (a)

2ND LEVEL

Stairway/Hallway:

Replace the missing smoke detector. IC22-11-18-3.5

Hall Bath:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Seal perimeter of tub at the top of tub. BMC 16.04.060(a)

Unit 93

Hallway

Replace the inaudible smoke detector. IC11-22-18-3.5

Living Room:

Repair the sliding glass door to open and close easily. BMC 16.04.060 (a)

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended.
BMC 16.04.060(c)

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Replace the gfei receptacle to the right of the sink, won't trip. BMC 16.04.060 (b)

2ND LEVEL

Hall Bath:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

NW Bedroom:

Replace the broken lock on the window. BMC 16.04.060 (a)

NW bedroom

Replace the broken lock on the window. BMC 16.04.060 (a)

Unit 94

Hallway:

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible.
BMC 16.04.060(a)

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060(c)

- C Replace the defective Gfci receptacle, won't trip. BMC 16.04.060 (b)

UNIT 95

Entryway:

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible.
BMC 16.04.060(a)

Laundry Closet:

Replace the bi- fold doors. BMC 16.04.060 (a)

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Living Room:

Replace the broken handle on the sliding glass door and repair the door to lock.
BMC 16.04.060 (b)

Repair the sliding glass door to open easily. BMC 16.04.060 (a)

Kitchen:

- C Replace the defective GFCI receptacle, won't reset. BMC 16.04.060 (b)

Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)

Replace the missing rubber grommet for the garbage disposal. BMC 16.04.060 (c)

2ND LEVEL

Hall Bath:

Repair the exhaust fan to function as intended. BMC 16.04.060 (c)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Repair the tub faucet to eliminate the constant dripping. BMC 16.04.060(c)

Remove old caulk and install new caulk at perimeter of tub. BMC 16.04.060 (a)

Unit 96

Hallway

- C Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

Laundry Closet:

Repair the right side bi- fold door to function as intended. BMC 16.04.060 (a)

Half Bath:

Replace the rattling exhaust fan. BMC 16.04.060 (c)

Secure the loose sink to the wall. BMC 16.04.060 (a)

Living Room:

Repair the sliding glass door to lock as intended. BMC 16.04.060 (a)

Repair the sliding glass door to open easily. BMC 16.04.060 (a)

2ND LEVEL

Hall Bath:

Remove the broken tab in the lower plug of the gfcı receptacle. BMC 16.04.060 (a)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Remove the old moldy caulk and install new caulking in the tub. BMC 16.04.060 (a)

S Bedroom:

MC Secure the loose receptacle on the south wall. BMC 16.04.060(b)

UNIT 97

C NOTE: The electricity and water service were not on at the inspection. Electrical items and plumbing will be checked at the re-inspection. The electrical and plumbing items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Entryway

Repair the entry door to latch properly. BMC 16.04.060 (a)

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible. BMC 16.04.060(a)

C Hallway

Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Furnace Closet:

Install the water heater. BMC 16.04.060 (c)

Install the furnace. BMC 16.04.060 (c)

Living Room:

Repair the sliding glass door to lock as intended. BMC 16.04.060(a)

Kitchen:

Install the refrigerator. BMC 16.04.060 (c)

Install the microwave oven. BMC 16.04.060 (c)

2nd level

C Stairway/Hallway:

Replace the broken handrail. BMC 16.04.060 (b)

C Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

Unit 98

Entryway:

Repair the threshold to be weather tight. BMC 16.04.060 (a)

Hallway

Repair or replace existing smoke detector in a manner so that it functions as intended.

IC 22-11-18-3.5

Laundry Closet:

Seal dryer vent at the floor. BMC 16.04.060 (a)

Furnace Closet:

Provide a complete directory of all service panels and circuits. BMC 16.04.020(a) IEC 408.4

Living Room:

Properly repair the deteriorated floor adjacent to the sliding glass door. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Kitchen:

Replace the loud garbage disposal. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended.

IC 22-11-18-3.5

Hall Bath:

Repair the tub drain to function as intended, slow. BMC 16.04.060(c)

BLDG 9

UNITS 99 – 114

Unit 99

Living Room:

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible. BMC 16.04.060(a)

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

Replace the missing smoke detector. IC22-11-18-3.5

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 100

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end

- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

2 ND LEVEL

Hall Bath:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

S Bedroom:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label the receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements

Unit 101

Kitchen:

Repair the sliding glass door to open easily. BMC 16.04.060 (a)

2ND LEVEL

Hall Bath:

Replace loud exhaust fan. BMC 16.04.060 (c)

Repair/replace the tub, coating peeling off. BMC 16.04.060 (c)

Repair/replace the shower surround, coating peeling off. BMC 16.04.060 (c)

Remove the old moldy caulk at the perimeter of tub and install with new caulk.
BMC 16.04.060(a)

Unit 102

2ND LEVEL

S Bedroom:

Repair the receptacle on the east wall to have correct polarity, hot/neutral reverse.
BMC 16.04.060 (a)

Unit 103

Living Room:

Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Kitchen:

Replace the missing handle on sliding glass door, and repair the door to latch properly.
BMC 16.04.060 (a)

Properly install or replace the aerator on the sink faucet so that it functions as intended.
BMC 16.04.060(c)

Secure the loose receptacle to the right of the stove. BMC 16.04.060 (b)

Half Bath:

Replace the damaged door. BMC 16.04.060 (a)

2ND LEVEL

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Properly repair the soft floor at left end of tub. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members.
BMC 16.04.060(a)

Unit 104

Kitchen:

Repair the sliding glass door to open easily. BMC 16.04.060 (a)

2ND LEVEL

Hall Bath:

Secure the loose toilet to its mountings. BMC 16.04.060 (c)

Unit 105

Living Room:

Replace the inaudible smoke detector. IC22-11-18-3.5

Half Bath:

Secure the loose toilet to its mountings. BMC 16.04.060 (c)

2ND LEVEL

Stairway/Hallway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Replace the broken middle support bracket for the handrail. BMC 16.04.060 (b)

Hall Bath:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 106

2ND LEVEL

Stairway

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)

S Bedroom:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label the receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

N Bedroom:

Properly ground the electrical receptacles. If the receptacles are on an ungrounded system, it is acceptable to install 2-pole, ungrounded receptacles, or GFCI receptacles. If GFCI receptacles are installed, label the receptacles with the wording "no equipment ground." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements

Unit 107A

No violations noted.

107B

Living Room /Kitchen:

C Secure the loose receptacle on the north wall. BMC 16.04.060 (b)

Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 108

2 ND LEVEL

Hall Bath:

Secure the loose toilet to its mountings. BMC 16.04.060 (c)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 109

Kitchen:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials, above the sink. BMC 16.04.060(a)

2ND LEVEL

Hall Bath:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

S Bedroom:

C Repair the receptacle on the west wall to have correct polarity, hot ground reverse.
BMC 16.04.060 (b)

Unit 110

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Kitchen:

C Replace the Gfci receptacle to the right of sink, won't trip. BMC 16.04.060 (b)

Half Bath:

Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)

2ND LEVEL

Stairway/Hallway:

C Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

Hall Bath:

Repair the sink drain to function as intended, slow. BMC 16.04.060(c)

Unit 111

Kitchen:

Repair the sliding glass door to lock as intended, lock/handle broken. BMC 16.04.060 (b)

2ND LEVEL

Stairway/Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended.

IC 22-11-18-3.5

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Unit 112

2ND LEVEL

Stairway/Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended.

IC 22-11-18-3.5

Unit 113

Kitchen:

Replace the Gfci receptacle to the right of the sink, won't trip. BMC 16.04.060 (b)

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2ND LEVEL

Hall Bath:

Secure the loose toilet to its mountings. BMC 16.04.060

Unit 114

Kitchen:

Repair the sliding glass door to lock as intended. BMC 16.04.060 (b)

Replace the GFCI receptacles to the right and left of sink (won't trip). BMC 16.04.060 (b)

2nd level

Hall Bath:

Repair the sink faucet to eliminate the constant dripping. BMC 16.04.060(c)

BLDG 10

115 - 130

130, 129

These units are used for storage only and were not inspected.

Unit 128

½ Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 127

Living Room

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Repair the broken window. BMC 16.04.060(a)

20G NIC
No Access
NIC

Kitchen

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

½ Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Back Bedroom

C Secure loose electrical receptacle under the window. BMC 16.04.060(b)

Unit 126

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 125

Kitchen

Secure microwave to the wall. BMC 16.04.060(a)

Unit 124

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Living Room

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen

Microwave Repair the light fixture to function as intended. BMC 16.04.060(c)

Upstairs

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Hallway

Repair the light fixture to function as intended. BMC 16.04.060(c)

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Back Bedroom

C Repair or replace door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(b)

Unit 123

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Stairway

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

★ Unit 122 Common Hall - HANDRAIL SECURE, FALLEN OFF OF WALL
Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Unit 122A

Bathroom

Repair the surface of the ceiling above shower to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Interior walls in shower shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Unit 122B

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(a)

Unit 121

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end

- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Unit 120

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

½ Bath

Repair/replace the broken toilet paper holder. BMC 16.04.060(a)

Upstairs

Bathroom

Replace the broken sink. BMC 16.04.060(a)

Front Bedroom

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Unit 119

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Upstairs

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 118

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen

Repair the surface of the ceiling above microwave and sink to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Unit 117

Kitchen

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Unit 116

Kitchen

Repair the surface of the ceiling above sink to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Unit 115

Upstairs

Bathroom

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)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a) include escutcheons on knobs

Laundry Closet

Repair/replace the doors to function as intended. BMC 16.04.060(a)

BLDG 11

131 – 146

Unit 131

Kitchen:

Repair the sliding glass door to open easily. BMC 16.04.060 (a)

C Replace the defective Gfci receptacle to the left of the sink, won't trip. BMC 16.04.060 (b)

Unit 132

Half Bath:

C Replace the defective Gfci receptacle, won't trip. BMC 16.04.060 (b)

2ND LEVEL

Hall Bath:

Secure the loose toilet to its mountings. BMC 16.04.060 (c)

Remove the mold on the ceiling above shower. BMC 16.04.060 (a)

Unit 133

Kitchen:

Repair the sliding glass door to open easily. BMC 16.04.060 (a)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials, ceiling and bulkhead. BMC 16.04.060(a)

Unit 134

Kitchen:

C Replace the GFCI receptacle to the right of sink, grows when tripped. BMC 16.04.060 (b)

Repair garbage disposal to function as intended, jammed. BMC 16.04.060(c)

Half Bath:

Secure the loose toilet to its mountings. BMC 16.04.060 (c)

2ND LEVEL

Hall Bath:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials, at east wall. BMC 16.04.060(a)

Unit 135

Kitchen:

Repair the sliding glass door to lock as intended. BMC 16.04.060 (a)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

2ND LEVEL

Hall Bath:

Secure the loose toilet to its mountings. BMC 16.04.060 (c)

Unit 136

2ND LEVEL

Hall bath

Secure the loose toilet to its mountings. BMC 16.04.060(c)

Unit 137

Kitchen:

Repair garbage disposal to function as intended, jammed. BMC 16.04.060(c)

2ND LEVEL

Hall Bath:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 138

Living Room:

Repair/replace the loose threshold. BMC 16.04.060 (a)

Kitchen:

Replace the defective gfci to the right of the sink. BMC 16.04.060 (b)

Repair garbage disposal to function as intended, jammed. BMC 16.04.060(c)

2ND LEVEL

Hall Bath:

Tighten the loose shower faucet handles. BMC 16.04.060 (a)

Unit 139A

Kitchen:

Secure the loose receptacle above the sink. BMC 16.04.060 (b)

Bathroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster, right end of tub/shower. BMC 16.04.060(a)

Unit 139B

Bathroom:

Repair the sink drain to function as intended, slow. BMC 16.04.060(c)

Unit 140

Furnace Closet:

Repair the bi- fold door to function as intended. BMC 16.04.060 (a)

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Kitchen

Replace the broken handle on the sliding glass door. BMC 16.04.060 (a)

2nd level

Stairway:

Secure loose lower handrail. BMC 16.04.060 (b)

Unit 141

No violations noted.

Unit 142

Living Room:

Properly install a weather strip on the entrance door to exclude air infiltration as completely as possible.
BMC 16.04.060(a)

2ND LEVEL

Stairway/Hallway:

Replace the missing smoke detector. IC22-11-18-3.5

Hall Bath:

Replace the rattling exhaust fan. BMC 16.04.060 (c)

Secure the loose toilet to its mountings. BMC 16.04.060 (c)

Unit 143

Furnace Closet:

Repair the bi - fold doors to function as intended. BMC 16.04.060 (a)

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Half Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

2 ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Bathroom:

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Unit 144

2ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Unit 145

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

2 ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

Replace the loud exhaust fan. BMC 16.04.060 (c)

Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

Remove old caulk and install new caulk in the tub. BMC 16.04.060 (a)

Unit 146

Living Room:

Repair or replace existing smoke detector in a manner so that it functions as intended.
IC 22-11-18-3.5

2ND LEVEL

Stairway:

Secure the loose lower handrail. BMC 16.04.060 (b)

Hall Bath:

Secure the loose toilet to its mountings. BMC 16.04.060 (c)

N Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030

BLDG 12

147 - 162

Unit 162

Upstairs

Hallway

The smoke detector in this room appears to be more than ten years old and the manufacturer will not

C guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 161

Living Room

C Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

Upstairs

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 160

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Secure toilet to its mountings. BMC 16.04.060(c)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Unit 159

No violations noted.

Unit 158

Living Room

Repair the broken window. BMC 16.04.060(a)

Upstairs

Bathroom

Interior walls by tub shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Unit 157

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Upstairs

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 156

Kitchen

Repair the light fixture above the sink to function as intended. BMC 16.04.060(c)

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

½ Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Upstairs

Hallway

C Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Unit 155

Furnace Closet

Repair/replace the damaged door. BMC 16.04.060(a)

Kitchen

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 154A

Kitchen

C Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Living Room

Secure threshold and door frame. BMC 16.04.060(a)

Unit 154B

Kitchen

Install missing filter on range hood. BMC 16.04.060(a)

Bathroom

Interior walls by the tub shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Unit 153

Kitchen

Repair garbage disposal to function as intended. BMC 16.04.060(c)

Living Room

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Unit 151

Living Room

C Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Kitchen

Repair or replace the peeling linoleum. BMC 16.04.060(a)

Kitchen

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 150

Furnace Closet

Repair/replace the damaged door. BMC 16.04.060(a)

Living Room

C Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Interior walls by the entry door shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

Kitchen

Repair the faucet to eliminate the constant dripping. BMC 16.04.060(c)

Upstairs

Hallway

C Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 149

Furnace closet

Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Upstairs

Hall Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Hallway

C Provide operating power to the smoke detector. IC 22-11-18-3.5

Living Room

C Replace the missing smoke detector. IC22-11-18-3.5

Unit 148

Living Room

C Provide operating power to the smoke detector. IC 22-11-18-3.5

Hall Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

C Check the wiring from the switch to the light fixture. (Lights won't turn on). BMC 16.04.060(b)

Hallway

Replace the missing smoke detector. IC22-11-18-3.5

Unit 147

No violations noted.

BLDG 13

163 - 182

Unit 182

Office

Unit 181

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Living Room

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Upstairs

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 180

Kitchen

Repair the faucet to eliminate the leak. BMC 16.04.060(c)

Upstairs

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 179

Living Room

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 178

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 177

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 176

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 175

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Common Hallway

C Secure loose electrical receptacle. BMC 16.04.060(b)

Repair/replace the damaged door frame. BMC 16.04.060(a)

Unit 174

Kitchen

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 173

Repair/replace all the damaged door. BMC 16.04.060(a)

Kitchen

C Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Unit 172

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 171

Bedroom

C Determine the source and eliminate the water leak at the window. BMC 16.04.060(b)

Eliminate the mold/mildew growth at the window. BMC 16.04.060(a)

Unit 170

Bedroom

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Kitchen

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Unit 169

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 168

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a).

Kitchen

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5

Unit 167

Kitchen

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a)

Bathroom

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. BMC 16.04.060(a)

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 166

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Living Room

The concrete floor in this room is settling and has severe cracking. It is also causing some walls to pull away from the ceiling. Properly repair floor/foundation, and walls. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, concrete slab, drywall, paint, and structural members. **Review of documentation detailing the proper design and completion of this work from a Licensed Engineer and the Monroe County Building Department will be required.**
BMC 16.01.060(f)

Upstairs

Bathroom

Properly repair floor at the tub. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Back Bedroom

Repair the surface of the ceiling of the closet to be free of holes, cracks, peeling paint and/or sagging materials. BMC 16.04.060(a)

Unit 165

Kitchen

Properly install or replace the aerator on the sink faucet so that it functions as intended. BMC 16.04.060(c)

Upstairs

Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 164

Upstairs

Stairway

C Remove the nail sticking out of floor at top of stairs. BMC 16.04.060(b)

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060©

Unit 163

This unit was not inspected at the time of this inspection, as it was being turned over. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

BLDG 14

183 - 191

Unit 191

Kitchen

At the time of inspection there was no access to kitchen sink and countertop. This area must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 190

Kitchen

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Upstairs

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 189

No violations noted.

Unit 188

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Upstairs

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Properly repair floor. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Repair/replace the missing toilet flush lever. BMC 16.04.060(a)

Unit 187

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen

Properly reattach the microwave fan grille. BMC 16.04.060(a)

Upstairs

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 186

Living Room

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

C Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(a)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 185

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Kitchen

Repair the faucet to eliminate the leak when turned on. BMC 16.04.060(c)

Unit 184

Kitchen

Replace the missing base cabinet. BMC 16.04.060(a)

Install the missing appliances. BMC 16.04.060(a)

Bathroom

Replace non-functioning or incorrectly wired electrical receptacle with a GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 and BMC 16.04.060(b)

Upstairs

Front Bedroom

Replace the missing door. BMC 16.04.060(a)

Unit 183

Living Room

Repair or replace the peeling linoleum. BMC 16.04.060(a)

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Properly repair or replace loose, damaged, or missing floor covering. BMC 16.04.060(a)

Kitchen

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Bathroom

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

BLDG 15

192 - 202

Unit 202

½ Bath

Secure exhaust fan grille. BMC 16.04.060(a)

Living Room

Interior walls by the entry door shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster. BMC 16.04.060(a)

Furnace Closet

This room was not inspected at the time of this inspection, as it was not accessible. This room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. **This applies even if the tenants do not have access to this area of the property.** BMC 16.03.040

Upstairs

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 201

Kitchen

Repair the light fixture under microwave to function as intended. BMC 16.04.060(c)

Upstairs

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Back Bedroom

Properly repair the window to latch as intended. BMC 16.04.060(a)

Unit 200

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Upstairs

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 199

Furnace Closet

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. BMC 16.04.060(c)

Hallway

Secure the light fixture. BMC 16.04.060(a)

Front Bedroom

Repair the broken window. BMC 16.04.060(a)

Unit 198

Living Room

C Properly secure the threshold in the exterior doorway. BMC 16.04.060(b)

Unit 197

½ Bath

C Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Replace the broken toilet seat. BMC 16.04.060(a)

Repair/replace the broken toilet paper holder. BMC 16.04.060(a)

Upstairs

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 196

Living Room

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Kitchen

Repair the light fixture above the sink to function as intended. BMC 16.04.060(c)

½ Bath

Clean and service the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Repair/replace the broken toilet paper holder. BMC 16.04.060(a)

Upstairs

Hallway

C The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 195

Living Room

C Repair or replace entry door knob/lock assembly in a manner so that it functions as intended. BMC 16.04.060(b)

MC Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.060(b)

Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

Kitchen

Repair/replace deteriorated cabinet by slider door. BMC 16.04.060(a)

C Secure loose electrical receptacle to right of sink. BMC 16.04.060(b)

Upstairs

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Unit 194

Kitchen

Install missing appliances. BMC 16.04.060(a)

Upstairs

Bathroom

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

Eliminate the mold/mildew growth on the walls. BMC 16.04.060(a)

Back Bedroom

Repair the broken window. BMC 16.04.060(a)

Unit 193

Furnace Closet

Install missing furnace. BMC 16.04.060 (b,c)

Kitchen

Install missing appliances. BMC 16.04.060(a)

Repair garbage disposal to function as intended. BMC 16.04.040 (c)

Properly enclose the spliced wiring for the garbage disposal in an approved junction box with a proper cover. BMC 16.04.060(b)

Upstairs

Bathroom

Repair the tub to function as intended. BMC 16.04.060(c)

Hallway

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 192

Upstairs

Bathroom

Replace broken light switch cover plate. BMC 16.04.060(b)

Properly seal the entire perimeter of the tub/shower including the floor. BMC 16.04.060(a)

EXTERIOR

BUILDING 1

UNITS 1-12

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(The painting violation has a one-year deadline from the date of the cycle inspection)

BUILDING 2

UNITS 13-24

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Replace the missing protective cover for the light fixture (Outside of 13-14). BMC 16.04.050(a)

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(The painting violation has a one-year deadline from the date of the cycle inspection)

BUILDING 3

UNITS 25-36

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(The painting violation has a one-year deadline from the date of the cycle inspection)

BUILDING 4

UNITS 37-48

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Replace the missing protective cover for the light fixture (Outside of 43-44). BMC 16.04.050(a)

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(The painting violation has a one-year deadline from the date of the cycle inspection)

BUILDING 5

UNITS 49-65

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair all damaged/missing brickwork outside entry to 49-54. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(The painting violation has a one-year deadline from the date of the cycle inspection)

BUILDING 6

UNITS 66 – 82

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair the downspout on the SW corner of structure to function as intended. BMC 16.04.0501(a)

Repair the damaged gutter on the SW corner end of structure. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)

Trim all tree branches away from the siding and roofline to maintain a 3' clearance, SE corner of structure. BMC 16.04.040(e)

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. Remove dead tree and limbs in yard behind unit 82. BMC 16.04.040(e)

BUILDING 7

Repair the erosion on the south side of structure, length of structure. BMC 16.04.040(b)

Repair the broken sidewalk on the SW corner of structure. BMC 16.04.050(a)

Repair the south wall to be plumb, adjacent to the SE corner of structure. The brick façade and hip wall is pulling away from structure. BMC 16.04.050(a)

Review of documentation detailing the proper design and completion of this work from a Licensed Structural Engineer and the Monroe County Building Department will be required.
BMC 16.01.060(f)

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Replace the missing downspout on the SW corner of structure. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)

Repair the leaking gutter on SE corner of structure. BMC 16.04.050(a)

BUILDING 8

UNITS 91-98

During the inspection, drainage issues were noted on this rental property. Provide signed and stamped documentation from a licensed design professional with a plan to implement procedures that will resolve the drainage issues around these buildings. The plan shall include information pertinent to the retaining wall(s) and foundations of the residential buildings. BMC 16.04.050(a)

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. BMC 16.04.050(a)

Properly install approved exterior vent cover on the bathroom/laundry exhaust (Check whole building). BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(The painting violation has a one-year deadline from the date of the cycle inspection)

BUILDING 9

UNITS 99-114

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(The painting violation has a one-year deadline from the date of the cycle inspection)

BUILDING 10

UNITS 115-130

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(The painting violation has a one-year deadline from the date of the cycle inspection)

BUILDING 11

UNITS 131-146

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(The painting violation has a one-year deadline from the date of the cycle inspection)

BUILDING 12

UNITS 147-162

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions (properly back-fill where ground has eroded under sidewalk.). BMC 16.04.040(c)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(The painting violation has a one-year deadline from the date of the cycle inspection)

BUILDING 13

UNITS 163-182

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Properly tuck point all missing or defective mortar joints. BMC 16.04.050(a)

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(The painting violation has a one-year deadline from the date of the cycle inspection)

BUILDING 14

UNITS 183-192

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. BMC 16.04.040(e)

During the inspection, drainage issues were noted on this rental property. Provide signed and stamped documentation from a licensed design professional with a plan to implement procedures that will resolve the drainage issues around these buildings. The plan shall include information pertinent to the retaining wall(s) and foundations of the residential buildings. BMC 16.04.050(a)

Repair/replace the failing retaining wall behind the building. BMC 16.04.050(a)

Repair all exterior light fixture to function as intended. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(The painting violation has a one-year deadline from the date of the cycle inspection)

BUILDING 15

UNITS 193-202

Repair any/all damaged or missing trim around entry doors. BMC 16.04.050(a)

Repair any faulty gutter joints and properly reconnect all gutters/downspouts in a manner that reasonably directs water away from the structure. BMC 16.04.050(a)

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. BMC 16.04.050(a)

During the inspection, drainage issues were noted on this rental property. Provide signed and stamped documentation from a licensed design professional with a plan to implement procedures that will resolve the drainage issues around these buildings. The plan shall include information pertinent to the retaining wall(s) and foundations of the residential buildings. BMC 16.04.050(a)

Repair/replace the failing retaining wall behind the building. BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(The painting violation has a one-year deadline from the date of the cycle inspection)

OTHER REQUIREMENTS:

Tenants and Owners Rights and Responsibilities Summary

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office **within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.060(c) and BMC 16.10.030(b)**

Inventory Damage List

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

This is the end of this report.



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: 20 November 2019

Petition Type: An extension of time to complete repairs

Petition Number: 19-TV-084

Address: 520 W Kirkwood Ave

Petitioner: Amy Thomas

Inspector: Michael Arnold

Staff Report:

13 September 2019	Received Complaint
16 September 2019	Complaint Inspection
18 September 2019	Notified Agent Unregistered
24 September 2019	Sent Complaint Report
10 October 2019	Received New Registration Form
10 October 2019	Received BHQA Application
10 October 2019	Spoke with Tenant

The tenant filed a complaint regarding this structure. It was noted that the property was not currently registered as a rental property. There were valid issues and a Complaint Report was sent. The Agent submitted a registration form and a request for a three week extension of time to complete repairs to 30 October 2019. The tenant has indicated that the air conditioner is now working, but has not used the furnace to verify it functions properly. To date, no reinspection has been conducted and no cycle inspection has been scheduled.

Staff recommendation: Deny the request for extension of time

Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: Call HAND immediately to schedule the Cycle inspection and the Complaint Reinspection for the property

Attachments: Complaint Inspection, Application



**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
OCT 09 2019

BY:

Property Address: 5201W Kirkwood AVE

Petitioner's Name: Amy Thomas

Address: 710 W Country Club Dr

City: Bloomington

State: IN

Zip Code: 47403

Phone Number: (812) 320-5890

E-mail Address: Inpanda55@yahoo.com

Owner's Name: Edith Morrison

Address: 4375 W Forrest Park Dr

City: Bloomington

State: IN

Zip Code: 47404

Phone Number: 812-8765

E-mail Address: Morrisonappl@yahoo.com

Occupants: Casey Green & Robert Reynolds

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: TV

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 19-TV-84

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We need more time to complete the repairs to the list of items. The windows in particular are difficult because of the age. Also difficult contracting help this time of year.

ADDITIONAL 3 WEEKS.

WE WOULD NEED AN

Signature (Required):

Amy A Thomas

Name (Print):

Amy A Thomas

Date:

10-9-19

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City Of Bloomington
Housing and Neighborhood Development

SEP 24 2019

Edna L. Morrison
4375 W. Forrest Park Dr.
Bloomington, IN 47404

RE:NOTICE OF COMPLAINT INSPECTION

Dear Edna L. Morrison

On 09/16/2019 a complaint inspection was performed at 520 W Kirkwood AVE. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **OCT 08 2019** to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than fourteen (14) days to correct the violations, or if you want to appeal any violation, an appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 812-349-3420 and a form will be provided.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing & Neighborhood Development
Encl:Inspection Report,



City Of Bloomington
Housing and Neighborhood Development
COMPLAINT INSPECTION REPORT

1167

Owner(s)

Edna L. Morrison
 4375 W. Forrest Park Dr.
 Bloomington, IN 47404

Prop. Location: 520 W Kirkwood AVE
 Number of Units/Structures: 1/1
 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 09/16/2019
 Primary Heat Source: Gas
 Property Zoning: CG
 Number of Stories: 1

Inspector: Mike Arnold
 Foundation Type: Basement
 Attic Access: No
 Accessory Structure: detached garage

The following items are the result of a complaint inspection conducted on 09/16/2019. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

Interior:**General Condition:**

Verify that the A/C and Furnace are functioning as intended. BMC 16.04.060(c) (A/C usage is tripping the breaker)

Living Room:

Provide keys to the front door locks. BMC 16.04.060(a)

Repair the broken window. BMC 16.04.060(a) (South wall)

SE Bedroom:

Repair the outlet to function as intended. BMC 16.04.060(b) (Complaint of no power)

Dining Room:

Repair the broken storm window. BMC 16.04.060(a) (South wall)

½ Bathroom:

Repair the toilet to eliminate unnecessary water use. BMC 16.04.060(c)

Repair the stool to be connected to the cold water supply. BMC 16.04.060(c) (Tank is filling with hot water)

Kitchen:

All residential rental units and exterior premises shall be kept free from pests. All residential rental units in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent re-infestation. BMC 16.04.090 (Evidence of rodents and tenant also complained of ants).

Verify the dishwasher is working as intended.

Back Room/Laundry Room:

Repair the washing machine to function as intended. BMC 16.04.060(c) (Drain line is backing up when in use).

Attach the dryer exhaust to the dryer. BMC 16.04.060(c)

Provide keys to the locks that work as intended and repair the deadbolt lock to be aligned such that is easily latches. BMC 16.04.060(a)

Exterior:

Repair the light on the front porch to function as intended. BMC 16.04.050(a) (Not working and the light switch is buzzing)

Repair the light on the NE corner of the structure to function as intended. BMC 16.04.050(a)



City of Bloomington
H.A.N.D.

Board of Housing Quality Appeals
Staff Report: Petition for Relief from an Administrative Decision

Meeting Date: November 20, 2019

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register and inspect.

Petition Number: 19-AA-85

Address: 1015 N Woodburn Ave.

Petitioner: Jill Vass

Inspector: John Hewett

Staff Report: September 25, 2019 Normal pull date to check the status of this property prompted a check of ownership. We sent Notice to register.

October 1, 2019 HAND received an appeal, and fee.

The previous occupant is now the owner. His step son is now the occupant along with partner and daughter. Owner is requesting relief from requirement to register.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant are still not changed from the current status. The property status will be checked yearly to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated. HAND will require yearly affidavits of occupancy.

Compliance Deadline: Occupancy Affidavit will be due yearly in the month of October.

Attachments: Appeal form



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

Property Address: 1015 North Woodburn Avenue Bloomington IN 47404

Petitioner's Name: Jill Vass and Scott Presti

Address: 4410 North Old State Road 37 Bloomington IN 47408

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: 812-322-37

E-mail Address: jill.vass@gmail.com

Owner's Name: Jill Vass and Scott Presti

Address: 4410 North Old State Road 37

City: Bloomington

State: Indiana

Zip Code: 47408

Phone Number: 812-322-3735

E-mail Address: jill.vass@gmail.com

Occupants: Calvin Langfitt, Amber Wilber, Rose Langfitt . These are the owner's children and granddaughter.

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: A modification or exception to the Housing Property Maintenance Code. (Petition Type: V)

Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 19-A17-35

JH

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

We recently recieved a notice to register our property at 1015 North Woodburn as a rental property and to schedule an inspection. We own this property and it is not a rental property. Our son, his partner, and our granddaughter live there. Therefore, we are requesting an exception to Municipal Code, Chapter 16.03.010, Housing Property Maintenance Code (Petition type ~~V~~).

Signature (Required):

Jill Voss

Name (Print):

Jill Voss

Date:

10/6/19

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City of Bloomington
H.A.N.D.

Board of Housing Quality Appeals
Staff Report: Petition for Relief from an Administrative Decision

Meeting Date: November 20, 2019

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register and inspect.

Petition Number: 19-AA-86

Address: 909 S. Fess Avenue

Petitioner: Jill Piedmont

Inspector: John Hewett

Staff Report:

August 28, 2019	Routine check shows new owner of this property.
September 6, 2019	Compliance officer spoke to owner, son lives here.
September 9, 2019	Received new registration form.
October 14, 2019	Received appeal and fee from the owner.

The owner bought this house to become her personal residence. She is awaiting the end of this school year to move into the home. Her son and some roommates live here currently.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The unit shall be inspected and receive a Rental Occupancy Permit, as it is occupied by tenants other than family members. The unit shall be maintained within lawful occupant load requirements.

Compliance Deadline: November 30, 2019 to schedule the Cycle inspection.

Attachments: Appeal form



**Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov**

RECEIVED
OCT 14 2019
BY:

Property Address: 909 S Fess

Petitioner's Name: Jill Piedmont

Address: 7894 N Pate Lane

City: Solsberry

State: Indiana



Zip Code: 47459

Phone Number: 8123603397

E-mail Address: beanfan@hotmail.com

Owner's Name: Jill Piedmont

Address: 7894 N Pate Lane

City: Solsberry

State: Indiana



Zip Code: 47459

Phone Number: 8123603397

E-mail Address: beanfan@hotmail.com

Occupants: Tucker Piedmont, Devin Valdez, Andrey Ruegsegger, Jake Collins

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: A modification or exception to the Housing Property Maintenance Code. (Petition Type: V)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 19-AA-86

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

I am asking for an exception to the process of securing a rental permit. I purchased the home this past spring; I knew it had been a rental and was told there was an active rental permit. The seller was ill and could not locate the permit. I bought the property with the intention of moving into the home with my daughter. However, we then decided to stay in our home in Greene County for this school year, to give her the opportunity to complete the 8th grade at Eastern Greene (and not move midway through middle school).

Since July (when the old tenants vacated) I have been making upgrades to the home. It now has a new roof, siding, gutters, and windows, and is (I believe) structurally more sound than it has been. In September I called the housing office to ask about permits and spoke to someone (maybe Angela?) who told me the rental permit has active through September 2021 but explained that I needed to register as the owner. I promptly took that step. I understand now that the permit expired this past September.

My son Tucker is a student at IU and is living in the property with friends until May. The friends are paying rent, as I thought I had a valid permit. Once they move out in May this will revert to an owner occupied home. My daughter and I will move in and continue to make improvements to the property.

Given the short amount of time remaining that this property has tenants in it, and the confusion about the status of permits, I respectfully ask that the inspection and permit requirement be waived.

Signature (Required):

Jill Piedmont

Name (Print):

Jill Piedmont

Date:

10.11.19

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City of Bloomington
H.A.N.D.

**Board of Housing Quality Appeals
Staff Report: Petition to Rescind Variance**

Meeting Date: November 20, 2019

Petition Type: Rescind a variance.

Petition Number: 19-RV-87

Address: 714 N. Fairview Street

Petitioner: HAND

Inspector: Dee Wills

Staff Report:	October 23, 2018	Completed Cycle Inspection
	February 04, 2019	Re-inspection, not all complied.
	April 03, 2019	2 nd re-inspection; all interior complied
	April 04, 2019	temporary permit issued
	September 11, 2019	exterior violations complied
	September 16, 2019	Application for Appeal

This property was previously granted a variance for: (1) minimum room size requirement for the east room to be used as a bedroom and (2) a special exception for pass through of a bedroom to access the bathroom, to the Property Maintenance Code on 12/10/1998. The Residential Rental and Lodging Establishment Inspection Program does not include a minimum bedroom size requirement and/or exception to bathroom access through a bedroom, and the Building Code in place at the time of construction did not address these items; therefore the variance must be rescinded by the Board of Housing Quality Appeals. The structure was built in 1899 per Monroe County Assessor's records.

Handwritten signature/initials

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: November 20, 2019
Petition Type: An extension of time to complete repairs
Petition Number: 19-TV-88
Address: 308 E. Wilmington Ct.
Petitioner: Sajid Sheikh
Inspector: Norman Mosier
Staff Report: August 20, 2019 – Conducted Cycle Inspection
October 17, 2019 – Received BHQA Appeal

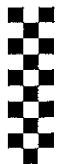
Petitioner is requesting an extension of time (8weeks) to complete the repairs due to health reasons.

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: December 30, 2019 - For all violations.

Attachments: Cycle Report, BHQA Appeal, Petitioner's Letter



Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

RECEIVED
OCT 17 2019
BY:

Property Address: 308 S Wilmington Ct, Bloomington, IN 47401

Petitioner's Name: Sajid Sheikh

Address: 14313 Country Breeze Lane

City: Fishers

State: Indiana



Zip Code: 46038

Phone Number: 3173587756

E-mail Address: ssheikh@dreyerreinbold.com

Owner's Name: Sajid Sheikh - Fatima Sheikh

Address: Same and above

City:

State:



Zip Code:

Phone Number:

E-mail Address:

Occupants: Sales- Student

The following conditions must be found in each case in order for the Board to consider the request:

1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
2. That the value of the area about the property to which the exception is to apply will not be adversely affected.

Identify the variance type that you are requesting from the following drop down menu:

Variance Type: An extension of time to complete repairs. (Petition Type: TV)



Reminder:

A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that months agenda!

(Will be assigned by BHQA)

Petition Number: 19-TV-88

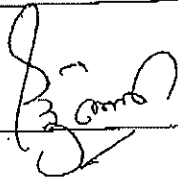
In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. 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.
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 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

I need sometime to get the required inspection points to take care. I am not able to take care of stuff due to my health reasons.
Thank you.

WOULD LIKE TO HAVE 8 WEEKS TO COMPLETE REPAIRS

Signature (Required):



Name (Print): Sajid Sheikh

Date: 10/15/2019.

Important information regarding this application format:

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**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

2051

Owner(s)

Sajid Sheikh
14313 Country Breeze Lane
Fishers, IN 46038

Prop. Location: 308 S Wilmington CT
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 08/20/2019
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

Inspector: Norman Mosier
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

Monroe County records show this structure was built in 1983. The minimum emergency egress requirements at the time of construction were as follows:

**Height: 24 inches
Width: 18 inches
Sill Height: 48 inches
Openable Area: 4.75 sq. ft.**

INTERIOR:

Living Room 13-6 x 12, Kitchen 8-11 x 8-9:

No violations noted.

Utility Room: Gas furnace located here, see other requirements.

No violations noted.

Bathroom:

Repair/replace the damaged door. BMC 16.04.060 (a)

Repair the linoleum curling adjacent to the tub. BMC 16.04.060 (a)

Front Bedroom 13-6 x 8-9:

No violations noted.

Existing Egress: Slider: Const. Yr. - 1993
Height: 49 inches
Width: 22 inches
Sill Height: 27 inches
Openable Area: 7.48 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Rear Bedroom 12 x 10: Same window as above.
No violations noted.

EXTERIOR:
No violations noted

OTHER REQUIREMENTS

Furnace Inspection Documentation

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm
BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)	

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 to Rescind Variance**

Meeting Date: November 20, 2019

Petition Type: Rescind a variance.

Petition Number: 19-RV-89

Address: 317 N. Indiana Street

Petitioner: HAND

Inspector: Michael Arnold

Staff Report: October 07, 2019 Completed Cycle Inspection
October 08, 2019 Application for Appeal

Variance:

03/19/1992 Granted a variance on the required maintenance of fire resistive ratings on wall and ceiling construction in Apt. 3 and basement, provided that the owner remove the exposed insulation in the basement by removing the insulation all together or by removing the paper from the insulation, specifically around and including the danger areas or fire sources by 3 feet.

11/08/1988 Granted variance to the ceiling height requirement in the attic apartment.

This property was previously granted a variance to the Fire-rating requirements (1992) and the minimum ceiling height requirements (1988) of the Property Maintenance Code. The Residential Rental and Lodging Establishment Inspection Program does not include a fire-rating requirement or ceiling height requirement and the Building Code in place at the time of construction did not address these issues; therefore the variance must be rescinded by the Board of Housing Quality Appeals.

Monroe County records show this structure was built in 1898.
There were no minimum emergency egress requirements at the
time of construction.

Staff Recommendation: Rescind the variance.

Conditions: None

Attachments: None