

PUBLIC HEARING

BOARD OF HOUSING QUALITY APPEALS

ALLISON CONFERENCE ROOM 215

In Person / Zoom Virtual Meeting

<https://bloomington.zoom.us/j/84090354059?pwd=mJxCil15kPgJ0iLnIZVKW3s6bUT5qk.1>

Meeting ID 840 9035 4059 Passcode 084395

JUNE 17, 2025 4:15 P.M.

ALL ITEMS ARE ON THE CONSENT AGENDA

I. ROLL CALL

II. MINUTES – April 15, 2025

III. PETITIONS

- 1) 24-TV-60, 701 E. Summit View Place**, Angie Butler (Summit Pointe United, LLC). Request for an extension of time to complete repairs. Item postponed since December 2024 meeting.
- 2) 25-TV-42, 223 E. 8th Street**, Brawley Property Management. Request for an extension of time to complete repairs,
- 3) 25-TV-43, 3200 E. Longview Avenue**, Angie Butler (Kingston Manor United, LLC). Request for an extension of time to complete repairs.
- 4) 25-TV-44, 718 W. 17th Street**, Kathryn Sample (Mackie Properties). Request for an extension of time to complete repairs.
- 5) 25-TV-45, 917-927 W. Graham Place**, Rakesh Kumar (Ishaan & Manav, LLC). Request for an extension of time to complete repairs,
- 6) 25-TV-47, 3516-3518 E. Burks Court**, Mackie Properties (Michael W. Patten) Request for an extension of time to complete repairs.
- 7) 25-TV-48, 419 N. Washington Street**, Fierst Rentals. Request for an extension of time to complete repairs.
- 8) 25-TV-49, 1242 S. College Mall Road**, Brawley Property Management (Thomas J Palmer). Request for an extension of time to complete repairs.

- 9) **25-TV-50, 723 E. Sherwood Hills Drive**, Brawley Property Management (Xin Xu). Request for an extension of time to complete repairs.
- 10) **25-TV-51, 3111 S. Leonard Springs Road**, Matthew Clark (Woodland Springs United, LLC). Request for an extension of time to complete repairs.
- 11) **25-TV-52, 3111 S. Leonard Springs Road**, Matthew Clark (Woodland Springs United, LLC). Request for an extension of time to complete repairs.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

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BOARD of HOUSING QUALITY APPEALS
Meeting: TUESDAY, APRIL 15, 2025, 4:15 PM
ALLISON CONFERENCE RM. 225
SUMMARY

MEMBERS PRESENT: **Present:** Matthew Clark, Jacob Cole, Christina Geels, Bryan Woerner

STAFF PRESENT: **Present:** Michael Arnold, Daniel Bixler, Barry Collins, Rob Council, Rebecca Davis, Christina Finley, Chastina Hayes, Kenny Liford, Jo Stong, Steve Tamewitz (HAND), Taylor Brown (Legal)
Zoom: Anna Killion-Hanson (HAND)

GUESTS: **Present:** David Colman (114 S. Grant Street), David Kamen, Lisa Kamen (3015 E Longview Avenue)
Zoom: Philip Baney (701 N Walnut), Elizabeth Dawson (2510 N Dunn), Ralph Dennie (Middle Way House), Angie Butler (Summit Pointe), Deb Majors (Summit Pointe), Jordan Vogel (250 E 14th Street)

Meeting start time 4:15 PM.

I. ELECTION OF OFFICERS

Woerner made motion for Cole as Chair. Geels seconded. Motion passed, 4-0.
Cole made motion for Geels as Vice-Chair. Woerner seconded. Motion passed, 4-0.
Geels made motion for Clark as Secretary. Cole seconded. Motion passed, 4-0.
2025 officers are: Chair – Cole, Vice Chair –Geels, Secretary – Clark.

II. MINUTES

Cole made motion to accept the December 17, 2024 minutes. Woerner seconded. Motion passed, 4-0.

III. CONSENT AGENDA

24-TV-61, 2945 S. Pinewood Drive, Jabberwocky Real Estate – Richard Bettler (Manjula Reinhold). Request for an extension of time to complete repairs. Item postponed from December 2024 meeting. Staff recommendation to deny the request and require immediate compliance.

25-AA-02, 3241 N. Valleyview Drive, Nathan & Amanda Hunter. Request for relief from an administrative decision, Staff recommendation to grant the request.

25-TV-03, 315 W. 17th Street, Apt 3, MyBtown Properties (David B. Burns). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 01, 2025 deadline.

25-TV-04, 310 W. 12th Street, Heather Fulton - Park On Morton (The Preiss Company). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 01, 2025 deadline for life safety violations and a May 15, 2025 deadline for all other violations.

25-TV-06, 1601 S. Walnut Street, JMT Properties, LLC. Request for an extension of time to complete repairs. Staff recommendation to deny the request and require immediate compliance.

25-TV-13, 2630 E. Dekist Street, Parker Real Estate Management (Kevin Yick). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 29, 2025 deadline for interior items and a May 15, 2025 deadline for exterior items.

25-TV-16, 2395 S. Winding Brook Circle, Julie Knost & David Zaret. Request for an extension of time to complete repairs, Staff recommendation to grant the request with a May 15, 2025 deadline.

25-TV-17, 306 S. Wilmington Court, Benjamin Chang. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 25, 2025 deadline.

25-AA-18, 917 W. Gourley Pike, Patricia Anderson. Request for relief from an administrative decision. Staff recommendation to grant the request.

25-TV-19, 803 N. Park Ridge Road, Peek & Associates – Mark Kleinbauer (Mahnaz Moshfegh). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 01, 2025 deadline for life safety violations and a May 15, 2025 deadline for all other violations.

25-AA-20, 2529 S Madison Street, Steven J. Bloomfield. Request for an extension of time to complete repairs. Staff recommendation to grant the request.

25-TV-23, 2601 E. 7th Street, John Doran (Dympna Doran). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 15, 2025 deadline for violations for exterior carport and a May 01, 2025 deadline for all other violations.

25-TV-24, 124 S. Greenwood Avenue West, Peek & Associates (Iesciu Mullins). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 31, 2025 deadline for exterior electrical repairs and a May 01, 2025 deadline for all other violations.

25-TV-25, 3342 N Kingsley Drive, Peek & Associates (Yirgalum Mahrie). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 15, 2025 deadline for electrical and furnace repairs and a May 01, 2025 deadline for all other violations.

25-TV-26, 540 S Basswood Drive, Erika Santa – Kittle Property Group, Inc. (Limestone Crossing Apartments, LP). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an April 29, 2025 deadline for life safety violations and a May 01, 2025 for all other violations.

25-TV-31, 404 W. 6th Street, Lance Keller – Granite Management (CJ Satellite, LLC). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 15, 2025 deadline.

25-AA-34, 1275 N. Maple Street, Willowbrook Apartments (Matthew Ferguson). Request for relief from an administrative decision. Staff recommendation to grant the request with a June 15, 2025 deadline.

25-TV-35, 400 W. 2nd Street, Parker Real Estate Management (Johnway Corporation). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a June 15, 2025 deadline.

25-TV-36, 3692 E. 10th Street, Derek Jones. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 01, 2025 deadline.

25-TV-39, 609 S Walnut Street, Liam P. Walsh. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a May 29, 2025 deadline.

Approved.

IV. PETITIONS

24-TV-50, 114 S. Grant Street, David Colman. Petitioner present to request an extension of time to complete repairs. Item previously heard on September 17, 2024. Staff recommendation to grant the request with a July 5, 2025 deadline. Cole made motion to grant the request per staff recommendation. Geels seconded. Motion passed, 4-0.

24-TV-56, 401 S. Washington Street, Ralph Dennie (Middle Way House). Petitioner was present to request an extension of time to complete repairs. Item postponed from the October 2024, November 2024 and December 2024 meetings. Staff recommendation to grant the request with an April 29, 2025 deadline. Geels made motion to accept staff recommendation with a June 9 2025 deadline. Cole seconded. Motion passed, 4-0.

24-TV-60, 701 E. Summitview Place, Angie Butler (Summit Pointe United, LLC). Petitioner present to request an extension of time to complete repairs. Item postponed from December 2024 meeting. Due to recusals for potential conflict of interest, item tabled until next meeting.

25-TV-05, 250 E. 14th Street, Daniel Brackett (Landmark Properties, Inc.). Petitioner present to

request an extension of time to complete repairs, Staff recommendation to grant the request with an April 29, 2025 deadline. Woerner made motion to grant request per staff recommendation. Cole seconded. Motion passed, 4-0.

25-TV-12, 1004 S. Madison Street, Parker Real Estate Management (Thomas Bastin). Petitioner not present to request an extension of time to complete repairs. Pulled by Geels. Staff recommendation to grant request with May 15, 2025 deadline. Geels made motion to deny the request. Cole seconded. Motion passed, 4-0. Request denied.

25-TV-21, 2510 N. Dunn Street, Elizabeth "Libby" Dawson (AlerisLife/ 5 Star Senior Living - Meadowood). Petitioner present to request an extension of time to complete repairs, Staff recommendation to grant the request with a May 1, 2025 deadline for life safety violations and a May 15, 2025 deadline for all other repairs. Woerner made motion to grant request per staff recommendation. Cole seconded. Motion passed, 4-0.

25-TV-27, 3015 E. Longview Avenue, Lisa Kamen (Bryan Rental, LLC). Petitioner present to request an extension of time to complete repairs. Staff recommendation to grant the request with May 31, 2025 deadline. Geels made motion to grant request per staff recommendation with a June 9, 2025 deadline. Cole seconded. Motion passed, 4-0.

25-TV-28, 120 S. Kingston Drive, Distinct Management, LLC (David Bilfeld). Petitioner not present to request an extension of time to complete repairs. Pulled by Geels. Staff recommendation to grant request with May 15, 2025 deadline. Geels made motion to deny the request. Cole seconded. Motion passed, 4-0. Request denied.

25-TV-33, 207 E. 12th Street, Parker Real Estate Management (Phil Jones). Petitioner not present to request an extension of time to complete repairs. Pulled by Geels. Staff recommendation to grant request with May 31, 2025 deadline. Geels made motion to grant request per staff recommendation. Cole seconded. Motion passed, 4-0.

25-TV-38, 701 N. Walnut Street, Philip Baney. Petitioner present to request an extension of time to complete repairs. Staff recommendation to grant the request with an April 29, 2025 deadline for all life safety violations and a May 1, 2025 deadline for all remaining violations including the exterior handrail. Woerner made motion to grant the request per staff recommendation. Cole seconded. Motion passed, 4-0.

I. **GENERAL DISCUSSION**

Introduction of two new Board members, Matthew Clark and Brian Woerner.
Introduction of new inspector, Steve Tamewitz.

IV. **PUBLIC COMMENT**
None.

V. **ADJOURNMENT**
Geels made motion for adjournment. Cole seconded. Motion passed unanimously. Meeting adjourned 5:27 PM.

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

Meeting Date: June 17, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 24-TV-060

Address: 701 E Summitview Pl

Petitioner: Angela Butler

Inspector: Arnold/Hayes/Council

Staff Report:

April 23, 2024	Cycle Inspection completed
June 06, 2024	Cycle Inspection report sent
July 19, 2024	BHQA Application received
August 20, 2024	BHQA granted the Extension of Time
September 19, 2024	Life Safety Inspection scheduled
November 06, 2024	Life Safety Inspection (Partial)
November 15, 2024	BHQA Application received
November 19, 2024	Reinspection Scheduled
December 17, 2024	Petition Tabled
January 13, 2025	No Reinspection completed Tenant not notified/weather And scheduled full reinspection
January 21, 2025	Meeting cancelled due to lack of quorum
February 18, 2025	Meeting cancelled due to lack of quorum
February 26, 2025	Reinspection Completed
February 28, 2025	Sent Remaining Violations report
March 18, 2025	Meeting cancelled due to lack of quorum
April 21, 2025	Not heard due to lack of quorum
May 20, 2025	Not heard due to lack of quorum

Petitioner is requesting additional time to complete repairs on the balconies. Previous BHQA request granted extension of time until September 20, 2024 for Life Safety items and November 03, 2024 for all other items. Only a partial inspection of Life Safety items was completed on November 06, 2024, due to staffing issues at HAND. Complete reinspection was completed on February 26, 2025.

Staff recommendation: Grant the extension of time to complete the repairs

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: July 01, 2025 All items on the Remaining violations report
July 15, 2025 Remaining deck issues

Attachments: RV Report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0012
Application Date: 11/15/2024

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 701 E Summit View PL
Parcel Number: 53-08-09-100-003.000-009

Owner
Summit Pointe United LLC
701 E Summitview
Bloomington IN 47401

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.

Requested Variance Type: TV

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:

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

Variance Request:

We currently have 57 out of 67 balconies that we need to have repaired per our property inspection. The winter months are approaching which will make it difficult to complete the work. I would like to request to have until May 31, 2025 to get this work completed.



**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: 701 E. Summitview Place Bloomington, IN 47401

Petitioner's Name: Angela Butler

Address: 701 E. Summitview Place

City: Bloomington

State: Indiana

Zip Code: 47401

Phone Number: (812) 822-3034

E-mail Address: abutler@hometpg.com

Owner's Name: Summit Pointe United LLC

Address: 169 Ramapo Valley Road Suite ML 7

City: Oakland

State: New Jersey

Zip Code: 07436

Phone Number: 812-736-2566

E-mail Address: dmajors@hometpg.com

Occupants:

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

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

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

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

Reminder:

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

(Will be assigned by BHQA)

Petition Number: 24-TV-48

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

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

I am requesting a 90 day extension that extends to November 3, 2024 due to lack of a maintenance team and damages from the storm on June 25, 2024. Summit Pointe's maintenance team gave notice all at the same time. We currently do not have the manpower to complete the findings on our HAND property inspection by the due date of August 3, 2024. Summit Pointe experienced damages from the storm on June 25, 2024 which has affected the property as far as clean up and repairs. We have had to make the storm damage repairs priority to keep our community and residents safe. We had a lot of trees down, damages to roofs, sides of buildings have been damaged and several other minor damages.

Signature (Required): Angela Butler

Name (Print): Angela Butler

Date: 7/16/24

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

FEB 28 2025

REMAINING VIOLATIONS REPORT

736

Owner(s)

Summit Pointe United Llc
701 E Summitview
Bloomington, IN 47401

Agent

Hometown Property Group LLC
169 Ramapo Valley Rd
Oakland, NJ 07436

Prop. Location: 701 E Summit View PL

Number of Units/Structures: 288/22

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 16/1/5, Bld 2: 8/1/5 4/2/5, Bld 4: 16/2/5,
Bld 5: 16/1/5, Bld 6: 8/1/5 4/2/5, Bld 7: 8/1/5 4/2/5, Bld 9: 8/1/5 4/2/5, Bld 10: 16/2/5, Bld
11: 4/1/5 8/2/5, Bld 12: 8/1/5 4/2/5, Bld 13: 8/1/5 4/2/5, Bld 14: 4/1/5 8/2/5, Bld 15: 4/1/5
8/2/5, Bld 16: 16/1/5, Bld 17: 16/2/5, Bld 18: 16/2/5, Bld 8: 4/1/5 8/2/5, Bld 3: 8/1/5 4/2/5,
Bld 19: 16/2/5, Bld 20: 16/2/5, Bld 21: 8/1/5 4/2/5

Date Inspected: 04/22/2024

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: No

Inspector: R Council/C Hayes/M Arnold

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

Life Safety Items Hi-lighted in Yellow

Monroe County Assessor's records indicate that this structure was built in 1987. These are the minimum requirements for emergency egress at the time of construction.

Clear height: 24"

Clear width: 20"

Maximum sill height: 44" aff

Openable area: 5.7 sq. ft.



2/27/25 BR

Existing Egress Window Measurements:

Height: 25 inches

Width: 35 inches

Sill Height: 23 inches

Openable Area: 6.08 sq. ft.

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

Note: Only rooms with violations will be listed in this report. Room dimensions and inventories are in the file.

INTERIOR:

BUILDING 1

Unit 630:

Living Room:

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

Unit 640:

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)

Living Room:

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

Furnace Closet:

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

Hall Bathroom:

Secure loose cabinet face. BMC 16.04.060(a)

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

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

BUILDING 19:**Unit 672:**

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 (Renovations)

Unit 684:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

Unit 686:**Balcony:**

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

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

Unit 682:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

Unit 670:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.060 (a)

Unit 664:**Dining Room:**

Replace the missing vent cover. BMC 16.04.060(a)

Hallway:

The smoke detector in this room is not loud enough to provide proper notification. NFPA requires the alarm to be easily heard above maximum ambient sound. 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

BUILDING 17:**Unit 718:****Living Room:**

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

Kitchen:

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

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

Replace the missing refrigerator. BMC 16.04.060 (a)

Hallway:

Replace the missing closet door. BMC 16.04.060 (a)

Utility 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)

2nd Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)(will not latch)

Replace the missing door. BMC 16.04.060 (a)

Bathroom:

Replace the missing cove base adjacent to the bathtub. BMC 16.04.060 (a)

Replace the deteriorating sink faucet. BMC 16.04.060 (a)

Repair the peeling ceiling. BMC 16.04.060 (a)

Laundry Room:

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

Hallway:

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)

Unit 720:

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 (Renovations)

Unit 728:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 730:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 724:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 726:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 702:**Kitchen:**

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

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

1st Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (Left wall)

BUILDING 16:**Unit 750:****Bedroom:**

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

Unit 760:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 756:**Balcony:**

Secure the loose deck boards. BMC 16.04.060 (b)

Unit 758:**Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 738:**Hallway:**

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

Unit 744:**Balcony:**

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

Unit 746:**Balcony:**

Secure all loose deck boards and nails. BMC 16.04.060 (b)

BUILDING 18:**Unit 792:****Balcony:**

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

Unit 790:**Kitchen:**

Repair/replace the light switches so that they function as intended. (Overhead light) BMC 16.04.060 (b) (switch at hallway entry)

Unit 766:**Kitchen:**

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

BUILDING 20**Unit 614:****Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 612:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 618:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

BUILDING 21**Unit 601:****Kitchen**

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

Bathroom:

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

Hallway:

Repair the furnace closet doors to open/close easily. BMC 16.04.060(a)

Unit 603:**Living Room:**

Repair the sliding door to latch as intended. BMC 16.04.060(c)

Kitchen:

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

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)

Unit 605:**Living Room:**

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

Kitchen:

Repair/replace the flooring. BMC 16.04.050(a) (bubbled/warped)

Complete the installation of the dishwasher. BMC 16.04.060(c)

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

Unit 611:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

Unit 609:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Repair/replace the deteriorated board. BMC 16.04.050(a) (under storage door threshold)

Unit 617:

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 619:**Deck:**

Replace the missing trim. BMC 16.04.050(a) (around shed door)

Living Room:

Properly repair and surface coat the damaged wall. BMC 16.04.060(a) (adjacent to the door handle)

Unit 621:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Living Room:

Secure the sliding door handle. BMC 16.04.060(c)

Hallway:

Repair the furnace closet doors to open easily. BMC 16.04.060(a)

Unit 623:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

Living Room:

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

BUILDING 2:**Unit 635:****West Bathroom:**

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

East Bathroom:

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

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

Unit 633:**Entry porch/stairs:**

Repair the deteriorating concrete at the entry porch. BMC 16.04.050 (a)

Furnace Closet:

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

West Bedroom:

Properly and permanently eliminate the mold/mildew like substance on the window frame using EPA approved methods for mold remediation. BMC 16.04.060(a)

East Bedroom:

Properly and permanently eliminate the mold/mildew like substance on the window frame using EPA approved methods for mold remediation. BMC 16.04.060(a)

Unit 637:**Living Room:**

Repair the sliding glass door to lock. BMC 16.04.060 (b) (No access)

Repair/replace the deteriorating floor at the sliding glass door. BMC 16.04.060 (a)

Repair the deteriorating drywall around the sliding glass door. BMC 16.04.060 (a)

Dryer Closet:

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

Unit 641:**Bedroom:**

Repair the deteriorating carpet in front of closet. BMC 16.04.060 (a)

Unit 649:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Kitchen:

Properly install or replace the aerator on the sink faucet so that it functions as intended.

BMC 16.04.060(c)

Unit 651:**Bathroom:**

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

Balcony:

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

BUILDING 3**Unit 705:****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)

Unit 707:**Bathroom:**

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

Unit 711:**Hallway:**

Secure loose light switch. BMC 16.04.060(b) (left of the bedroom door)

Unit 715:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

Unit 703:**Master Bedroom/Bathroom:**

Replace broken toilet seat. BMC 16.04.060(a)

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

BUILDING 4**Unit 759: (Bedbugs)****Hall Bathroom:**

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

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

Unit 771:**Deck:**

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

Unit 769:**Deck:**

Hammer down all protruding nail heads. BMC 16.04.050(a)

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 765:**Kitchen:**

Repair or replace garbage disposal to function as intended. BMC 16.04.060(c) (Internal short causing smoke)

Deck:

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 775:**Kitchen:**

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

Furnace Closet:

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

Unit 773:**Entry:**

Secure loose electrical receptacle. BMC 16.04.060(b)

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 (one at the beginning of each circuit). If GFCI receptacles are installed, the GFCI receptacle must be labeled with the wording "no equipment ground." All receptacles supplied by the GFCI receptacle must be labeled "no equipment ground" and "GFCI protected." BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D)Replacements (**West wall**)

Master Bedroom:

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (**Right of window.**)

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (**South wall**)

Unit 777:**Bath/laundry:**

Determine the source and eliminate the water leak. BMC 16.04.060(a) (**At shower controls**)

Unit 787:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 781:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

BUILDING 5:**Unit 731:****Bathroom:**

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

Unit 739:**Balcony:**

Repair the loose deck boards. BMC 16.04.050 (b)

Unit 737:**Living Room:**

Secure all loose electrical receptacles. BMC 16.04.060(b)

Bathroom:

Determine source and eliminate leak at shower controls. BMC 16.04.060(a)

Unit 735:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Unit 733:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Unit 755:**Bedroom:**

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)(no key)

Bathroom:

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

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

Unit 753:**Balcony:**

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Unit 751:**Balcony:**

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

Secure the loose soffit. BMC 16.04.050 (a)

Repair/replace the deteriorating siding. BMC 16.04.050 (a)

BUILDING 6**Unit 817:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

Laundry:

Dryer shall exhaust to the exterior. BMC 16.04.060(c)

BUILDING 7**Unit 825:****Bathroom:**

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

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

Hallway:

Secure the return air vent cover to the wall. BMC 16.04.060(a)

Kitchen:

Repair the carpet/transition strip at the entry to the kitchen. BMC 16.04.060(a)

Master Bedroom:

Repair the broken window. BMC 16.04.060(a) (no key)

Unit 843:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall and storage door trim/frame)

Unit 837:**Kitchen:**

Repair/replace the damaged/broken portion of the exterior of the microwave. BMC 16.04.060(a)

Unit 845:**Master Bathroom:**

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

Kitchen:

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

BUILDING 8**Unit 903:****Bedroom:**

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

Unit 913:**Living Room:**

Secure loose electrical receptacle. BMC 16.04.060(b) (**Right of couch**)

Deck:

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(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)

Bathroom:

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

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (By closet)

Unit 919:**Patio:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Master Bedroom:

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

BUILDING 9:**Unit 971:****Balcony:**

Stabilize the sagging deck. BMC 16.04.050 (b)

Unit 969:**Utility Closet:**

Remove the dryer vent exhaust on the water heater and replace with code approved/manufacture approve vent line. BMC 16.04.060 (b)

Balcony:

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

Repair/replace the deteriorating deck boards. BMC 16.04.050 (b)

Unit 975:**Kitchen:**

Replace broken/missing outlet cover plate. BMC 16.04.060(b) (in cabinet above microwave)

Bedroom 1:

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

BUILDING 10**Unit 925:****Master Bedroom:**

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

Unit 937:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

Unit 939:**Deck:**

Replace the broken intermediate board on the balcony guardrail. BMC 16.04.050(a)

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

Unit 933:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (west wall)

Unit 945:**Front Bedroom:**

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

Unit 953:**Deck:**

Secure the trim board. BMC 16.04.050(a) (under the sliding door)

Replace the deteriorated boards. BMC 16.04.050(a) (east wall and storage door trim/frame)

Bedroom 2:

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 (check window)

Unit 955:**Bedroom 1:**

Properly repair and surface coat the crack where the wall meets the ceiling. BMC 16.04.060(a)
(above the door)

Bedroom 2:

Properly repair and surface coat the crack where the wall meets the ceiling. BMC 16.04.060(a)

Unit 951:**Deck:**

Replace the top board of the deck railing. BMC 16.04.050(a)

BUILDING 11**Unit 1001:****Master Bedroom:**

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

Unit 1005:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 1007:**Bathroom:**

Properly secure shower faucet controls to stud. BMC 16.04.060(c)

Unit 1013:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Unit 1019:**Patio:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

Laundry:

Repair closet doors to function as intended. BMC 16.04.060(a)

Master Bedroom/Bathroom:

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

Unit 1021:**Furnace Closet:**

TPR valve discharge tube needs to be installed. BMC 16.04.060(c)

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 1023:**Deck:**

Replace all rotting/water damaged deck boards and paneling. BMC 16.04.050(a)

BUILDING 12:**Unit 1027:****Right 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

Unit 1039:

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 (Dog)

BUILDING 13**Unit 1055:****Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

Living Room:

Eliminate the crease in the carpeting. BMC 16.04.060(a) (trip hazard)

Unit 1057:**Bathroom:**

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

Unit 1065:**Living Room:**

Repair the sliding door to lock. BMC 16.04.060(c)

Kitchen:

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

Unit 1067:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (east wall)

Unit 1051:**Master Bathroom:**

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

Kitchen:

Determine source and eliminate leak. BMC 16.04.060(a) (Under sink)

BUILDING 14**Unit 1042:**

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 (being turned)

Unit 1040:**Dining Room:**

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

Unit 1046:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Master Bathroom:

Eliminate the drip at the sink faucet. BMC 16.04.060(c)

Unit 1044:**Living Room:**

Repair sliding door to latch securely. BMC 16.04.060(b)

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

Master Bedroom:

Replace the damaged door. BMC 16.04.060(a)

Unit 1036:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

Unit 1026:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Unit 1024:**Bathroom:**

Eliminate the drip at the tub faucet. BMC 16.04.060(c)

Unit 1030:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (south wall)

Unit 1028:**Deck:**

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

BUILDING 15

Unit 1022:

Deck:

Replace the damaged boards. BMC 16.04.050(a) (south wall)

Hallway:

Repair the carpeting at the bedroom doors. BMC 116.04.060(a)

Unit 1020:

Deck:

Replace the deteriorated boards. BMC 16.04.050(a) (north wall)

Unit 1000:

Bedroom:

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

Unit 1004:

Deck:

Replace the damaged boards. BMC 16.04.050(a) (north wall)

EXTERIOR:

Clubhouse/Office Building:

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) (remove or trim the deteriorated portions of the tree – adjacent to flagpole).

Building 20:

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Secure the fence. BMC 16.04.050(a) (North side of structure – East entry-west side unit)

Building 17:

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Repair/replace the deteriorated corner of the structure. BMC 16.04.050(a) (W of entry 700-714)

Repair/replace the deteriorated siding. BMC 16.04.050(a) (above the 700-714 entry)

Building 21:

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Replace the missing siding on the north end of the structure. BMC 16.04.050(a)

Building 3:

Eliminate the trip hazard in the sidewalk leading to Unit 723 porch. BMC 16.04.040(c)

Re-install the support post for the balcony. BMC 16.04.050(a) (at patio west of center entry on north side of structure).

Building 5:

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) (remove or trim the deteriorated portions of the tree – southwest corner of the structure).

Building 6:

Replace the deteriorated fence boards at Unit 805 patio. BMC 16.04.050(a)

Building 7:

Repair/replace the deteriorated portion of the sidewalk south side of the structure. BMC 16.04.040(c)

Building 9:

Eliminate the trip hazard in the sidewalk leading to Unit 723 porch. BMC 16.04.040(c)

Building 10:

Repair/replace the deteriorated portion of the sidewalk north side of structure at the parking area. BMC 16.04.040(c)

Repair/replace the deteriorated white siding. BMC 16.04.050(a) (Above the west entry on the south side of the structure)

Building 11:

Repair/replace the loose/missing shingles on the structure. BMC 16.04.050(a)

Building 15:

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) (SW corner of the structure).

East Intersection of Summitview Pl and Alpine Trail:

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) (South side of the intersection).

Building 13:

Repair/replace the deteriorated portion of the sidewalk northwest corner of structure at the parking area. BMC 16.04.040(c)

Building 14:

Repair the deteriorated steps leading to entry 1040-1046. BMC 16.04.040(c)

Secure the handrail closet to the structure at entry 1040-1046. BMC 16.04.050(a)

General Condition:

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(This item has a deadline of 04/23/2025) (This includes, but is not limited to, the balcony floors, railings and siding)

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)	

Inventory Damage List:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(c) 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 or his agent and the expiration date of the permit. BMC 16.03.030(c)

This is the end of this report.



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

Meeting Date: June 17, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-42

Address: 223 E 8th Street

Petitioner: Brawley Property Management

Inspector: Jo Stong

Staff Report: January 3, 2024: Conducted cycle inspection w/agent
January 24, 2024: Mailed inspection report
April 17, 2024: Conducted reinspection. All but exterior painting complied
April 18, 2024: Mailed temporary permit w/expiration date of January 3, 2025
November 12, 2024: Did drive-by; painting not done
December 3, 2024: Sent exterior extension reminder report
February 4, 2025: Did drive-by; painting not done.
February 6, 2025: Front line staff spoke w/agent, who stated painting should be done by end of February
March 6, 2025: Front line staff spoke w/agent. Painting not done due to weather
April 14, 2025: Received appeal.
May 20, 2025: Appeal tabled due to lack of quorum

During a cycle inspection of the above property it was noted that the exterior of the structure had peeling paint and exposed wood. The petitioner is seeing an extension of time to complete the painting, stating they are in the process of hiring a new contractor.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: June 30, 2025

Attachments: Exterior Extension Reminder Report; BHQA Application *5/27/25 BK*



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0049
Application Date: 4/11/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 223 E 8th ST
Parcel Number: 53-05-33-300-040.000-005

Applicant
Brawley Property Management
PO Box 5543
Bloomington IN 47407

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.

Requested Variance Type: TV

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:

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

Variance Request:

We are requesting an extension to complete exterior painting. The contractor that we thought was painting the unit was unable to and we are in the process of getting competing estimates to have the work completed soon. We expect the work to be completed within 60-90 days.

EXTERIOR EXTENSION REPORT

9454

Owner

BMI Properties LLC
P.O. Box 5543
Bloomington, IN 47407

Agent

Brawley Property Management
P.O. Box 5543
Bloomington, IN 47407

Prop. Location: 223 E 8th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 01/03/2024
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: none

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 01/03/2025.

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

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

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

EXTERIOR:

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

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

This is the end of this report.

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

Meeting Date: June 17, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-43

Address: 3200 E Longview Ave

Petitioner: Angela Butler

Inspector: Chastina Hayes and Rebecca Davis

Staff Report: February 10, 2025 – Cycle Inspection
February 24, 2025 – Cycle Report mailed
April 15, 2025 – BHQA appeal received
April 25, 2025 - 60 day deadline
May 20, 2025 Meeting cancelled due to lack of quorum

Staff recommendation: The application received requests an extension until August 31, 2025 for 64 units. Staff recommends granting an extension, however the compliance dates are different than requested.

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: July 1, 2025 – All life safety violations
July 15, 2025 – All other remaining violations

Attachments: Cycle Report; BHQA Application

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

Meeting Date: May 20, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-43

Address: 3200 E Longview Ave

Petitioner: Angela Butler

Inspector: Chastina Hayes and Rebecca Davis

Staff Report: February 10, 2025 – Cycle Inspection
February 24, 2025 – Cycle Report mailed
April 15, 2025 – BHQA appeal received
April 25, 2025 - 60 day deadline

Staff recommendation: The application received requests an extension until August 31, 2025 for 64 units. Staff recommends granting an extension, however the compliance dates are different than requested.

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

Compliance Deadline: June 3, 2025 – All life safety violations
July 15, 2025 – All other remaining violations

Attachments: Cycle Report; BHQA Application

5/5/25 *RH*



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
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hand@bloomington.in.gov

City Permit #: BHQA2025-0050
Application Date: 4/15/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 3200 E Longview AVE
Parcel Number: 53-05-35-300-026.000-005

Applicant
Summit Pointe United LLC
701 E Summitview
Bloomington IN 47401

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.

Requested Variance Type: TV

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:

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

Variance Request:

I am requesting until 5/31/2025 to have the health and safety issues completed. I would like to request until 8/31/2025 to have the remaining repairs completed. The request is due to being short staffed in maintenance, coming into our very busy leasing season, and currently completing our HAND repairs at Summit Pointe Apts. with a deadline of 5/31/2025.

CYCLE INSPECTION REPORT

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Owner(s)

Kingston Manor United LLC
701 E. Summit View Place
Bloomington, IN 47401

Agent

Home Town Property Group LLC
169 Ramapo Valley Road
Oakland, NJ 07436

Prop. Location: 3200 E Longview AVE

Number of Units/Structures: 64/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 1/Eff/5 7/1/5 16/2/5, Bld 2: 1/Eff/5 3/1/5 8/2/5, Bld 3:
4/1/5 8/2/5, Bld 4: 1/Eff/5 1/1/5 6/2/5 8/3/5

Date Inspected: 02/10/2025

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Inspector: Hayes/Davis

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

Typical Egress WindowsLower Level Units

Height: 30 inches 30 inches

Width: 27.5 inches 22 inches

Sill Height: 51 inches 51 inches

Openable Area: 5.73 sq. ft. 4.58 sq. ft.

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

Middle and Upper Level Units

Height: 30.5 inches

Width: 26 inches

Sill Height: 30 inches

Openable Area: 5.51 sq. ft.

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

Notes: Floor plan with measurements in file

Only rooms with violations are listed in this report

All Life Safety Items are highlighted**INTERIOR:**

General Notes: All lights in common interior spaces and outside of the buildings should be in working order with functioning light bulbs. BMC 16.04.060 (a)

The inspectors highly recommend that smoke detectors be installed in the common hallways and stairwells of the apartment buildings, one on each level.

Units 1-6:**Main Stairwell:**

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

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

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (Between closet 1 & 2)

Unit 3:**Kitchen:**

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

Repair/replace the deteriorated base of the cabinet under sink. BMC 16.04.060 (a)

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

Living Room:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Bathroom:

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

Repair/replace the deteriorating base of the cabinet under the sink. BMC 16.04.060 (a)

Bedroom:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b) (East window) (Window crank)

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

Unit 6:**Kitchen:**

Secure the loose sprayer base. BMC 16.04.060 (a)

Bedroom:

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

Main Hallway:

Replace the missing closet door handle adjacent to Unit 6. BMC 16.04.060 (a)

Replace the missing floor tile at the west entry door. BMC 16.04.060 (a)

Unit 5:

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 exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) **(Roaches)**

Hallway:

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

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

Bathroom:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

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

Replace the missing cabinet doorknobs. BMC 16.04.060 (a)

Unit 2:**Kitchen:**

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

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

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Hallway:

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

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Bathroom:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Left Bedroom:

Secure the loose access panel behind the door. BMC 16.04.060 (a)

Unit 4:**Kitchen:**

Repair/replace the torn vinyl flooring. BMC 16.04.060 (a)

Bathroom:

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

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

Unit 1:

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

Units 7-12 Hallway:

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

Replace the missing protective covers for the light fixtures. BMC 16.04.060(e)

Unit 9:**Living Room:**

Secure the loose carpet at the entry door. BMC 16.04.060 (a)

Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 12:

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

Living Room:

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

Bathroom:

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

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Unit 11:**Kitchen:**

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

Hallway:

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

Bathroom:

Repair/replace the toilet seat so that it functions as intended. BMC 16.04.060 (a)

Right Bedroom:

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

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

Unit 8:

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 exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Kitchen:

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

Left Bedroom:

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

Bathroom:

Replace the missing cabinet doorknobs. BMC 16.04.060 (a)

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

Unit 7:**Living Room:**

Repair the peeling ceiling. BMC 16.04.060 (a)

Replace the missing vent cover on the ceiling. BMC 16.04.060 (a)

Kitchen:

Repair the peeling ceiling. BMC 16.04.060 (a)

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

Replace the broken electrical outlet adjacent to the stove. BMC 16.04.060 (b)

Hallway:

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

Bathroom:

Repair the peeling ceiling. BMC 16.04.060 (a)

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

Replace the broken electrical switch cover plate. BMC 16.04.060 (b)

Right Bedroom:

Repair the peeling ceiling. BMC 16.04.060 (a)

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Unit 10:

Kitchen:

Secure the loose sink faucet handle. BMC 16.04.060 (a)

Replace the missing cabinet door handles under the sink. BMC 16.04.060 (a)

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

Hallway 13-18:

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

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

Unit 15:

Living Room:

Secure the loose carpet where it meets the vinyl. BMC 16.04.060 (a)

Service and repair HVAC system to operate as intended. BMC 16.04.060(c) (Does not keep up per tenant)

Kitchen:

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

Unit 18:

Bathroom:

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

Unit 17:

Bathroom:

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

Repair the missing floor adjacent to the toilet. BMC 16.04.060 (a)

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

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Hallway:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Unit 14:

Living Room:

Properly seal the windows to prevent water infiltration. (Tenant states they leak when raining) BMC 16.04.060 (a)

Dining Room:

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

Kitchen:

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

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

Bathroom:

Replace the burnt electrical outlet. BMC 16.04.060 (b)

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

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

Repair/replace the tub diverter so that it functions as intended. BMC 16.04.060 (a)

Right Bedroom:

Properly seal the windows to prevent air infiltration. BMC 16.04.060 (a)

Unit 16:

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 (Tenant)

Unit 13:

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

Bathroom:

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

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

Left Bedroom:

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

Hallway 19-24:

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

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

Unit 21:

Repair/replace all missing flooring in the unit. BMC 16.04.060 (a)

Bathroom:

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

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

Unit 24:

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 (Key)

Unit 23:

Whole Unit:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(h)

Kitchen:

Repair the overhead light so that it functions as intended. BMC 16.04.060 (c)

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

Replace the missing cabinet doorknobs. BMC 16.04.060 (a)

Unit 20:

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 22:

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 (Tenant)

Unit 19:

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 (Dog)

Hallway 49-54:

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

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

Unit 54:

Bathroom:

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

Left Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(h)

Replace the missing electrical cover plate under the window. BMC 16.04.060 (b)

Unit 51:

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 within 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 (Under renovations)

Unit 53:**Kitchen:**

Repair/replace the garbage disposal switch so that it functions as intended. (Sparks) BMC 16.04.060 (b)

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

Repair the hump in the carpet where it meets the vinyl. BMC 16.04.060 (a)

Hallway:

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

1st Bedroom:

Replace the broken electrical switch cover plate. BMC 16.04.060 (b)

Hallway:

Replace the missing light switch cover plate adjacent to the bathroom door. BMC 16.04.060 (b)

2nd Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 50:**Living Room:**

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Kitchen:

Locate and repair the water leak adjacent to the dishwasher. (Per tenant) BMC 16.04.060 (a)

1st Bedroom:

All doors shall be readily Openable from the side from which egress is to be made without the need for keys, special knowledge or effort. BMC 16.04.060(h) (Remove the hasp)

Bathroom:

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

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)

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

2nd Bedroom:

All doors shall be readily Openable from the side from which egress is to be made without the need for keys, special knowledge or effort. BMC 16.04.060(b) (Remove the hasp)

Unit 52:**Kitchen:**

Repair floor to eliminate soft spot this includes the subfloor and any damaged support. BMC 16.04.060(a) (Adjacent to the dishwasher)

Bathroom:

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

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

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

Unit 49:**Living Room:**

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

Kitchen:

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

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

Replace the broken electrical cover plate to the right of the sink. BMC 16.04.060 (b)

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

Hallway:

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

Bathroom:

Repair the left cabinet door to close. BMC 16.04.060 (a)

Hallway 55-60:

Locate and eliminate the water leak. (Tenant states storage units flood when it rains) BMC 16.04.060 (a)

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

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

Unit 60:

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 exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the

unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Dining Room:

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

Repair the loose base of the dishwasher. BMC 16.04.060 (a)

Bedroom:

Locate and repair the water leak in the closet. (Leaks when it rains per tenant) BMC 16.04.060 (a)

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Bathroom:

Repair the water damaged walls and ceiling. BMC 16.04.060 (a)

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

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

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

Replace the missing cabinet doorknobs. BMC 16.04.060 (a)

Unit 57:

Hallway:

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

Unit 59:

Living Room:

Repair the carpet to prevent a trip hazard. (Humps) BMC 16.04.060 (b)

Properly seal the windows to prevent air infiltration. BMC 16.04.060 (a)

Kitchen:

Repair the hole in the wall under the sink cabinet. BMC 16.04.060 (a)

Secure the cable clamp where the power supply enters the garbage disposal. 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

Left Bedroom:

Install a transition strip at the entryway. BMC 16.04.060 (a)

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

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

Bathroom:

Repair/remove the broken soap dish. BMC 16.04.060 (a)

Repair the peeling ceiling. BMC 16.04.060 (a)

Right Bedroom:

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

Unit 56:

Hallway:

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

Bathroom:

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

Repair the peeling ceiling. BMC 16.04.060 (a)

Right Bedroom:

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

Unit 55:

Whole Unit:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 58:

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 exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Hallway 61-66:

Repair/replace the exterior entry doors so that they function as intended. (Do not close properly) BMC 16.04.060 (a) (East and West doors)

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

Unit 63:

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 exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination

within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Repair the oven light to function as intended. (Stays on when not in use) BMC 16.04.060 (a)

Unit 66:

Kitchen:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b) (South window)

Unit 65:

Kitchen:

Replace the broken electrical cover plate under the window on the east wall. BMC 16.04.060 (b)

Hallway:

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

Middle Bedroom:

Repair/replace the broken window locks. BMC 16.04.060 (b)

Bathroom:

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

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

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

Unit 62:

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 exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Middle Bedroom:

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

Unit 64:

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 61: There is an active complaint on this unit referencing the roaches from a complaint inspection conducted on 12/20/2024

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 exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be

taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests. BMC 16.04.090(a)(d) (Roaches)

Kitchen:

Secure the loose cable clamp on the stove electrical outlet box. BMC 16.04.060 (b)

Seal the hole in the wall behind the stove. BMC 16.04.060 (a)

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

1st Bedroom:

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

Bathroom:

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

Building #25-30:

Common Hallway:

Close the open window on the common hallway landing. BMC 16.04.060(a)

Unit 27:

This unit was not inspected at the time of this inspection, as it was not accessible (door was chained and tenant did not respond). 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 30:

Kitchen:

Service the hood vent to eliminate excessive noise. BMC 16.04.060(c)

Bathroom:

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

Bedroom

Replace the missing window crank so the window can operate normally (open). BMC 16.04.060(b)

Unit 26:

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)

Unit 29:

Kitchen:

Determine source and eliminate leak (puddle under sink, may be related to the sprayer, could not determine). BMC 16.04.060(a)

Living Room:

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

Bathroom:

Secure the plumbing for the tub faucet and controls. BMC 16.04.060(b)

Unit 25:Living Room:

Repair the tilt latches on the double window to function as intended (broken/missing). BMC 16.04.060(b)

Bathroom:

Repair the slow dripping sink faucet. BMC 16.04.060(c)

Repair or replace the bathroom exhaust fan. BMC 16.04.060(c)

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Right Bedroom:

The was no access to the window at the cycle inspection. The inspector will look at the window at reinspection.

Unit 28:Living Room:

Seal/caulk around double windows where there are gaps. BMC 16.04.060(a)

Secure the phone plate to wall. 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 (handle sticks, no water comes out). BMC 16.04.060(c)

Repair the front face of the cabinet under the sink (collapsing, not secure). BMC 16.04.060(a)

Bathroom:

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

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

Right Bedroom:

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

Left Bedroom:

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

Building #31-36**Maintenance Shop (Lower Level):**

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

Unit 33:Bathroom:

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

Kitchen:

Replace the missing cabinet face to the right of the sink. BMC 16.04.060(a)

Unit 36:Kitchen:

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

Repair the damaged countertop (in front of the sink). BMC 16.04.060(a)

Living Room:

Correct the polarity of the electrical receptacle (left of entrance door). The hot and neutral conductors are reversed. BMC 16.04.060(b)

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

Bathroom:

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

Bedroom:

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

Unit 31:Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. 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)

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

Bathroom:

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Living Room:

Adjust the entry door to eliminate large gaps of light visible from the inside of the unit. BMC 16.04.060(a)

Unit 35:Living Room:

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

Kitchen:

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

Left Bedroom:

Secure the outlet on the east wall. BMC 16.04.060(b)

Unit 32:**Kitchen:**

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

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

Bedroom:

Seal the exterior perimeter of the window to eliminate the large gap and leave the structure weathertight. BMC 16.04.060(a)

Unit 34:**Living Room:**

Caulk around the windows to eliminate gaps. BMC 16.04.060(a)

Replace the malfunctioning smoke detector (button gets stuck) BMC 16.04.060(b)

Kitchen:

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

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

Bathroom:

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

Right Bedroom:

Caulk around the windows to eliminate gaps. BMC 16.04.060(a)

Building 37-48:**Common Hallway 43-48**

Repair the back entry door to open and close fully without special knowledge or effort. BMC 16.04.060(a)

Repair the front entry door to open and close fully without special knowledge or effort. BMC 16.04.060(a)

Replace the broken blank cover outside of unit 48. BMC 16.04.060(b)

Unit 45:**Living Room:**

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

Kitchen:

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

Bathroom:

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

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

Bedroom:

Correct the polarity of the electrical receptacle (south wall). The hot and neutral conductors are reversed. BMC 16.04.060(b)

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

Unit 44:**Living Room:**

Correct the polarity of the electrical receptacle (left of entry door). The hot and neutral conductors are reversed. BMC 16.04.060(b)

Dining Room:

Repair the window tilt latches and spring mechanism so window open and closes easily without special knowledge or effort. BMC 16.04.060(b)

Kitchen:

Secure the switch/outlet box to the right of the sink. BMC 16.04.060(b)

Bathroom:

Repair the tub faucet to fit as intended on the plumbing pipe. BMC 16.04.060(c)

Left Bedroom:

Properly ground the electrical receptacle (east wall / half switched and west wall). If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle 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 47:

All residential rental units, their accessory structures and exterior premises shall be kept free from pests (mice). All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reinfestation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d) **The owner of a structure containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for extermination of pests.** BMC 16.04.090(a)(d)

Bathroom:

Correct the polarity of the electrical receptacle (bathroom GFCI doesn't trip). The hot and neutral conductors are reversed. BMC 16.04.060(b)

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

Unit 48:**Living Room:**

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

Bathroom:

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

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

Unit 46:

Dining Area

Repair the west wall dining room window to function as intended. BMC 16.04.060(b)

Kitchen:

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

Replace the broken oven door handle. BMC 16.04.050(a)

Service the hood exhaust fan to function as intended (loud). 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)

Secure the GFCI electrical box to the wall. BMC 16.04.060(b)

Bathroom:

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

Left Bedroom:

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

Right Bedroom:

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

Unit 43:

Entrance:

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

Kitchen:

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

Secure the gfci electrical box to the right of the sink. BMC 16.04.060(b)

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

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

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

Left Bedroom:

Secure loose electrical receptacle (west wall). BMC 16.04.060(b)

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

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

Common Hallway: 37-42:

Secure the loose stair tread nosing on the stairs outside of Unit 39. BMC 16.04.060(b)

Unit 42:

Kitchen:

Secure the hood vent to the cabinet above (left side sags). BMC 16.04.060(c)

Secure the sink sprayer to the base of the sink. BMC 16.04.060(a)

Bathroom:

Repair the electrical wiring in the outlet/switch box so the devices function as intended (lights and fan were going on and off in random switching patterns). BMC 16.04.060(b)

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

Bedroom:

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

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

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

Unit 39:

Note: This unit was vacant and undergoing substantial repair work due to flooding and excessive moisture. A mold/mildew like substance was noted in the closet to the left of the entrance door as well as in the hallway. Please refer to the following guidelines for clarity on the expectations for compliance once the unit is repaired/ready for occupancy.

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

- Properly complete the installation of all electrical wiring, lighting fixture(s), electrical receptacle(s), and all other electrical fixtures or appliances. These items will be checked for compliance with the City of Bloomington Municipal Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.03.040.
- 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 City of Bloomington Property Maintenance Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.030
- Properly complete the installation and surface coat all wall and ceiling surfaces where applicable. These items will be checked for compliance with the City of Bloomington Property Maintenance Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.030
- Install a smoke detection in an approved manner and location(s). 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. BMC 16.04.020
- Once the painting is complete all light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(a)

Unit 41:

Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements (would not trip with outlet tester). BMC 16.04.020(a)(5); IEC 406.3(D)

Living Room:

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

Bathroom:

Repair the bathtub drain to function as intended (drains very slowly). BMC 16.04.060(c)

Repair the drywall above the shower (taped/bubbling). BMC 16.04.060(a)

Repair floor to eliminate soft spot this includes the subfloor and any damaged support (toilet sinking). BMC 16.04.060(a)

Left Bedroom:

Replace the worn light switch. BMC 16.04.060(c)

Right Bedroom:

Note: The window in this bedroom could not be accessed and will be inspected at the reinspection.

Hallway:

Paint the stained ceiling in the hallway. BMC 16.04.060(a)

Right Bedroom:

Paint the stained ceiling. BMC 16.04.060(a)

Unit 38:Hallway:

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

Bathroom:

Complete the drywall repair and paint. BMC 16.04.060(a)

Unit 40:Kitchen:

Replace both switches in the double switch box so they function as intended. BMC 16.04.060(c)

Bathroom:

Replace the missing handles on the vanity cabinet doors. BMC 16.04.060(a)

Repair the hole in the wall (shower curtain rod). BMC 16.04.060(a)

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

Repair or replace diverter in shower faucet assembly. BMC 16.04.060(a)

Left Bedroom:

Repair the clothes hanging rod to function as intended. BMC 16.04.060(a)

Right Bedroom:

Repair the window to fully close and latch. BMC 16.04.060(a)

Unit 37:**Living Room:**

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

Kitchen:

Determine source and eliminate leak. BMC 16.04.060(a)

EXTERIOR:

Repair/replace all deteriorating parking blocks. BMC 16.04.050 (a)

Properly seal around all window/wall air conditioning units to prevent animal/pest entrance. BMC 16.04.050 (a)
(All BUILDINGS)

Repair/replace the deteriorating block on the entry stairwell. BMC 16.04.050 (a)(Hallway 55-60 West Entrance)

Secure the loose soffit above the west entrance at unit 19-24 entrance. BMC 16.04.050 (a)

Secure the loose soffit above the west side entrance units 13-18. BMC 16.04.050 (a)

Properly seal around the windows on the west side above unit 1-6 entrance. BMC 16.04.050 (a)

Tuckpoint the brick adjacent to entry 1-6 southwest corner. BMC 16.04.050 (a)

Secure the loose electrical box (Unit 14) adjacent to the air conditioner on the east side of the structure. BMC 16.04.050 (b)

Tuckpoint the brick on the southwest corner adjacent to units 31-36 entrance. 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)

The mailbox for unit 46 does not properly lock. It is strongly recommended to repair the lock to function as intended.

Building 37-48:

Secure the AC disconnect box for unit 41 to the structure. BMC 16.04.050(b)

OTHER REQUIREMENTS

Thoroughly clean and service the furnaces. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. BMC 16.04.060(c)/Or provide full access to the units at reinspection.

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.

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

Meeting Date: June 17th, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-44

Address: 718 West 17th Street

Petitioner: Kathryn Sample

Inspector: Kenny Liford

Staff Report: January 31st, 2025 Completed cycle inspection.
April 15th, 2025 Reinspection scheduled.
April 15th, 2025 BHQA application received.

The agent has asked for a extension of time for replacing the backsplash in units 718 and 728 due to it being a custom order. The agent has also asked for a extension of time for the cleaning of chimneys in units 718, 724, 726, 728, 736 due to working with a new vendor.

Staff recommendation: Approve 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: July 31st, 2025 for all backsplash repairs and fireplace documentation. A reinspection for all other violations has been scheduled.

Attachments: Cycle Report; BHQA Application

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

Meeting Date: May 20th, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-44

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Petitioner: Kathryn Sample

Inspector: Kenny Liford

Staff Report: January 31st, 2025 Completed cycle inspection.
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Attachments: Cycle Report; BHQA Application

5/15/25: ML



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0051
Application Date: 4/15/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 718 W 17th ST
Parcel Number: 53-01-32-428-002.000-005

Applicant
Kathryn Sample
PO Box 236
Ellettsville IN 47429

25-TV-214

4-15-25

KL

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.

Requested Variance Type: TV

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:

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

Variance Request:

Cedar Grove Townhomes (718-736 W 17th St) is on a single permit. Mackie Properties is requesting an extension of time on the following report items:

UNIT 718

- Living Room: Show documentation that the fireplace has been inspected within the last twelve months, and that it is safe for use, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended.
- Kitchen: Repair or replace the damaged backsplash.

UNIT 724

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

UNIT 726

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

UNIT 728

- Kitchen: Repair or replace the damaged backsplash.

UNIT 736

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

The chimney inspector that we used to use has retired and closed his business. We are utilizing a new chimney vendor and have scheduling secured for the first week in May to have chimneys inspected in units 718, 724, 726, and 736.

The damaged kitchen backsplash/endsplash pieces in units 718 and 728 cannot be repaired and will need to be replaced. They were custom-ordered and are expected to arrive between mid-June and mid-July. After delivery, we will need to allow time for installation.

Mackie Properties is requesting a new deadline of 7/31/25 to allow time for the new endsplash pieces to be delivered and installed. We plan to send copies of the chimney inspections when they are completed.



CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Cycle Inspection Information

2/14/2025

Representative

Mackie Properties
PO Box 236
Ellettsville IN 47429

Owner

Cedar Grove
PO Box 325
Clear Creek IN 47426

RE: 718 W 17th ST

We have recently completed an inspection at **718 W 17th ST**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **4/15/2025**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 4/15/2025** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by 4/15/2025 may limit the permit period.

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

If you have any questions regarding the permit process, you may call 812-349-3420 8:00am-5:00pm, Monday through Friday.

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report



CYCLE INSPECTION REPORT

3784

Owner(s)

Cedar Grove, Llc
P.O. Box 325
Clear Creek, IN 47426

Agent

Mackie Properties
P.O Box 236
Ellettsville, IN 47429

Prop. Location: 736 W 17th ST
Number of Units/Structures: 10/2
Units/Bedrooms/Max # of Occupants: Bld 1: Bld South: 4/3/5, Bld North: 6/2/5

Date Inspected: 01/31/2025
Primary Heat Source: Electric
Property Zoning: MM
Number of Stories:

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

Monroe County Assessor's records indicate this structure was built in 1993.
Minimum emergency egress requirements for the time of construction:

Openable area required: 5.7sq. ft.
Clear width required: 20"
Clear height required: 24"
Maximum Allowable Sill Height: 44" above finished floor

INTERIOR

North Building

Unit 726

Main Level

Entry, ½ Bathroom, Dining Room (9-6 x 8-0), Deck, Hallway
No violations noted.

Kitchen (10-8 x 8-0)

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

Living Room (23-6 x 18-4)

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

Upper Level

Back Bedroom (14-3 x 14-3), Front Bedroom (13-0 x 10-3), Bathroom/ Laundry

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34.50 inches

Sill Height: 25.50 inches

Openable Area: 6.22 sq. ft.

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

Unit 728

Main Level

Entry, Deck, Hallway

No violations noted.

½ Bathroom

Complete the installation of the drywall and properly finish the drywall. BMC 16.04.060(a)

Dining Room (9-6 x 8-0)

Complete the installation of the drywall and properly finish the drywall. BMC 16.04.060(a)

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

Furnace Closet

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

Kitchen (10-8 x 8-0)

Repair or replace the damaged backsplash. BMC 16.04.060(a)

Living Room (23-6 x 18-4)

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

Upper Level

Back Bedroom (14-3 x 14-3), Front Bedroom (13-0 x 10-3), Bathroom/ Laundry

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34.50 inches

Sill Height: 25.50 inches

Openable Area: 6.22 sq. ft.

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

Unit 730

Main Level

Entry, ½ Bathroom, Dining Room (9-6 x 8-0), Kitchen (10-8 x 8-0), Living Room (23-6 x 18-4), Deck, Hallway
No violations noted.

Upper Level

Back Bedroom (14-3 x 14-3), Front Bedroom (13-0 x 10-3), Bathroom/ Laundry
No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34.50 inches

Sill Height: 25.50 inches

Openable Area: 6.22 sq. ft.

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

Unit 732

Main Level

Entry, ½ Bathroom, Dining Room (9-6 x 8-0), Kitchen (10-8 x 8-0), Living Room (23-6 x 18-4), Deck, Hallway
No violations noted.

Upper Level

Back Bedroom (14-3 x 14-3), Front Bedroom (13-0 x 10-3), Bathroom/ Laundry
No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34.50 inches

Sill Height: 25.50 inches

Openable Area: 6.22 sq. ft.

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

Unit 734

Main Level

Entry

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

Repair or replace the damaged entry door (Bottom of door is damaged). BMC 16.04.060(a)

1/2 Bathroom, Dining Room (9-6 x 8-0), Living Room (23-6 x 18-4), Deck, Hallway, Kitchen (10-8 x 8-0)
No violations noted.

Upper Level

Back Bedroom (14-3 x 14-3), Front Bedroom (13-0 x 10-3), Bathroom/ Laundry
No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34.50 inches

Sill Height: 25.50 inches

Openable Area: 6.22 sq. ft.

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

Unit 736

Main Level

Entry, ½ Bathroom, Dining Room (9-6 x 8-0), Kitchen (10-8 x 8-0), Deck, Hallway, Stairway

No violations noted.

Living Room (23-6 x 18-4)

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 residential building. BMC 16.04.020(a)(3) (2014 IFC 313.1, 313.2)

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

Upper Level

Bathroom

Seal the opening in the ceiling above the toilet area. BMC 16.04.060(a)

Front Bedroom (13-0 x 10-3), Back Bedroom (14-3 x 14-3), Hallway

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34.50 inches

Sill Height: 25.50 inches

Openable Area: 6.22 sq. ft.

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

South Building

Unit 724

Main Level

Entry, ½ Bathroom, Dining Room (11-0 x 10-8), Kitchen (10-8 x 8-0), Laundry Closet, Deck

No violations noted.

Hallway

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

Living Room (21-0 x 13-0)

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

Upper Level

Stairway, Hallway, Deck

No violations noted.

Master Bedroom/Bath (18-0 x 11-0) **Note:** A door leading directly to the exterior serves as the emergency egress for this sleeping room.

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

Repair or replace the bedroom door so that it functions as intended. BMC 16.04.060(a)

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

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

Hall Bathroom

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

Left Bedroom (14-6 x 9-3) : Same window as Right Bedroom

No violations noted.

Right Bedroom (11-3 x 9-0)

This room was not accessible at the time of this inspection (**Door was locked**). 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

Existing Egress Window Measurements:

Height: 26 inches

Width: 34 inches

Sill Height: 25 inches

Openable Area: 6.13 sq. ft.

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

Unit 722

Main Level

Entry, ½ Bathroom, Living Room (21-0 x 13-0), Dining Room (11-0 x 10-8), Laundry Closet, Deck

No violations noted.

Hallway

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

Kitchen (10-8 x 8-0)

Clean and sanitize any/all biological growth under the sink or replace all shelving. BMC 16.04.060(a)

Upper Level

Master Bedroom/Bath (18-0 x 11-0) **Note:** A door leading directly to the exterior serves as the emergency egress for this sleeping room.

No violations noted

Deck, Hall Bathroom

No violations noted.

Left Bedroom (14-6 x 9-3), Right Bedroom (11-3 x 9-0)

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34 inches

Sill Height: 25 inches

Openable Area: 6.13 sq. ft.

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

Unit 720

Entry, Hallway, Dining Room (11-0 x 10-8), Kitchen (10-8 x 8-0), Laundry Closet, Deck, ½ Bathroom, Living Room (21-0 x 13-0)

No violations noted.

Upper Level

Master Bedroom/Bath (18-0 x 11-0) **Note:** A door leading directly to the exterior serves as the emergency egress for this sleeping room.

No violations noted.

Deck, Hall Bathroom

No violations noted.

Left Bedroom (14-6 x 9-3), Right Bedroom (11-3 x 9-0)

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34 inches

Sill Height: 25 inches

Openable Area: 6.13 sq. ft.

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

Unit 718

Main Level

Entry, Hallway, Dining Room (11-0 x 10-8), Deck

No violations noted.

Living Rooms

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

½ Bathroom

Properly install or replace the aerator on the sink faucet so that it functions as intended.

BMC 16.04.060(c)

Laundry Closet

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

Kitchen (10-8 x 8-0)

Repair or replace the damaged backsplash. BMC 16.04.060(a)

Upper Level

Master Bedroom/Bath (18-0 x 11-0) **Note:** A door leading directly to the exterior serves as the emergency egress for this sleeping room.

No violations noted.

Left Bedroom (14-6 x 9-3): Same window as Right Bedroom

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

Right Bedroom (11-3 x 9-0), Deck, Hall Bathroom

No violations noted.

Existing Egress Window Measurements:

Height: 26 inches

Width: 34 inches

Sill Height: 25 inches

Openable Area: 6.13 sq. ft.

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

Crawl Spaces

No violations noted.

EXTERIOR

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

OTHER REQUIREMENTS:

Inventory Damage List: X 10

The owner or his/her 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/her 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. **A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

Occupancy Affidavit X 10

Provide a completed copy of the Occupancy Affidavit for this Registered Residential Rental property to the inspector for review. BMC 16.03.025

*Beginning January 1, 2022, Bloomington Municipal Code requires owners of Registered Rental properties to present a completed Occupancy Affidavit for any structures with 4 (four) or fewer units as part of the rental documents. The Ordinance does not require a copy of the Occupancy Affidavit to be kept by the HAND Department, only reviewed.

**Beginning July 1, 2022, a completed copy of the Occupancy Affidavit must be reviewed by the inspector within 60 days of this mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.025

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.



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

Meeting Date: June 17, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-45

Address: 919-927 W. Graham Drive

Petitioner: Rakesh Kumar

Inspector: Jo Stong

Staff Report: August 29, 2024: Conducted cycle inspection of 4 of the 6 units.
September 18, 2024: Gave copy of report to owners at City Hall and mailed copy to owner
December 12, 2024: Mailed remaining violations reports for cycle inspection and for outstanding complaint of March 8, 2024
April 30, 2025: Received appeal
May 20, 2025: Appeal tabled due to lack of quorum.
May 2, 2025: Received complaint for unit 919.
May 22, 2025: Conducted complaint inspection. Valid.
May 27, 2025: Complaint report sent.

During a cycle inspection of the above property violations of the Bloomington Housing Code were found. The occupancy permit for the property expired on February 25, 2023 and has had 3 cycle inspections and two compliants since July of 2022. The petitioner is seeking an extension of time of 30 days to complete all repairs.

Staff recommendation: Deny the request for an extension of time

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

Compliance Deadline: Immediate compliance required.

Attachments: Remaining Violations Report; Complaint Report & Photos; BHQA Application

5/27/25 FIC



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0054
Application Date: 4/29/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 919 W Graham DR
Parcel Number: 53-08-08-403-085.000-009

Owner

Ishaan & Manan LLC
1397 W Adams Hill Circle
Bloomington IN 47403

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.

Requested Variance Type: TV

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:

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

Variance Request:

I am requesting a 30-day extension to bring the property located at 919/ 921 /925/927 W Graham Drive, Bloomington, Indiana, into compliance with the City of Bloomington Housing Code. The extension is needed due to several recent challenges, including ongoing court proceedings involving non-paying tenants and the demands of running my restaurant, where I also serve as one of the primary chefs, working 8 - 12 hour shifts daily. Despite these challenges, I have secured a team of workers to address the listed violations. However, they are traveling from Indianapolis, and we need time to coordinate tools, materials, and fully assess the scope of work required. I am fully committed to completing all required repairs and bringing the property into full compliance within the requested 30-day extension period.
Thank you for understanding.



**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: 919-927 W Graham DR

Petitioner's Name: Rakesh Kumar

Address: 1397 W Adams Hill Cir

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 3172892144

E-mail Address: kumar46228@icloud.com

Owner's Name: Ishaan & Manav LLC

Address: 1397 W Adams Hill Cir

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 3172892144

E-mail Address: kumar46228@icloud.com

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 25-TV-45

~~25~~
33

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 a 30-day extension to bring the property located at 919/921/925/927 W Graham Drive, Bloomington, Indiana, into compliance with the City of Bloomington Housing Code. The extension is needed due to several recent challenges, including ongoing court proceedings involving non-paying tenants and the demands of running my restaurant, where I also serve as one of the primary chefs, working 8 - 12 hour shifts daily.

Despite these challenges, I have secured a team of workers to address the listed violations. However, they are traveling from Indianapolis, and we need time to coordinate tools, materials, and fully assess the scope of work required. I am fully committed to completing all required repairs and bringing the property into full compliance within the requested 30-day extension period.

Thank you for understanding.

Signature (Required): Rakesh Kumar

Name (Print): Rakesh Kumar

Date: 4/29/25

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

REMAINING VIOLATIONS INSPECTION REPORT

This report lists outstanding violations for both a cycle inspection (conducted August 29, 2024) and a complaint inspection (conducted initially on March 8, 2024). All violations must be immediately repaired.

6028

Owner

Ishaan & Manan LLC
1397 W. Adams Hill Circle
Bloomington, IN 47403

Prop. Location: 919-927 W Graham DR

Number of Units/Structures: 6/3

Units/Bedrooms/Max # of Occupants: Bld 1: 4/1/3, Bld 2 (925): 1/2/3, Bld 3 (927) 1/2/3

Date Inspected: 08/29/2024

Primary Heat Source: Gas

Property Zoning: R2

Number of Stories: 1

Inspector: Jo Stong

Foundation Type: Basement, Crawlspace

Attic Access: No

Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

Outstanding violations from March 3 complaint report:

INTERIOR:

Unit 919½

SE Room:

Re-install the missing sash and repair the window to open and latch as intended. BMC 16.04.060(c)

Outstanding violations from the August 29 cycle inspection report:

INTERIOR:

UNIT 927 (vacant at inspection)

Living Room:

Properly repair the screen in the northwest window so that it functions as intended. BMC 16.04.060(a)

Provide a complete directory of all circuits in the electric service panel. BMC 16.04.020(a) IEC 408.4

Mechanical Room (gas furnace):

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

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

Properly repair the door trim in a workmanlike manner. 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)

Repair the cabinet door for the water heater to close properly. BMC 16.04.060(a)

Properly enclose the wiring for the water heater within the water heater with a stress clamp, or in a junction box. BMC 16.04.060(h)

Northeast Bedroom:

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

Repair the hole in the ceiling in a workmanlike manner. BMC 16.04.060(a)

Bath:

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

Repair the shower to eliminate unnecessary water use (running constantly). BMC 16.04.060(c)

Southeast Bedroom:

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

Properly repair all holes in the drywall. BMC 16.04.060(a)

Replace the deteriorated baseboard. BMC 16.04.060(a)

Repair the wall around the outlet on the west wall to eliminate the gap around the outlet. BMC 16.04.060(c)

Remove the wood from the HVAC vent so that the vent may function as intended. BMC 16.04.060(c)

925 W. GRAHAM

Enclosed Porch:

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

Hall:

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

Southwest Bedroom:

No violations noted.

Window will be measured at reinspection (AC in egress window).

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)

Northeast Bedroom:

Existing Egress Window Measurements (double-hung):

Height: 14 inches

Width: 28 inches

Sill Height: 33 inches

Openable Area: 2.72 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.

Bath:

Install an approved transition strip in the doorway to eliminate a trip hazard. BMC 16.04.060(a)

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

Properly secure the tub control handles. BMC 16.04.060(c)

Repair the hot water control knob for the sink to function as intended. BMC 16.04.060(c)

BASEMENT (gas furnace)

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

South Entry:

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

Eliminate the exposed wiring over the panel box. BMC 16.04.060(c)

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

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

This room is not approved for sleeping. Remove the beds from the basement. BMC 16.04.060(b)

Properly terminate the wiring above the furnace in an approved junction box. BMC 16.04.060(b)

Properly secure the light fixture on the ceiling near the furnace. BMC 16.04.060(b)

919 ½ W. GRAHAM

Kitchen:

Replace the missing drawer front. BMC 16.04.060(a)

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

Southeast Room:

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

Replace the broken southeast window. BMC 16.04.060(b)

Northeast 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

Repair the hole in the west wall in a workmanlike manner. BMC 16.04.060(a)

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 window having a lower sill height to aid in emergency escape.

Closet:

Install a doorknob on the closet door. BMC 16.04.060(a)

Mechanical Room (gas furnace):

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

Install a flue on the gas water heater using approved materials (flue constructed of flex dryer duct and silver tape). BMC 16.04.060(b)

Replace the missing service panel on the water heater (covered with cardboard). BMC 16.04.060(b)

Replace the temperature/pressure relief (TPR) valve discharge tube on the water heater (it is too short).

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)**

Install an interior cover on the electrical service panel. BMC 16.04.060(b)

Provide documentation from a professional electrician that the panel is properly wired and installed. BMC 16.04.060(b), BMC 16.04.020(a)(5)

Bath:

Repair the wall around the outlet on the south wall in a workmanlike manner to eliminate the gap around the outlet. BMC 16.04.060(c)

Properly seal the shower to eliminate water infiltration, including side, walls and top. BMC 16.04.060(a)

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

Install a door knob on the entry door. BMC 16.04.060(a)

921 W. GRAHAM

Mechanical Closet (gas furnace):

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

Kitchen:

Properly repair or replace the deteriorating flooring. BMC 16.04.060(a)

Properly repair the stove so that it functions as intended (stove top and back are not secure). BMC 16.04.060(c)

921 ½ W. GRAHAM, 919 W. GRAHAM

These units were not inspected at the time of this inspection, as they were not accessible. **THESE UNITS MUST BE SCHEDULED FOR INSPECTION AND INSPECTED PRIOR TO THE 60 DAY DEADLINE FOR THE REMAINDER OF THIS PROPERTY.** BMC 16.03.040

EXTERIOR:

927 W. GRAHAM

Properly repair the hole on the south side of the structure. BMC 16.04.050(a)

Provide a cover for the crawlspace that properly seals the opening to prevent the entry of water and pests.

Remove the stove from the exterior property area. BMC 16.04.050(a)

Ensure the flashing around the furnace flue pipe is properly and securely installed to prevent leaks. BMC 16.04.050(a)

925 W. GRAHAM

Properly secure the hanging outlet by the crawlspace entry. BMC 16.04.060(b)
(crawl space was not accessible)

Replace the missing trim on the front north window. BMC 16.04.050(a)

Remove the dead vines in the windows of the front porch. BMC 16.04.050(a)

Install gutter elbows to direct water away from the structure. BMC 16.04.050(a)

Replace the deteriorated window frame on the northwest side (rotted under AC, window will not properly close to prevent entry of weather and pests). BMC 16.04.050(a), (b)

Repair the hole in the soffit near the southwest corner. BMC 16.04.050(a)

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

919-921 BUILDING

Properly secure the hanging cables at the northeast corner. BMC 16.04.050(a)

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

Properly replace the screen in the window on the east side. BMC 16.04.050(a)

Replace the missing electrical junction box cover plate on the south side between the doors of the lower units. BMC 16.04.050(b)

Repair or replace the improperly-wired light outside of unit 921 ½. BMC 16.04.050(b)

Replace the broken stairs on the deck. BMC 16.04.050(a)

Replace the missing intermediates on the handrail of the deck. BMC 16.04.050(a)

Properly secure all loose intermediates on deck and handrail. BMC 16.04.060(a)

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

OTHER REQUIREMENTS:

Furnace Inspection Documentation x 6

Thoroughly clean and service the six gas furnaces, and 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 tests for carbon monoxide.** Acceptable levels of carbon monoxide are as follows:

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

The following documents were not provided to the office or reviewed by the inspector within 60 days of the mailing of the Cycle Report, and as such finest will be levied:

- **Inventory & Damages List for Each Unit**

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

BMC 16.03.050(e) and BMC 16.10.030(b)

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

This is the end of this report.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

COMPLAINT INSPECTION REPORT

6028

Owners

Ishaan & Manan LLC
1397 W Adams Hill Circle
Bloomington, IN 47403

Tenant

Andrea Snyder
919 W Graham DR
Bloomington, IN 47403

Prop. Location: 919-927 W Graham DR

Number of Units/Structures: 6/3

Units/Bedrooms/Max # of Occupants: Bld 1: 4/1/3, Bld 2 (925): 1/2/3, Bld 3 (927) 1/2/3

Date Inspected: 05/22/2025

Primary Heat Source: Gas

Property Zoning: R2

Number of Stories: 1

Inspector: Steve Tamewitz/Barry Collins

Foundation Type: Basement, Crawlspace

Attic Access: No

Accessory Structure: None

The following items are the result of a complaint inspection conducted on **05/22/2025**. **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.

NOTE: All life safety violations in this report have been highlighted.

Interior

Front Entry:

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. Ensure the entry door is of exterior grade and weathertight. BMC 16.04.060(a), BMC 16.04.060(b) (North entry door does not lock or latch securely)

Living Room:

Repair/replace the missing/broken window. BMC 16.04.060(a)(b)

Rear Entry:

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside without the use of a key, special knowledge or effort. BMC 16.04.060(a), BMC 16.04.060(b) (South entry door is missing deadbolt.)

Kitchen:

Properly seal gap around gas pipe penetration in floor to prohibit entry of insects. BMC 16.04.060(a) (Near west wall.)

Mechanical Room:

Replace the missing furnace access doors. BMC 16.04.060(c)(b)

Repair/replace broken air conditioning unit. BMC 16.04.060(c)

Exterior

Properly label air conditioning unit disconnect with corresponding unit numbers BMC 16.04.060(c)

This is the end of this report.



May 22, 2025 at 10:55:50 AM
25° NE



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

Meeting Date: June 17, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-47

Address: 3516 S. Burks Ct.

Petitioner: Kathryn Sample

Inspector: Rob Council

Staff Report: February 28, 2025: Conducted cycle inspection
March 12, 2025: Sent inspection report
May 9, 2025: Agent scheduled reinspection for June 23, 2025
May 13, 2025: Received appeal

During a cycle inspection of the above property violations of the Bloomington Housing Code were found, including areas where the carpet had been damaged, and windows that did not function as intended. The petitioner is seeking an extension of time until July 4, 2025 to replace the flooring and to complete other repairs.

Staff recommendation: Grant the extension of time

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

Compliance Deadline: July 7, 2025

Attachments: Cycle Report; BIIQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0055
Application Date: 5/9/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 3516 S Burks CT
Parcel Number: 53-08-16-301-021.000-009

Applicant

Kathryn Sample
PO Box 236
Ellettsville IN 47429

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.

Requested Variance Type: TV

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:

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

Variance Request:

We are requesting an extension of time for the following items:

Unit 3518:
Entry/Hallway:
-Repair carpet at stairs.

Unit 3516:
Stairway:
- Repair carpet holes.
Hall Bath:
- Repair carpet holes

23-TV-47
RC

NE Bedroom:

- Repair carpet holes.

NW Bedroom:

- Every window shall be capable of being easily opened and held in position by its own hardware.
- Repair broken window lift handle. (Jagged edges)
- Repair carpet holes.

Master Bedroom/Bath:

- Repair loose window seal.
- Repair broken tip out latch.

Exterior:

Repair loose siding. (Around entire structure.)

All carpet damages in unit 3516 were caused by the tenants' pets (stairway, hall bath, NE bedroom, NW bedroom). Our carpet vendor advises a full unit carpet replacement or extensive carpet repairs. Either option will require coordination with the tenants to complete a flooring replacement while they are still living in the unit (installation over a week of time, shifting belongings from room to room, etc). We plan to have the vendor repair the carpet in the entry at unit 3518 at the same time.

Window parts have been ordered for the NW bedroom and master bedroom of unit 3516 ("Every window shall be capable of being easily opened and held in position by its own hardware." "Repair broken window lift handle. (Jagged edges)" "Repair loose window seal." "Repair broken tip out latch. "). Our contracting vendor has not received the supply order yet.

"Repair loose siding. (Around entire structure.)": We have had a roofing and exteriors vendor assess the siding for repair. This vendor advised siding replacement instead. We are in the process of getting a second opinion and will move forward with repair or replacement, depending on what is found.

Due to the extensive carpet repairs or replacement, window parts on order, and potential siding replacement (undetermined), we are requesting enough time to address all if presented with the worst case. Mackie is asking for a new deadline of 7/4/25 (8 week extension) for the above items.



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

5188

Owner(s)

Michael W. Patton
4113 Compton Rd.
Columbia, MO 65203

Agent

Mackie Properties
P.O. Box 236
Ellettsville, IN 47429

Prop. Location: 3518 S Burks CT

Number of Units/Structures: 2/1

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

Date Inspected: 02/28/2025

Primary Heat Source: Electric

Property Zoning: RM

Number of Stories: 2

Inspector: Rob Council

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1993.

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: 44" above finished floor

INTERIOR

Unit 3518:

Main Level

Entry/ Hallway:

Repair carpet at stairs. BMC 16.04.060(a)

½ Bathroom:

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

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

Garage:

No violations noted.

Attic:

No violations noted.

Living Room (13-4 x 20):

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

Dining Room/ Kitchen (9-3 x 17-6):

Replace missing splash guard on garbage disposal. BMC 16.04.060(c)

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Upper Level:Hall Bath:

No violations noted.

SE Bedroom (11-7 x 12-5):

Secure hanging vent. BMC 16.04.060(a)

Secure loose electrical receptacle. BMC 16.04.060(b) **(West wall)**

Existing Egress Window Measurements:

Height: 24.50 inches

Width: 31.50 inches

Sill Height: 25.50 inches

Openable Area: 5.35 sq. ft.

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

SW Bedroom (13-6 x 9): (Same windows as above.)

No violations noted.

Master Bedroom/Bath (11-10 x 12):

Secure loose electrical receptacle. BMC 16.04.060(b) **(West wall.)**

Repair the toilet to flush properly. BMC 16.04.060(c)

Secure loose shower faucet. BMC 16.04.060(c)

Existing Egress Window Measurements:

Height: 23.25 inches

Width: 30.50 inches

Sill Height: 56inches

Openable Area: 4.92 sq. ft.

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

Unit 3516:**Main Level**Entry/ Hallway:

No violations noted

½ Bathroom:

No violations noted.

Living Room (13 x 20):

Secure loose electrical receptacle. BMC 16.04.060(b) **(West wall.)**

Secure loose electrical receptacle. BMC 16.04.060(b) **(East wall/stairway)**

Dining Room/ Kitchen (9-3 x 17-6):

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Garage

Properly seal ductwork. BMC 16.04.060(c)

Attic:

No violations noted.

Upper Level:Stairway:

Repair carpet holes. BMC 16.04.060(a)

Hall Bath:

Repair carpet holes. BMC 16.04.060(a)

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Secure loose shower faucet. BMC 16.04.060(c)

NE Bedroom (11-7 x 12-5):

Repair carpet holes. BMC 16.04.060(a)

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

Secure loose electrical receptacle. BMC 16.04.060(b) **(West wall.)**

Secure loose electrical receptacle. BMC 16.04.060(b) **(North wall.)**

Existing Egress Window Measurements:

Height: 24.50 inches

Width: 31.50 inches

Sill Height: 25.50 inches

Openable Area: 5.35 sq. ft.

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

NW Bedroom (13-6 x 9): (Same windows as above.)

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

Repair broken window lift handle. BMC 16.04.060(c) **(Jagged edges)**

Repair carpet holes. BMC 16.04.060(a)

Master Bedroom/Bath (11-10 x 12):

Repair loose window seal. BMC 16.04.060(a)

Repair broken tip out latch. BMC 16.04.060(a)

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

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

Determine source and eliminate leak. BMC 16.04.060(a) **(At shower head.)**

Secure loose electrical receptacle. BMC 16.04.060(b) **(East wall adjacent to bath.)**

Existing Egress Window Measurements:

Height: 23.25 inches

Width: 30.50 inches

Sill Height: 56 inches

Openable Area: 4.92 sq. ft.

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

EXTERIOR

Crawlspace: Rehang trunk duct. BMC 16.04.060(c)

Secure shut offs for ac units to structure. BMC 16.04.050(c)

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

Power-wash or otherwise remove all mold and mildew on the siding of the structure. Exterior surfaces on residential rental units and their accessory structures shall be maintained free of mold. BMC 16.04.050(f)

Repair loose siding. BMC 16.04.050(a) **(Around entire structure.)**

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

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

This is the end of this report.

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

Meeting Date: June 17, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-48

Address: 419 N Washington

Petitioner: Fierst Rentals

Inspector: Chastina Hayes

Staff Report: October 1, 2024 Completed cycle inspection with owner
October 25, 2024 Mailed cycle report
January 9, 2025 Mailed remaining violations report
January 23, 2025 Dan scheduled reinspection
February 3, 2025 Dan rescheduled reinspection
March 3, 2025 Dan rescheduled reinspection
March 27, 2025 Completed reinspection with owner
April 14, 2025 Mailed remaining violations report
April 30, 2025 Received BHQA application

Staff recommendation: The petitioner is requesting an extension of time to properly tuckpoint the chimney.

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: July 17, 2025 All remaining violations

Attachments: Remaining violations report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0052
Application Date: 4/30/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 419 N Washington ST
Parcel Number: 53-05-33-306-007.000-005

Applicant

Fierst Rentals, LLC
410 E Saville Avenue
Bloomington IN 47408

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.

Requested Variance Type: TV

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:

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

Variance Request:

Extension needed to get chimney tuckpointed

25-TV-48

CH



APR 14 2025

REMAINING VIOLATIONS REPORT

2833

Owner(s)

Fierst Rentals Llc, Roger & Ann Fierst
2202 S. Belhaven Court
Bloomington, IN 47401

Agent

Fierst Rentals Llc, Dan P. Fierst
Po Box 1288
Bloomington, IN 47402

Prop. Location: 419 N Washington ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 10/01/24
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

Inspector: Chastina Hayes
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

EXTERIOR:

Properly tuck point the chimney where mortar is loose, deteriorated or missing. 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 residential rental units shall display a current occupancy permit in an accessible location inside said unit. The permit shall contain the name of the owner and the agent, the occupant load of the unit, the number of bedrooms, the expiration date of the permit, and any variances that have been granted for the property. BMC 16.03.030(c)

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

This is the end of this report.

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

Meeting Date: June 17, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-49

Address: 1242 S College Mall Rd

Petitioner: Brawley Property Management

Inspector: Rebecca Davis

Staff Report: December 16, 2024 – Cycle Inspection
December 24, 2024 – Report mailed
February 22, 2025 – 60 Day Deadline passes
March 03, 2025 – Reinspection scheduled
March 14, 2025 – Past 60 RV Report mailed
April 08, 2025 – Reinspection rescheduled
April 22, 2025 – Reinspection with remaining violations
May 08, 2025 – Second Remaining Violation Report mailed
May 27, 2025 – Staff leaves a message to schedule
May 29, 2025 – BHQA application received

Staff recommendation: Grant the extension of time for the HOA repairs.

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

Compliance Deadline: August 10, 2025 – all remaining violations.

Attachments: Cycle Report; RV Report; RV2 Report; BHQA Application

6/5/25 A/R



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0058
Application Date: 5/29/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1242 S College Mall RD
Parcel Number: 53-01-51-608-100.000-009

Applicant

Brawley Property Management
PO Box 5543
Bloomington IN 47407

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.

Requested Variance Type: TV

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:

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

Variance Request:

Two exterior violations that require coordination with the HOA. One is replacing a garage door (bottom panel has evidence of rot / water damage) and entry door into building (multi-unit building, but rental permit is only for one of the units in the building) needs replaced.

25-TV-49

CYCLE INSPECTION REPORT

214

Owner(s)

Thomas J Palmer
107 Colony Way
Aleisa Viejo, CA 92656

Agent

The Brawley Group
PO BOX 5543
Bloomington, IN 47407

Prop. Location: 1242 S College Mall RD

Number of Units/Structures: 1/1

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

Date Inspected: 12/16/2024

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 2

Inspector: Rebecca Davis

Foundation Type: Slab

Attic Access: No

Accessory Structure: None

Monroe County records show this structure was built in 1987. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches

Width: 20 inches

Sill Height: 5.70 inches

Openable Area: 44 sq. ft.

INTERIOR:

Common Hallway:

Repair the entrance door to close fully without special effort or knowledge (sagging, damage near top hinge).
BMC 16.04.060(a)

MAIN LEVEL:

Entryway, Living Room 15-3 x 12-9, Patio, Dining Room 9-5 x 9-5, Laundry Closet:

No violations noted.

Kitchen 9-6 x 3-10,

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

1/2 Bathroom:

Properly ground the electrical receptacle (GFCI). If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Utility Closet: Gas furnace located here, see other requirements.
No violations noted.

Upper Level:

Stairway, Hallway:
No violations noted.

Right Bedroom 13-2 x 12-8: **Note: This room has a door to the exterior.**
No violations noted.

Bathroom:

Secure the tub/shower plumbing inside the wall. BMC 16.04.060(a)

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

Balcony:

No violations noted.

Left Bedroom 13-1 x 11-3:

Secure the loose vinyl weather strip on the exterior window trim. BMC 16.04.050(a)

Existing Egress: Casement: Const. Yr. - 1987

Height: 48.5 inches

Width: 25.25 inches

Sill Height: 31 inches

Openable Area: 8.50 sq. ft.

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

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Secure toilet to its mountings. BMC 16.04.060(c)

Secure the tub/shower plumbing inside the wall. BMC 16.04.060(a)

EXTERIOR

Repair the or replace the center garage door (weather damage at the bottom, deterioration). BMC 16.04.060(a)

Continued

OTHER REQUIREMENTS:**Furnace Inspection Documentation**

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

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

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

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

This is the end of this report.

REMAINING VIOLATIONS INSPECTION REPORT

214

Owner(s)

Thomas J Palmer
107 Colony Way
Aleisa Viejo, CA 92656

Agent

The Brawley Group
PO BOX 5543
Bloomington, IN 47407

Prop. Location: 1242 S College Mall RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 12/16/2024
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

Inspector: Rebecca Davis
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

Common Hallway:

Repair the entrance door to close fully without special effort or knowledge (sagging, damage near top hinge).
BMC 16.04.060(a)

MAIN LEVEL:

Kitchen 9-6 x 3-10,

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

1/2 Bathroom:

Properly ground the electrical receptacle (GFCI). If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle with the wording "no equipment ground". BMC16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements

Upper Level:Bathroom:

Secure the tub/shower plumbing inside the wall. BMC 16.04.060(a)

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

Left Bedroom 13-1 x 11-3:

Secure the loose vinyl weather strip on the exterior window trim. BMC 16.04.050(a)

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Secure toilet to its mountings. BMC 16.04.060(c)

Secure the tub/shower plumbing inside the wall. BMC 16.04.060(a)

EXTERIOR

Repair the or replace the center garage door (weather damage at the bottom, deterioration). BMC 16.04.060(a)

OTHER REQUIREMENTS:**Furnace Inspection Documentation**

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

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

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

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

This is the end of this report.

REMAINING VIOLATIONS INSPECTION REPORT

Property was reinspected on 4/22/2025

214

Owner(s)

Thomas J Palmer
107 Colony Way
Aleisa Viejo, CA 92656

Agent

The Brawley Group
PO BOX 5543
Bloomington, IN 47407

Prop. Location: 1242 S College Mall RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/5

Date Inspected: 12/16/2024
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 3
Owner/Agent Has Affidavit: Yes

Inspector: Rebecca Davis
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

Common Hallway:

Repair the entrance door to close fully without special effort or knowledge (sagging, damage near top hinge).
BMC 16.04.060(a)

MAIN LEVEL:

Kitchen 9-6 x 3-10,

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

EXTERIOR

Repair the or replace the center garage door (weather damage at the bottom, deterioration). BMC 16.04.060(a)

OTHER REQUIREMENTS:**Furnace Inspection Documentation**

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

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

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

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

This is the end of this report.



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

Meeting Date: June 17, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-50

Address: 723 E Sherwood Hills Dr

Petitioner: Brawley Property Management

Inspector: Rebecca Davis

Staff Report: May 16, 2025 - Complaint Inspection Conducted
May 20, 2025 – Complaint Inspection Report Mailed
May 29, 2025 – Appeal for an extension of time received.

Staff recommendation: Grant the extension of time.

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

Compliance Deadline: June 19, 2025: All other violations listed on the report.
August 10, 2025: Exterior Door Repair

Attachments: Tenant Complaint Report; BHQA Application

6/5/25 B/C



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0059
Application Date: 5/29/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 723 E Sherwood Hills DR
Parcel Number: 53-01-54-671-403.000-009

Applicant

Brawley Property Management
PO Box 5543
Bloomington IN 47407

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.

Requested Variance Type: TV

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:

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

Variance Request:

Requesting additional time to complete front door replacement. The HOA has informed us that they are required to do the work (not owner or owners representative). We have requested the work and the HOA had a vendor review it but we do not yet have a scheduled time for the work to be completed. In the meantime all other items on the request have been completed.

25-TV-50

RD

COMPLAINT INSPECTION REPORT

8165

Owners

Xin Xu
3535 S Glasgow Circle
Bloomington, IN 47403

Agent

Brawley Property Management
P.O. Box 5543
Bloomington, IN 47407

Tenant

Darian Evans
723 E Sherwood Hills Dr
Bloomington, IN 47407

Prop. Location: 723 E Sherwood Hills DR

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 05/16/2025

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 2

Inspector: Rebecca Davis

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: none

The following items are the result of a complaint inspection conducted on **05/16/2025**. **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: All life safety violations in this report have been highlighted.

Living Room:

Entry:

Repair or replace the entry door where the jamb is cracked to secure. The current repair is insufficient for a long term fix. BMC 16.04.060(b)

The smoke detector in this room is not loud enough to provide proper notification. NFPA requires the alarm to be easily heard above maximum ambient sound. 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

Front Bedroom:

Repair all smoke detectors in this unit to be interconnected in accordance with the building code in place at the time of construction. IC 22-11-18-3.5 BMC 16.04.060(b) (c)

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

Upstairs Bath:

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

This is the end of this report.

Estimated reinspection time: 10 mins

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

Meeting Date: June 17, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-51

Address: 3111 S. Leonard Springs Rd

Petitioner: Matthew Clark

Inspector: Stong, Chipman, Council, Tamewitz

Staff Report: 04/22-29/2025 Conducted cycle inspection
05/09/2025 Mailed inspection report. 60-day deadline is 7/11/2025
05/27/2025 Received appeal

During a cycle inspection of the above property violations of the Bloomington Housing Code were found, including stairways which were in disrepair to the extent of being unsafe. The petitioner is seeking an extension of time to complete the repairs of the stairs due to the size of the project. The petitioner has collected bids from vendors and is submitting them to the owners for approval.

It should be noted that separate from the cycle report an Order to Repair has been issued for the stairs, which has a deadline of June 10, 2025. The Order to Repair is included with this report.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: August 17, 2025

Attachments: Cycle Report, BHQA Application, Order to Repair



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0056
Application Date: 5/27/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 3111 S Leonard Springs RD
Parcel Number: 53-09-13-100-002.000-015

Applicant

Matthew Clark
3111 S Leonard Springs Rd
Bloomington IN 47403

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.

Requested Variance Type: TV

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:

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

Variance Request:

We would like an extension of time on the stairs due to the size of the project. We have collected bids from vendors that we are currently submitting to the owners for approval.

*Already done
by JS*

25-TV-51

JS, RC, CH

April 24, 2025

Woodland Springs United LLC
2329 Norstrand Ave 3rd Floor
Brooklyn NY 11210

**UNSAFE BUILDING
ORDER TO REPAIR**

RE: Structure(s) located at 3111 S Leonard Springs Rd, Bloomington IN 47403
Legal description of relevant property: 017-00900-00 PT SW NE 13-8-2W 5.57A; PLAT 134

You are the recorded owner of the aforementioned property ("Property"). A recent inspection determined the Property to contain an unsafe structure(s) and revealed violations of Bloomington Municipal Code ("B.M.C.") Chapter 17.16 and Indiana Code ("I.C.") Chapter 36-7-9. Pursuant to B.M.C. Chapter 17.16 and I.C. § 36-7-9-5(a)(5), you are hereby **ORDERED** to **REPAIR THE STRUCTURE(S)** at the above-referenced property within 30 days, to wit: commencing on the date of receipt of this Order to Repair. This Order expires two years from date of receipt/or posting on site.

The following actions must be taken to comply with this Order:

1. **Contact Monroe County Building Department to determine if any permits are required for the work/repairs to be completed**
2. **Verify with Monroe County Building Department if a design professional is required for the work to be completed (It is strongly recommended that a design professional be utilized)**
3. **Replacement the exterior stairways for Buildings A-G is recommended.**
4. **If repairs are made to ensure structural stability of exterior stairways for Buildings A-G, they should include, but not be limited to:**
 - a. **Replacement or stabilization of deteriorated stringers, treads, deck boards on landings**
 - b. **Eliminating trip hazards and inconsistencies in risers**
 - c. **Level the stairs**
 - d. **Replacement of deteriorated joist hangers and brackets**
 - e. **Secure bracing and loose joists**
 - f. **Replace loose, damaged and missing guardrail and handrail spindles and verify they meet code requirements for spacing**
5. **Contact HAND upon completion of work**

The structures referenced above are being declared unsafe in accordance with B.M.C. Chapter 17.16 and I.C. § 36-7-9-4(a) and this **ORDER TO REPAIR** is being issued as a result of inspection(s) conducted by HAND on April 22-23, 2025. The inspection(s) revealed that the property is:

☒ In an impaired structural condition that makes it unsafe to a person or property;

- ☐ A fire hazard;
- ☐ A hazard to the public health;
- ☐ A public nuisance;
- ☐ Dangerous to a person or property because of a violation of the below listed statute or ordinance concerning building condition or maintenance:
; and/or
- ☐ Vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of the below listed statute or ordinance: .

The Order to Repair becomes final ten (10) days after notice is given (given is defined to mean the person to whom the Order was issued actually received the notice). The law does not require a hearing prior to this Order being issued.

As the recorded owner you *may* request a hearing regarding this Order. Any request for a hearing must be in writing, be submitted to the HAND Department (401 N. Morton Street, Bloomington, Indiana 47404), and be submitted within ten (10) days of receipt of this Order. If a proper request for a hearing is received, the hearing will be held by the City of Bloomington's ("City") Board of Public Works ("Board") during one of the Board's regularly scheduled meetings. You will be provided the date, time and location of the Board's hearing. If you request a hearing either you or your legal counsel may present evidence, cross-examine witnesses, and present arguments.

Failure to comply with this Order by the deadline(s) imposed may result in the City issuing citations for violations of the B.M.C., civil penalties being assessed against you, a civil suit being filed against you, the City making the necessary repairs (either by itself or via the use of an independent third-party contractor) and placing a lien on the Property to recover costs associated with this action, and/or demolition of the Property.

You must notify the City's HAND Department within five (5) days if you transfer title, or if another person or entity agrees to take a substantial interest in the Property. This notification shall include the full name, address and telephone number of the person or entity taking title of or substantial interest in the Property. The legal instrument used in the transfer must also be supplied to the HAND Department. Failure to comply with this notification requirement may render you liable to the City if a judgment is entered for the failure of the City to provide notice to persons holding an interest in the Property.

If you have questions regarding this Order, please feel free to contact Neighborhood Compliance Officer during normal business hours at the address, telephone number, and/or email herein provided:

Michael Arnold
Neighborhood Compliance Officer
Housing & Neighborhood Development Department (HAND)
401 N. Morton Street/P.O. Box 100
Bloomington, Indiana 47402
(812) 349-3401
arnoldm@bloomington.in.gov.

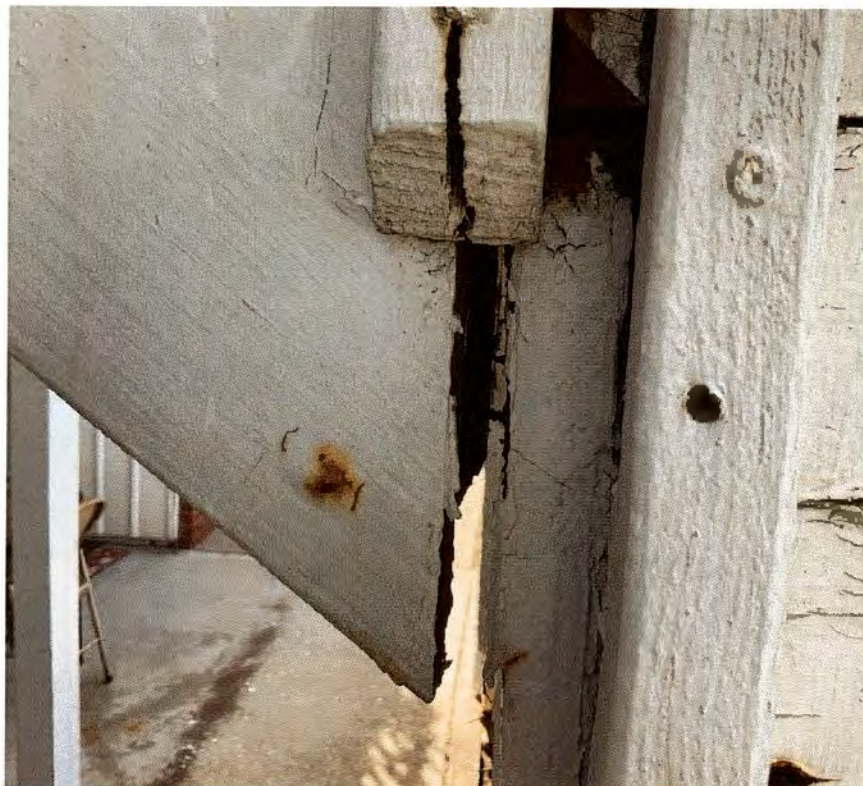
Anne Killion – Hanson, Director
City of Bloomington
Housing & Neighborhood Development (HAND)
401 N. Morton Street/P.O. Box 100
Bloomington, Indiana 47402

Date

**Woodland Springs
Exterior Stairs Buildings A through G
April 22-23, 2025**



Example of stairs pulling away from upper level walkway



Example of stairs pulling away from upper level walkway



Example of deteriorated stringer



Example of deteriorated stringer



Example of trip hazard



Example of deteriorated brack



Example of deteriorated joist hanger



Example of loose handrail and missing spindles



Example of leaning/listing stair



CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Cycle Inspection Information

5/12/2025

Applicant, Owner

Woodland Springs United LLC
3111 S Leonard Springs RD
Bloomington IN 47401

Representative

Home Town Property Group LLC
169 Ramapo Valley Road
Oakland NJ 07436

RE: 3111 S Leonard Springs RD

We have recently completed an inspection at **3111 S Leonard Springs RD**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **7/11/2025**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 7/11/2025** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by 7/11/2025 may limit the permit period.

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

If you have any questions regarding the permit process, you may call 812-349-3420 8:00am-5:00pm, Monday through Friday.

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report

CYCLE INSPECTION REPORT

927

Owners

Woodland Springs United LLC
3111 S. Leonard Springs Road
Bloomington, IN 47401

Agent

Home Town Property Group LLC
169 Ramapo Valley Road
Oakland, JN 07436

Prop. Location: 3111 S Leonard Springs RD

Number of Units/Structures: 118/7

Units/Bedrooms/Max # of Occupants: Bld A: 30/2/5, Bld B: 10/3/5 10/1/5 8/2/5, Bld C: 10/1/5 10/3/5, Bld D: 8/3/5 8/1/5, Bld E: 8/2/5, Bld F: 8/2/5, Bld G: 8/2/5

Date Inspected: 04/22/2025

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Inspector: Council, Hayes, Stong, Tamewitz

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

Monroe County records show this structure was built in 1974. There were no minimum emergency egress requirements at the time of construction.

Typical Floor Plans

One Bedroom

Living Room (14-9 x 13-0)
Dining Room (11-0 x 7-11)
Kitchen
Bathroom
Bedroom (13-0 x 11-6)

Two Bedroom

Living Room (14-6 x 13-0)
Dining Room (10-0 x 10-0)
Kitchen
Bathroom
Bedroom 1 (15-0 x 9-6)
Bedroom 2 (13-6 x 11)

Three Bedroom

Living Room (14-0 x 13-0)
Dining Room (9-6 x 5-6)
Kitchen
Bathroom
Bedroom 1 (12-0 x 11-6)
Bedroom 2 (12-0 x 10-0)
Bedroom 3 (14-6 x 9-6)

Existing Egress Measurement

Units 1-8 Building A and B*

Height: 12-5 inches

Width: 28 inches

Sill Height: 58 inches

19.5 inches (from top of egress aid)

Openable Area: 2.43 sq. ft.

All Other Units

Height: 27 inches

Width: 37 inches

Sill Height: 21 inches

Openable Area: 6.94 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.

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

IDL documents viewed at inspection.

Only rooms with violations are listed on this report

BUILDING A:

Note: The hot water was turned off for repairs in this building at the inspection. The hot water will be checked at the reinspection.

Unit 1:**Right Bedroom:**

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

Properly repair and surface coat the ceiling in a workmanlike manner. BMC 16.04.060(a)

Left Bedroom:

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

Bath:

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

Kitchen:

Repair or replace the leaking faucet (leaks from handle). BMC 16.04.060(c)

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

Furnace Closet:

Install a blank over the open knockout on the switch box. BMC 16.04.060(b)

Unit 2:

No violations noted.

Unit 3:**Bath:**

Repair or replace the damaged floor covering. BMC 16.04.060(a)

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

Left Bedroom:

Repair the window to latch securely. BMC 16.04.060(b)

Kitchen:

Replace the missing handle for the cold water on the sink. BMC 16.04.060(c)

Repair or replace the dishwasher so that it functions as intended (tenant states that it does not dry dishes). BMC 16.04.060(c)

Unit 4:

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

Furnace Closet:

Properly enclose the exposed wiring behind the lower box on the right side of the furnace. BMC 16.04.060(b)

Unit 5:

Vacant: Plumbing being worked on.

This unit was not inspected at the time of this inspection, as major plumbing repairs were being made. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 6:

This unit was not inspected at the time of this inspection, as it was not accessible (sign on door stating tenant has COVID). This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 7:**Bath:**

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

Furnace Closet:

Properly secure the lower fuse box. BMC 16.04.060(b)

Unit 8:**Hall:**

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

Kitchen:

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Bath:

Properly repair the leaking toilet (flooring is discolored from underneath; possible failed wax ring). BMC 16.04.060(c)

Left Bedroom:

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

Unit 9:**Hall:**

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

Kitchen:

Repair the left rear range burner to function as intended. BMC 16.04.060(c)

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

Bath:

Properly repair the toilet to function as intended (loose and leaking). BMC 16.04.060(c)

Properly repair the wall between the tub and toilet in a workmanlike manner. BMC 16.04.060(a)

Unit 10:

Repair the air conditioning in this unit to function as intended. BMC 16.04.060(c)

Hall:

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

Kitchen:

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

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

Unit 11:Kitchen:

Properly install the faucet handles (they are reversed). BMC 16.04.060(c)

Right Bedroom:

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 12:

Repair the air conditioning in this unit to function as intended. BMC 16.04.060(c)

Dining Room:

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

Bath:

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

Hall:

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

Bedroom:

Properly repair the dormers to eliminate the water infiltration. BMC 16.04.060(a)

Exterior Stairs outside unit 13:

Replace the stair stringer braces that have rusted through. BMC 16.04.050(b)

Properly secure the stairs to the ledger board with lag bolts. BMC 16.04.050(b)

Replace the rusted out brackets for the deck support posts. BMC 16.04.050(a)

Replace the broken tread. BMC 16.04.050(b)

Replace the broken stringer. BMC 16.04.050(b)

Unit 13:Kitchen:

Properly secure the romex connector for the garbage disposal. BMC 16.04.060(c)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Left Bedroom:

Secure the loose electrical receptacles. BMC 16.04.060(b)

Unit 14:Exterior Stairs:

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

Right Bedroom:

Replace the light fixture for the closet light. BMC 16.04.060(c)

Unit 15:Hall:

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

Bath:

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

Unit 16:Hall:

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

Bath:

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

Properly secure the loose shower arm. BMC 16.04.060(c)

Both Bedrooms:

Properly repair/secure the screens (wind blows them in). BMC 16.04.060(a)

Dining Room:

Properly seal around the window to prevent air and weather infiltration. BMC 16.04.060(a)

Exterior Stairs outside Unit 17:

Properly secure the cross brace under the landing. BMC 16.04.050(a)

Properly install and secure all intermediates so that they do not allow passage of a sphere 4 inches or more in diameter. BMC 16.04.050(b)

Properly secure the stairs to the deck using lag bolts. BMC 16.04.050(b)

Unit 17:**Bath:**

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

Properly seal the top of the tub surround to prevent water infiltration. BMC 16.04.060(a)

Right Bedroom

Correct the polarity of the electrical receptacle on the south and west walls. The hot and neutral conductors are reversed. BMC 16.04.060(h)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Exterior stairs outside Unit 18:

Eliminate the protruding screws on the intermediates (screws are too long and protrude into the walking area). BMC 16.04.050(b)

Unit 18:**Hall:**

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

Kitchen:

Replace the non-functioning GFCI receptacle. BMC 16.04.060(b)

Dining Room:

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

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 19:**Living Room:**

Properly repair or replace the damaged window (window is falling in). BMC 16.04.060(b)

Dining Room:

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

Kitchen:

Replace the missing switch and outlet plates. BMC 16.04.060(b)

Left Bedroom:

Repair the weather strip on the window. BMC 16.04.060(a)

Unit 20:**Kitchen:**

Replace the missing stove knobs. BMC 16.04.060(c)

Hall:

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

Bath:

Repair or replace the GFCI receptacle (will not trip). BMC 16.04.060(b)

Unit 21:**Hall:**

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

Bath:

Replace the broken exhaust fan. BMC 16.04.060(c)

Replace the damaged flooring. BMC 16.04.060(a)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Right Bedroom:

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

Replace the broken light fixture in the closet. BMC 16.04.060(c)

Unit 22:**Hall:**

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

Furnace Closet:

Properly secure the junction box. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 23:**Hall:**

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

Right Bedroom:

Replace the broken receptacle on the west wall. BMC 16.04.060(b)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 24:**Living Room:**

Properly repair and surface coat the ceiling in a workmanlike manner. BMC 16.04.060(a)

Properly secure the HVAC register to the ceiling. BMC 16.04.060(a)

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

Furnace Closet:

Clean the return air grille so that it may function as intended. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Bath:

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

Hall:

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

Kitchen:

Repair the left front stove burner to function as intended. BMC 16.04.060(c)

Repair or replace the GFCI receptacle on the west wall so that it functions as intended. BMC 16.04.060(b)

Left Bedroom:

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

Exterior stairs outside Unit 25:

Replace the stair support braces that are rusted through. BMC 16.04.050(b)

Eliminate the deteriorated treads. BMC 16.04.050(b)

Eliminate any protruding nails. BMC 16.04.050(b)

Unit 25:Furnace Closet:

Clean the return air grille so that it may function as intended. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Right Bedroom:

Repair or replace the doorknob so that it functions as intended. BMC 16.04.060(a)

Bath:

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

Unit 26:Living Room:

Properly repair and surface coat the ceiling in a workmanlike manner. BMC 16.04.060(a)

Bath:

Properly seal the top of the tub surround to eliminate water infiltration. BMC 16.04.060(a)

Kitchen:

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

Repair the right front stove burner to function as intended. BMC 16.04.060(c)

Furnace Closet:

Clean the return air grille so that it may function as intended. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 27:**Hall:**

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

Left Bedroom:

Replace the broken outlet under the window. BMC 16.04.060(b)

Bath:

Properly secure the loose shower arm. BMC 16.04.060(c)

Kitchen:

Repair the left rear stove burner to function as intended. BMC 16.04.060(c)

Unit 28:**Hall:**

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

Kitchen:

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

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

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

Bath:

Repair or replace the bathtub (holes in tub). BMC 16.04.060(c)

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

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 29:**Hall:**

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

Exterior stairs outside Unit 30:

Replace the metal corner braces that have rusted through. BMC 16.04.050(b)

Replace and secure all loose and/or missing intermediates. BMC 16.04.050(b)

Eliminate all protruding screws. BMC 16.04.050(b)

Replace the post supports that have rusted through. BMC 16.04.050(b)

Unit 30:**Right Bedroom:**

Properly repair or replace the rotting window sill. BMC 16.04.060(a)

Eliminate the leaks from the window. BMC 16.04.060(a)

Left Bedroom:

Repair the crack in the wall and properly surface-coat it. BMC 16.04.060(a)

Eliminate the leaks from the window. BMC 16.04.060(a)

Living Room:

Properly ground the south electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle 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

Secure this same electrical receptacle. BMC 16.04.060(b)

Bath:

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

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

BUILDING B:**Crawlspace:**

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 1:

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 2016

Unit 2:

Properly repair the entry door. BMC 16.04.060(c)

Bath:

Repair or replace the damaged flooring.

Mechanical Room:

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

Properly install the furnace filter to prevent it from being sucked into the fan. BMC 16.04.060(c)

Unit 3:Kitchen:

Repair or replace the leaking faucet (leaks from base). BMC 16.04.060(c)

Repair the right rear stove burner to function as intended. BMC 16.04.060(c)

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

Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Mechanical Room:

Properly repair the freon leak. BMC 16.04.060(c)

Replace the pipe insulation with an approved material (foam plumbing pipe insulation was being used and was melted). BMC 16.04.060(b)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

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

Unit 4: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

Bathroom:

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

Left bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Under window)**

Right bedroom:

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

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

Unit 5:**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

Bath:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Right bedroom:

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

Unit 6:**Kitchen:**

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

Living Room:

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

Bathroom:

Complete ceiling repairs. BMC 16.04.060(a)

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

Right bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Behind bed)**

Unit 7:**Kitchen:**

All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. Properly repair or replace food preparation equipment (**stove**). BMC 16.04.060(a)

Repair dishwasher to function as intended. BMC 16.04.060(a)

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

Bathroom:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Secure loose shower head stem. BMC 16.04.060(c)

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

Unit 9:

No violations noted.

Unit 10:

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 11:**Kitchen:**

Repair the right rear stove burner to function as intended. BMC 16.04.060(c)

Living Room:

Clean and replace the return air grille so that it functions as intended. BMC 16.04.060(c)

Hall:

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

Furnace Closet:

Properly install the furnace filter to prevent it from being sucked into the fan. BMC 16.04.060(c)

Kitchen:

Properly repair the ceiling in the southwest corner in a workmanlike manner. BMC 16.04.060(a)

Unit 12:**Living Room:**

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

Clean and replace the return air grille so that it may function as intended. BMC 16.04.060(a)

Unit 13:**Bath:**

Properly secure the loose toilet seat. BMC 16.04.060(a)

Kitchen:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 14:**East Bedroom:**

Repair the window to function as intended (will not close or latch). BMC 16.04.060(b)

Kitchen:

Properly level the stove so that it functions as intended. BMC 16.04.060(c)

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

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Bath:

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

Center Bedroom:

Properly secure/replace the weather stripping on the window. BMC 16.04.060(a)

Unit 15:**Hall**

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

Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the burned GFCI outlet. BMC 16.04.060(b)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 16:**Hall:**

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

Unit 17:

Repair the air conditioning in this unit to function as intended (frozen up). BMC 16.04.060(c)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Kitchen:

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

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

Bath:

Repair or replace the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 18:

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

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

West Bedroom:

Repair the broken window. BMC 16.04.060(a)

East Bedroom:

Determine the source and eliminate the leak in this room. BMC 16.04.060(a)

Properly repair and surface coat the water damage on the wall and ceiling in a workmanlike manner. BMC 16.04.060(a)

Center Bedroom:

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

Properly surface coat the window where leaking has occurred. BMC 16.04.060(a)

Bath:

Properly repair the door on the vanity. BMC 16.04.060(a)

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

Kitchen:

Repair the faucet to function as intended (runs constantly). BMC 16.04.060(c)

Replace the missing drawer fronts. BMC 16.04.060(a)

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

Repair or replace the GFCI receptacle so that it functions as intended. BMC 16.04.060(a)

Water Heater/Electrical Room:

Replace the missing switch plate. BMC 16.04.060(c)

Replace the damaged stairs to the south door of the room. BMC 16.04.050(b)

Unit 19:Furnace Closet:

Remove the dog hair and debris from the furnace closet to eliminate a fire hazard. BMC 16.04.060(b)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Hall:

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

Kitchen:

Repair the range hood vent fan to function as intended. BMC 16.04.060(c)

Unit 20:Furnace Closet:

Properly repair the freon leak. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 21:

Repair air conditioner to function as intended. BMC 16.04.060(c)

Unit 22:

Repair air conditioner to function as intended. BMC 16.04.060(c)

Bathroom:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Back bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (**South wall**)

Unit 23:Entry:

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

Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b) (**Left of entry**)

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 air conditioner to function as intended. BMC 16.04.060(c)
(**Frozen line set**)

Unit 24:**Entry:**

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

Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Left of entry under window)**

Repair air conditioner to function as intended. BMC 16.04.060(c)

Unit 25:**Kitchen:**

Secure loose electrical receptacle. BMC 16.04.060(b) **(Right of sink)**

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:

Properly service the air conditioning unit to eliminate loud operation. BMC 16.04.060(c) **(Dirty filter/fan)**

Unit 26:**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

Right bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Right of window)**

Back bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(West wall)**

Unit 27:**Bathroom:**

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

Unit 28:**Kitchen:**

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

Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b) **(East wall)**

Building C:**Mechanical:**

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 1:**Kitchen:**

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

Unit 2:**Kitchen:**

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

Unit 3:**Kitchen:**

Replace or repair dishwasher to function as intended. BMC 16.04.060(c)

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

Bathroom:

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

Middle bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(By door)**

Unit 4:**Entry Exterior:**

Replace broken or missing spindles in handrail/guardrail. BMC 16.04.020, BMC 16.04.050(b)

Repair air conditioner to function as intended. BMC 16.04.060(c)

Unit 5:**Living Room:**

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

Bathroom:

Repair the toilet to flush properly. BMC 16.04.060(c)

Unit 6:**Kitchen:**

Replace or repair faucet to function as intended. BMC 16.04.060(a) **(Bad cartridge)**

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 7:**Bathroom:**

Repair the sink drain to function as intended (drains very slowly). 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)

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

Hallway:

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

Middle bedroom:

Repair the hole in the wall. BMC 16.04.060(a) **(Behind door)**

Unit 8:**Rear bedroom:**

Properly and permanently eliminate the biological growth on window sill using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Middle bedroom:

Properly and permanently eliminate the biological growth on window sill using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Replace broken/missing outlet cover plate. BMC 16.04.060(b) **(Right of window)**

Unit 9:**Exterior Entry:**

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

Dining:

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

Kitchen:

Replace or repair dishwasher to function as intended. BMC 16.04.060(c)

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

Repair sagging cabinet floor. BMC 16.04.060(a) **(Under sink)**

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

Bathroom:

Repair the toilet to flush properly. BMC 16.04.060(c)

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

Unit 10:Dining area:

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

Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

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

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

Bedroom:

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

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

Unit 11:Exterior Entry:

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

Kitchen:

Repair or replace stove. BMC 16.04.060(c) **(Inspector strongly recommends replacement due to extensive damage.)**

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

Dining:

Secure loose electrical receptacles. BMC 16.04.060(b)

Furnace Closet:

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

Middle Bedroom:

Repair the hole in the wall. BMC 16.04.060(a) **(Behind door)**

First Bedroom:

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

Properly and permanently eliminate the biological growth on windows using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Unit 12: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 13:Kitchen:

Replace or repair dishwasher to function as intended. BMC 16.04.060(c)

Unit 14:Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b)

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

Dining area:

Repair water damaged window sill. BMC 16.04.060(a)

Secure loose electrical receptacle. BMC 16.04.060(b)

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

Furnace closet:

Repair door to latch securely. BMC 16.04.060(a)

Bathroom:

Secure hanging vent. BMC 16.04.060(a)

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 15:**Living Room:**

Secure loose electrical receptacles. BMC 16.04.060(b)

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 sink hardware. BMC 16.04.060(c) (**Faucet**)

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

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

Back Bedroom:

Secure loose electrical receptacles. BMC 16.04.060(b)

Unit 16:**Dining area:**

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

Bathroom:

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

Middle Bedroom:

Properly and permanently eliminate the biological growth on windows using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Back Bedroom:

Secure loose electrical receptacles. BMC 16.04.060(b)

Unit 17:**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 18:**Exterior Entry:**

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

Dining area:

Secure loose electrical receptacles. BMC 16.04.060(b)

Kitchen:

Determine source and eliminate leak. BMC 16.04.060(a) (**At faucet controls**)

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

Bathroom:

Replace broken toilet flush knob. BMC 16.04.060(a)

Secure loose shower hardware. BMC 16.04.060(a)

Bedroom:

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

Unit 19:Living Room:

Repair threshold at entry. BMC 16.04.060(a)

Determine source and eliminate leak. BMC 16.04.060(a) **(At entry ceiling)**

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

Dining Area:

Secure loose electrical receptacles. BMC 16.04.060(b)

Kitchen:

Replace or repair dishwasher to function as intended. BMC 16.04.060(c)

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

Furnace Closet:

Repair air conditioner to function as intended. BMC 16.04.060(c)

Bathroom:

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

Deck between units:

Replace all rotted deck boards. BMC 16.04.050(b)

Unit 20:Exterior Entry:

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

BUILDING D:**Maintenance shop:**

Replace broken/worn electrical receptacle. BMC 16.04.060(b) (Left of entry, arced, blew the breaker, and fried plug tester.)

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

Properly repair damaged door frame. BMC 16.04.060(a)

Unit 2:**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 4:

No violations noted.

Unit 3:**Living Room:**

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

Kitchen:

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

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

Repair garbage disposal 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

Bathroom:

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

Repair the peeling cabinet door. BMC 16.04.060 (a)

Unit 1:**Kitchen:**

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

Bathroom:

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

Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 5:**Kitchen:**

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

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

Hallway:

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

Bathroom:

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

Repair the damaged ceiling above shower. BMC 16.04.060 (a)

Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 7:**Kitchen:**

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

Secure the loose cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Hallway:

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

Unit 6:**Hallway:**

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

Bathroom:

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

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

Unit 8:**Living Room:**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. 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

Bath:

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

1st Bedroom:

Repair the window to lock. BMC 16.04.060 (b)

Unit 9:**Furnace Closet:**

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

1st Bedroom:

Rearrange furniture and belongings 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

Middle Bedroom:

Rearrange furniture and belongings 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

Unit 11:**Furnace Closet:**

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

Unit 10:**Kitchen:**

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

Unit 12:**Dining Room:**

Repair/replace the floor covering so that it functions as intended. (loose) BMC 16.04.060 (a)

Kitchen:

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

Unit 13:**Furnace Closet:**

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

Replace the missing cover on the furnace. BMC 16.04.060 (b)

1st Bedroom:

Repair the window to lock. BMC 16.04.060 (b)

Hallway:

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

Unit 15:**Hallway:**

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

Bathroom:

Repair the water damaged ceiling. BMC 16.04.060 (a)

Hallway:

Repair the water damaged ceiling. BMC 16.04.060 (a)

Unit 16:

Secure the loose siding at the entry door. BMC 16.04.050 (a)

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. 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

Bathroom:

Replace the missing bathtub faucet handles. BMC 16.04.060 (a)

Unit 14:**Kitchen**

Replace the missing cabinet doors/drawers adjacent to the dishwasher. BMC 16.04.060 (a)

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

Middle Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Building E:**Unit 1:**

Replace the missing screen door closure. BMC 16.04.060 (a)

Hallway:

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

Bathroom:

Replace 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)

2nd Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 3:**Kitchen:**

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

Unit 2:

No violations noted.

Unit 4:**Kitchen:**

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

Determine source and eliminate leak under the sink. 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

2nd Bedroom:

Repair the hole in the wall adjacent to the door. BMC 16.04.060 (a)

Unit 5:**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 7:**Kitchen:**

Replace the missing exhaust vent filter. BMC 16.04.060 (a)

Bathroom:

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

Unit 6:

No violations noted.

Unit 8:**Dining Room:**

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Building F:**Unit 1:****Kitchen:**

Secure the loose cable clamp where the power supply enters the garbage disposal. 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

Repair the hole in the wall under the smoke detector. BMC 16.04.060 (a)

Furnace Closet:

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the above mentioned criteria. BMC 16.04.060(c) (Pipe is disconnected)

Bathroom:

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

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

Properly and permanently eliminate the biological growth on walls and ceiling using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

2nd Bedroom:

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

Unit 3:

No violations noted.

Unit 2:**Living Room:**

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

Hallway:

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

Bathroom:

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

Secure the loose floor covering adjacent to the shower. BMC 16.04.060 (a)

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

Unit 4:

No violations noted.

Unit 5:**Whole Unit:**

Repair the windows to lock. BMC 16.04.060 (b)

Living Room:

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

Kitchen:

Repair the cabinet door to the left of the sink. BMC 16.04.060 (a)

Repair/replace the sink faucet handle 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

Furnace Closet:

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least $\frac{1}{4}$ inch per foot. Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the above mentioned criteria. BMC 16.04.060(c) (Pipe is disconnected)

Bathroom:

Repair the towel bar so that it functions as intended. BMC 16.04.060 (a)

Unit 7:**Kitchen:**

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

Bathroom:

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

Unit 6:**Dining Room:**

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

Kitchen:

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

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

Furnace Closet:

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the above mentioned criteria. BMC 16.04.060(c) (Pipe is disconnected)

Bathroom:

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

Unit 8:**Kitchen:**

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

Furnace Closet:

Secure the electrical cover plate on the junction box. BMC 16.04.060 (b)

Bathroom:

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

Hallway:

Repair/replace the deteriorating carpet at the bedroom door. BMC 16.04.060 (a)

BUILDING G:**Mechanical:**

Replace missing cover on #6 meter panel. BMC 16.04.060(b)

Crawlspace:

This area was not accessible at the time of this inspection. This area 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 1:

Repair/replace the screen door so that it functions as intended. BMC 16.04.060 (a)

Kitchen:

Repair/replace the torn vinyl flooring. BMC 16.04.060 (a)

Secure the loose cable clamp where the power supply enters the garbage disposal. 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

Bathroom:

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

1st Bedroom:

Secure the loose electrical outlet on the north wall. BMC 16.04.060 (b)

2nd Bedroom:

Repair/replace the deteriorating floor covering at the entry door. BMC 16.04.060 (a)

Unit 3:

No violations noted

Unit 2:

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)

Hallway:

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

Bathroom:

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

1st Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b) (Bottom track on window sash is broken)

Unit 4:**Living Room:**

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

Kitchen:

Repair garbage disposal 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

1st Bedroom:

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

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

2nd Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 5:

No violations noted.

Unit 7:**Kitchen:**

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

Bathroom:

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

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

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

Repair/replace the toilet so that it functions as intended. (c) (per tenant does not flush right)

2nd Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 6:**Kitchen:**

Install a cable clamp where the power supply enters the garbage disposal. 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

1st Bedroom:

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

2nd Bedroom:

Properly finish the drywall repair in a workmanlike manner. BMC 16.04.060 (a)

Unit 8:**Whole Unit:**

Replace all missing electrical outlet cover plates. BMC 16.04.060 (b)

Kitchen:

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

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

Furnace Closet:

Maintain minimum clearances from combustibles:

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

BMC 16.04.060(c)

EXTERIOR:**GENERAL VIOLATION**

Properly repair all dormers, eliminating all leaks and replacing missing members. Properly surface coat all exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(c)(e), BMC 16.04.050(a)

Stairs shall be in compliance with the order to repair. Which includes the following

1. Contact Monroe County Building Department to determine if any permits are required for the work/repairs to be completed
2. Verify with Monroe County Building Department if a design professional is required for the work to be completed (It is strongly recommended that a design professional be utilized)
3. Replacement the exterior stairways for Buildings A-G is recommended.
4. If repairs are made to ensure structural stability of exterior stairways for Buildings A-G, they should include, but not be limited to:
 - a. Replacement or stabilization of deteriorated stringers, treads, deck boards on landings
 - b. Eliminating trip hazards and inconsistencies in risers
 - c. Levell the stairs
 - d. Replacement of deteriorated joist hangers and brackets
 - e. Secure bracing and loose joists
 - f. Replace loose, damaged and missing guardrail and handrail spindles and verify they meet code requirements for spacing
5. Contact HAND upon completion of work

BUILDING A

Repair or replace all loose or missing shingles. BMC 16.04.050(a)

Clean out all exhaust vents so that they may function as intended. BMC 16.04.050(a)

Properly repair or replace bent and/or detaching gutters. BMC 16.04.059(a)

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

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

Replace deteriorated gutter boards. BMC 16.04.050(a)

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

Water Heater/Electrical Room:

Properly enclose wiring from the water heater in an approved junction box. BMC 16.04.060(b)

Replace the TPR tube on the water heater (too short).

TPR valve discharge tubes:

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

Building D:

Crawl Space:

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

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

Replace the broken exhaust vent cover on the northwest side. (Adjacent to the air conditioner) BMC 16.04.050 (a)

Repair the downspout where it connects to the gutter. (2nd from north end) BMC 16.04.050 (a)

Secure the electrical junction box for unit 10 air conditioner. BMC 16.04.050 (b)

Secure the loose cable conduit on the west side (middle of building). BMC 16.04.050 (a)

Building G:

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

Secure the loose junction box adjacent to the air conditioner unit. (2nd from north end east side) BMC 16.04.050 (b)

Building F:

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

Building E:

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

Secure the loose cable conduit on the east side. BMC 16.04.050 (a)

Building B:

Repair/replace all deteriorating window casings. BMC 16.04.050 (a)

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

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

Repair all deteriorating window screens. BMC 16.04.050 (a)

Secure the loose exhaust vent adjacent to unit 2. BMC 16.04.050 (a)

Secure guttering to the structure. BMC 16.04.050(a)

Repair/replace the deteriorating fascia above unit 4. 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)

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

This is the end of this report.

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

Meeting Date: June 17, 2025

Petition Type: Request for an extension of time to complete repairs

Petition Number: 25-TV-52

Address: 3111 S. Leonard Springs Road

Petitioner: Matthew Clark

Inspector: Stong, Chipman, Council, Tamewitz

Staff Report: 04/22-29/2025 Conducted cycle inspection
05/09/2025 Mailed inspection report. 60-day deadline is 7/11/2025
05/27/2025 Received appeal

During a cycle inspection of the above property violations of the Bloomington Housing Code were noted. The petitioner is seeking an extension of time to complete repairs, and is looking into vendor assistance to assist in making repairs.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: August 17, 2025

Attachments: Cycle Report; BHQA Application



City of Bloomington
Housing and Neighborhood
Development (HAND)
bloomington.in.gov

401 N Morton ST Suite 130
PO Box 100
Bloomington IN 47404

Phone: (812) 349-3420
Fax: (812) 349-4582
hand@bloomington.in.gov

City Permit #: BHQA2025-0057
Application Date: 5/27/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 3111 S Leonard Springs RD
Parcel Number: 53-09-13-100-002.000-015

Applicant

Matthew Clark
3111 S Leonard Springs Rd
Bloomington IN 47403

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.

Requested Variance Type: TV

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:

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

Variance Request:

We are seeking a time extension for the recent inspection. We are looking into vendor assistance to assist in expediency

*Already done
by JS*

*25-TU-52
JS, RC, CA*

April 24, 2025

Woodland Springs United LLC
2329 Norstrand Ave 3rd Floor
Brooklyn NY 11210

**UNSAFE BUILDING
ORDER TO REPAIR**

RE: Structure(s) located at 3111 S Leonard Springs Rd, Bloomington IN 47403
Legal description of relevant property: 017-00900-00 PT SW NE 13-8-2W 5.57A; PLAT 134

You are the recorded owner of the aforementioned property ("Property"). A recent inspection determined the Property to contain an unsafe structure(s) and revealed violations of Bloomington Municipal Code ("B.M.C.") Chapter 17.16 and Indiana Code ("I.C.") Chapter 36-7-9. Pursuant to B.M.C. Chapter 17.16 and I.C. § 36-7-9-5(a)(5), you are hereby **ORDERED** to **REPAIR THE STRUCTURE(S)** at the above-referenced property within **30** days, to wit: commencing on the date of receipt of this Order to Repair. This Order expires two years from date of receipt/or posting on site.

The following actions must be taken to comply with this Order:

1. **Contact Monroe County Building Department to determine if any permits are required for the work/repairs to be completed**
2. **Verify with Monroe County Building Department if a design professional is required for the work to be completed (It is strongly recommended that a design professional be utilized)**
3. **Replacement the exterior stairways for Buildings A-G is recommended.**
4. **If repairs are made to ensure structural stability of exterior stairways for Buildings A-G, they should include, but not be limited to:**
 - a. **Replacement or stabilization of deteriorated stringers, treads, deck boards on landings**
 - b. **Eliminating trip hazards and inconsistencies in risers**
 - c. **Levell the stairs**
 - d. **Replacement of deteriorated joist hangers and brackets**
 - e. **Secure bracing and loose joists**
 - f. **Replace loose, damaged and missing guardrail and handrail spindles and verify they meet code requirements for spacing**
5. **Contact HAND upon completion of work**

The structures referenced above are being declared unsafe in accordance with B.M.C. Chapter 17.16 and I.C. § 36-7-9-4(a) and this **ORDER TO REPAIR** is being issued as a result of inspection(s) conducted by HAND on April 22-23, 2025. The inspection(s) revealed that the property is:

☒ In an impaired structural condition that makes it unsafe to a person or property;

- ☐ A fire hazard;
- ☐ A hazard to the public health;
- ☐ A public nuisance;
- ☐ Dangerous to a person or property because of a violation of the below listed statute or ordinance concerning building condition or maintenance:
; and/or
- ☐ Vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirements of the below listed statute or ordinance: .

The Order to Repair becomes final ten (10) days after notice is given (given is defined to mean the person to whom the Order was issued actually received the notice). The law does not require a hearing prior to this Order being issued.

As the recorded owner you *may* request a hearing regarding this Order. Any request for a hearing must be in writing, be submitted to the HAND Department (401 N. Morton Street, Bloomington, Indiana 47404), and be submitted within ten (10) days of receipt of this Order. If a proper request for a hearing is received, the hearing will be held by the City of Bloomington's ("City") Board of Public Works ("Board") during one of the Board's regularly scheduled meetings. You will be provided the date, time and location of the Board's hearing. If you request a hearing either you or your legal counsel may present evidence, cross-examine witnesses, and present arguments.

Failure to comply with this Order by the deadline(s) imposed may result in the City issuing citations for violations of the B.M.C., civil penalties being assessed against you, a civil suit being filed against you, the City making the necessary repairs (either by itself or via the use of an independent third-party contractor) and placing a lien on the Property to recover costs associated with this action, and/or demolition of the Property.

You must notify the City's HAND Department within five (5) days if you transfer title, or if another person or entity agrees to take a substantial interest in the Property. This notification shall include the full name, address and telephone number of the person or entity taking title of or substantial interest in the Property. The legal instrument used in the transfer must also be supplied to the HAND Department. Failure to comply with this notification requirement may render you liable to the City if a judgment is entered for the failure of the City to provide notice to persons holding an interest in the Property.

If you have questions regarding this Order, please feel free to contact Neighborhood Compliance Officer during normal business hours at the address, telephone number, and/or email herein provided:

Michael Arnold
Neighborhood Compliance Officer
Housing & Neighborhood Development Department (HAND)
401 N. Morton Street/P.O. Box 100
Bloomington, Indiana 47402
(812) 349-3401
arnoldm@bloomington.in.gov.

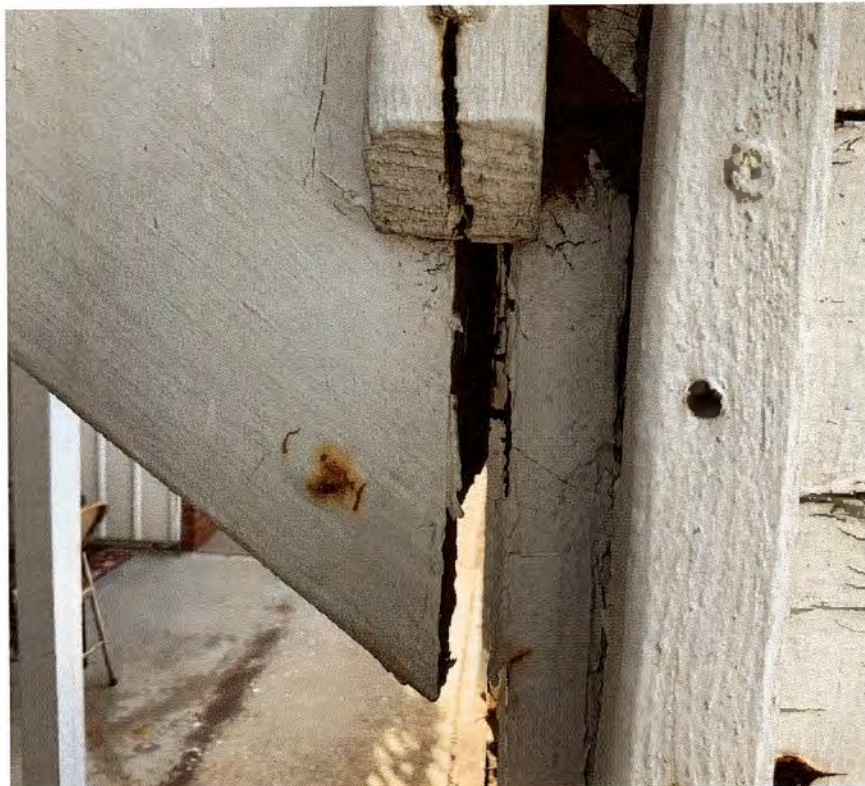
Anne Killion – Hanson, Director
City of Bloomington
Housing & Neighborhood Development (HAND)
401 N. Morton Street/P.O. Box 100
Bloomington, Indiana 47402

Date

**Woodland Springs
Exterior Stairs Buildings A through G
April 22-23, 2025**



Example of stairs pulling away from upper level walkway



Example of stairs pulling away from upper level walkway



Example of deteriorated stringer



Example of deteriorated stringer



Example of trip hazard



Example of deteriorated brack



Example of deteriorated joist hanger



Example of loose handrail and missing spindles



Example of leaning/listing stair



5/12/2025

Applicant, Owner

Woodland Springs United LLC
3111 S Leonard Springs RD
Bloomington IN 47401

Representative

Home Town Property Group LLC
169 Ramapo Valley Road
Oakland NJ 07436

RE: 3111 S Leonard Springs RD

We have recently completed an inspection at **3111 S Leonard Springs RD**. Please find the enclosed inspection report which contains important information about the property. All noted violations and recommendations are listed on the enclosed report, please spend some time reviewing this report fully. All violation corrections should be completed no later than **7/11/2025**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 7/11/2025** to schedule a re-inspection. You do have the right to appeal any violation of the Bloomington Municipal Code Title 16 noted on the inspection report to the Board of Housing Quality Appeals.

This report is issued in accordance with BMC 16.10.020 and 16.10.040 of the Residential Rental Unit and Lodging Establishment Inspection Program. Residential Rental Occupancy Permits will not be issued until all the interior and exterior violations have been corrected and all fees have been paid. Bloomington Municipal Code requires that all violations of all Titles must be in compliance before a permit can be issued. Please be advised that non-compliance by 7/11/2025 may limit the permit period.

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

If you have any questions regarding the permit process, you may call 812-349-3420 8:00am-5:00pm, Monday through Friday.

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report

CYCLE INSPECTION REPORT

927

Owners

Woodland Springs United LLC
3111 S. Leonard Springs Road
Bloomington, IN 47401

Agent

Home Town Property Group LLC
169 Ramapo Valley Road
Oakland, JN 07436

Prop. Location: 3111 S Leonard Springs RD

Number of Units/Structures: 118/7

Units/Bedrooms/Max # of Occupants: Bld A: 30/2/5, Bld B: 10/3/5 10/1/5 8/2/5, Bld C: 10/1/5 10/3/5, Bld D: 8/3/5 8/1/5, Bld E: 8/2/5, Bld F: 8/2/5, Bld G: 8/2/5

Date Inspected: 04/22/2025

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Inspector: Council, Hayes, Stong, Tamewitz

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

Monroe County records show this structure was built in 1974. There were no minimum emergency egress requirements at the time of construction.

Typical Floor Plans

One Bedroom

Living Room (14-9 x 13-0)
Dining Room (11-0 x 7-11)
Kitchen
Bathroom
Bedroom (13-0 x 11-6)

Two Bedroom

Living Room (14-6 x 13-0)
Dining Room (10-0 x 10-0)
Kitchen
Bathroom
Bedroom 1 (15-0 x 9-6)
Bedroom 2 (13-6 x 11)

Three Bedroom

Living Room (14-0 x 13-0)
Dining Room (9-6 x 5-6)
Kitchen
Bathroom
Bedroom 1 (12-0 x 11-6)
Bedroom 2 (12-0 x 10-0)
Bedroom 3 (14-6 x 9-6)

Existing Egress Measurement

Units 1-8 Building A and B*

Height: 12-5 inches

Width: 28 inches

Sill Height: 58 inches

19.5 inches (from top of egress aid)

Openable Area: 2.43 sq. ft.

All Other Units

Height: 27 inches

Width: 37 inches

Sill Height: 21 inches

Openable Area: 6.94 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.

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

IDL documents viewed at inspection.

Only rooms with violations are listed on this report

BUILDING A:

Note: The hot water was turned off for repairs in this building at the inspection. The hot water will be checked at the reinspection.

Unit 1:**Right Bedroom:**

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

Properly repair and surface coat the ceiling in a workmanlike manner. BMC 16.04.060(a)

Left Bedroom:

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

Bath:

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

Kitchen:

Repair or replace the leaking faucet (leaks from handle). BMC 16.04.060(c)

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

Furnace Closet:

Install a blank over the open knockout on the switch box. BMC 16.04.060(b)

Unit 2:

No violations noted.

Unit 3:**Bath:**

Repair or replace the damaged floor covering. BMC 16.04.060(a)

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

Left Bedroom:

Repair the window to latch securely. BMC 16.04.060(b)

Kitchen:

Replace the missing handle for the cold water on the sink. BMC 16.04.060(c)

Repair or replace the dishwasher so that it functions as intended (tenant states that it does not dry dishes). BMC 16.04.060(c)

Unit 4:

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

Furnace Closet:

Properly enclose the exposed wiring behind the lower box on the right side of the furnace. BMC 16.04.060(b)

Unit 5:

Vacant: Plumbing being worked on.

This unit was not inspected at the time of this inspection, as major plumbing repairs were being made. This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 6:

This unit was not inspected at the time of this inspection, as it was not accessible (sign on door stating tenant has COVID). This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 7:**Bath:**

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

Furnace Closet:

Properly secure the lower fuse box. BMC 16.04.060(h)

Unit 8:**Hall:**

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

Kitchen:

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Bath:

Properly repair the leaking toilet (flooring is discolored from underneath; possible failed wax ring). BMC 16.04.060(c)

Left Bedroom:

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

Unit 9:**Hall:**

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

Kitchen:

Repair the left rear range burner to function as intended. BMC 16.04.060(c)

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

Bath:

Properly repair the toilet to function as intended (loose and leaking). BMC 16.04.060(c)

Properly repair the wall between the tub and toilet in a workmanlike manner. BMC 16.04.060(a)

Unit 10:

Repair the air conditioning in this unit to function as intended. BMC 16.04.060(c)

Hall:

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

Kitchen:

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

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

Unit 11:Kitchen:

Properly install the faucet handles (they are reversed). BMC 16.04.060(c)

Right Bedroom:

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 12:

Repair the air conditioning in this unit to function as intended. BMC 16.04.060(c)

Dining Room:

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

Bath:

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

Hall:

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

Bedroom:

Properly repair the dormers to eliminate the water infiltration. BMC 16.04.060(a)

Exterior Stairs outside unit 13:

Replace the stair stringer braces that have rusted through. BMC 16.04.050(b)

Properly secure the stairs to the ledger board with lag bolts. BMC 16.04.050(b)

Replace the rusted out brackets for the deck support posts. BMC 16.04.050(a)

Replace the broken tread. BMC 16.04.050(b)

Replace the broken stringer. BMC 16.04.050(b)

Unit 13:

Kitchen:

Properly secure the romex connector for the garbage disposal. BMC 16.04.060(c)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Left Bedroom:

Secure the loose electrical receptacles. BMC 16.04.060(b)

Unit 14:

Exterior Stairs:

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

Right Bedroom:

Replace the light fixture for the closet light. BMC 16.04.060(c)

Unit 15:

Hall:

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

Bath:

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

Unit 16:

Hall:

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

Bath:

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

Properly secure the loose shower arm. BMC 16.04.060(c)

Both Bedrooms:

Properly repair/secure the screens (wind blows them in). BMC 16.04.060(a)

Dining Room:

Properly seal around the window to prevent air and weather infiltration. BMC 16.04.060(a)

Exterior Stairs outside Unit 17:

Properly secure the cross brace under the landing. BMC 16.04.050(a)

Properly install and secure all intermediates so that they do not allow passage of a sphere 4 inches or more in diameter. BMC 16.04.050(b)

Properly secure the stairs to the deck using lag bolts. BMC 16.04.050(b)

Unit 17:Bath:

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

Properly seal the top of the tub surround to prevent water infiltration. BMC 16.04.060(a)

Right Bedroom

Correct the polarity of the electrical receptacle on the south and west walls. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Exterior stairs outside Unit 18:

Eliminate the protruding screws on the intermediates (screws are too long and protrude into the walking area). BMC 16.04.050(b)

Unit 18:Hall:

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

Kitchen:

Replace the non-functioning GFCI receptacle. BMC 16.04.060(b)

Dining Room:

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

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 19:Living Room:

Properly repair or replace the damaged window (window is falling in). BMC 16.04.060(b)

Dining Room:

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

Kitchen:

Replace the missing switch and outlet plates. BMC 16.04.060(b)

Left Bedroom:

Repair the weather strip on the window. BMC 16.04.060(a)

Unit 20:Kitchen:

Replace the missing stove knobs. BMC 16.04.060(c)

Hall:

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

Bath:

Repair or replace the GFCI receptacle (will not trip). BMC 16.04.060(b)

Unit 21:Hall:

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

Bath:

Replace the broken exhaust fan. BMC 16.04.060(c)

Replace the damaged flooring. BMC 16.04.060(a)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Right Bedroom:

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

Replace the broken light fixture in the closet. BMC 16.04.060(c)

Unit 22:**Hall:**

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

Furnace Closet:

Properly secure the junction box. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 23:**Hall:**

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

Right Bedroom:

Replace the broken receptacle on the west wall. BMC 16.04.060(b)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 24:**Living Room:**

Properly repair and surface coat the ceiling in a workmanlike manner. BMC 16.04.060(a)

Properly secure the HVAC register to the ceiling. BMC 16.04.060(a)

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

Furnace Closet:

Clean the return air grille so that it may function as intended. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Bath:

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

Hall:

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

Kitchen:

Repair the left front stove burner to function as intended. BMC 16.04.060(c)

Repair or replace the GFCI receptacle on the west wall so that it functions as intended. BMC 16.04.060(b)

Left Bedroom:

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

Exterior stairs outside Unit 25:

Replace the stair support braces that are rusted through. BMC 16.04.050(b)

Eliminate the deteriorated treads. BMC 16.04.050(b)

Eliminate any protruding nails. BMC 16.04.050(b)

Unit 25:Furnace Closet:

Clean the return air grille so that it may function as intended. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Right Bedroom:

Repair or replace the doorknob so that it functions as intended. BMC 16.04.060(a)

Bath:

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

Unit 26:Living Room:

Properly repair and surface coat the ceiling in a workmanlike manner. BMC 16.04.060(a)

Bath:

Properly seal the top of the tub surround to eliminate water infiltration. BMC 16.04.060(a)

Kitchen:

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

Repair the right front stove burner to function as intended. BMC 16.04.060(c)

Furnace Closet:

Clean the return air grille so that it may function as intended. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 27:**Hall:**

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

Left Bedroom:

Replace the broken outlet under the window. BMC 16.04.060(b)

Bath:

Properly secure the loose shower arm. BMC 16.04.060(c)

Kitchen:

Repair the left rear stove burner to function as intended. BMC 16.04.060(c)

Unit 28:**Hall:**

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

Kitchen:

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

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

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

Bath:

Repair or replace the bathtub (holes in tub). BMC 16.04.060(c)

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

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 29:**Hall:**

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

Exterior stairs outside Unit 30:

Replace the metal corner braces that have rusted through. BMC 16.04.050(b)

Replace and secure all loose and/or missing intermediates. BMC 16.04.050(b)

Eliminate all protruding screws. BMC 16.04.050(b)

Replace the post supports that have rusted through. BMC 16.04.050(b)

Unit 30:**Right Bedroom:**

Properly repair or replace the rotting window sill. BMC 16.04.060(a)

Eliminate the leaks from the window. BMC 16.04.060(a)

Left Bedroom:

Repair the crack in the wall and properly surface-coat it. BMC 16.04.060(a)

Eliminate the leaks from the window. BMC 16.04.060(a)

Living Room:

Properly ground the south electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. If a GFCI receptacle is installed, mark receptacle 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

Secure this same electrical receptacle. BMC 16.04.060(b)

Bath:

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

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

BUILDING B:**Crawlspace:**

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 1:

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 2016

Unit 2:

Properly repair the entry door. BMC 16.04.060(c)

Bath:

Repair or replace the damaged flooring.

Mechanical Room:

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

Properly install the furnace filter to prevent it from being sucked into the fan. BMC 16.04.060(c)

Unit 3:Kitchen:

Repair or replace the leaking faucet (leaks from base). BMC 16.04.060(c)

Repair the right rear stove burner to function as intended. BMC 16.04.060(c)

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

Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Mechanical Room:

Properly repair the freon leak. BMC 16.04.060(c)

Replace the pipe insulation with an approved material (foam plumbing pipe insulation was being used and was melted). BMC 16.04.060(b)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

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

Unit 4: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

Bathroom:

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

Left bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (**Under window**)

Right bedroom:

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

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

Unit 5:**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

Bath:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Right bedroom:

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

Unit 6:**Kitchen:**

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

Living Room:

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

Bathroom:

Complete ceiling repairs. BMC 16.04.060(a)

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

Right bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Behind bed)**

Unit 7:**Kitchen:**

All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. Properly repair or replace food preparation equipment **(stove)**. BMC 16.04.060(a)

Repair dishwasher to function as intended. BMC 16.04.060(a)

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

Bathroom:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Secure loose shower head stem. BMC 16.04.060(c)

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

Unit 9:

No violations noted.

Unit 10:

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 11:**Kitchen:**

Repair the right rear stove burner to function as intended. BMC 16.04.060(c)

Living Room:

Clean and replace the return air grille so that it functions as intended. BMC 16.04.060(c)

Hall:

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

Furnace Closet:

Properly install the furnace filter to prevent it from being sucked into the fan. BMC 16.04.060(c)

Kitchen:

Properly repair the ceiling in the southwest corner in a workmanlike manner. BMC 16.04.060(a)

Unit 12:**Living Room:**

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

Clean and replace the return air grille so that it may function as intended. BMC 16.04.060(a)

Unit 13:**Bath:**

Properly secure the loose toilet seat. BMC 16.04.060(a)

Kitchen:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(b)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 14:**East Bedroom:**

Repair the window to function as intended (will not close or latch). BMC 16.04.060(b)

Kitchen:

Properly level the stove so that it functions as intended. BMC 16.04.060(c)

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

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Bath:

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

Center Bedroom:

Properly secure/replace the weather stripping on the window. BMC 16.04.060(a)

Unit 15:**Hall**

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

Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the burned GFCI outlet. BMC 16.04.060(b)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 16:**Hall:**

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

Unit 17:

Repair the air conditioning in this unit to function as intended (frozen up). BMC 16.04.060(c)

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Kitchen:

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

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

Bath:

Repair or replace the exhaust fan so that it functions as intended. BMC 16.04.060(c)

Unit 18:

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

Furnace Closet:

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

West Bedroom:

Repair the broken window. BMC 16.04.060(a)

East Bedroom:

Determine the source and eliminate the leak in this room. BMC 16.04.060(a)

Properly repair and surface coat the water damage on the wall and ceiling in a workmanlike manner. BMC 16.04.060(a)

Center Bedroom:

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

Properly surface coat the window where leaking has occurred. BMC 16.04.060(a)

Bath:

Properly repair the door on the vanity. BMC 16.04.060(a)

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

Kitchen:

Repair the faucet to function as intended (runs constantly). BMC 16.04.060(c)

Replace the missing drawer fronts. BMC 16.04.060(a)

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

Repair or replace the GFCI receptacle so that it functions as intended. BMC 16.04.060(a)

Water Heater/Electrical Room:

Replace the missing switch plate. BMC 16.04.060(c)

Replace the damaged stairs to the south door of the room. BMC 16.04.050(b)

Unit 19:Furnace Closet:

Remove the dog hair and debris from the furnace closet to eliminate a fire hazard. BMC 16.04.060(b)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Hall:

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

Kitchen:

Repair the range hood vent fan to function as intended. BMC 16.04.060(c)

Unit 20:Furnace Closet:

Properly repair the freon leak. BMC 16.04.060(c)

Install/replace the furnace filter with a clean and properly sized filter to ensure proper operation. BMC 16.04.060(c)

Unit 21:

Repair air conditioner to function as intended. BMC 16.04.060(c)

Unit 22:

Repair air conditioner to function as intended. BMC 16.04.060(c)

Bathroom:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Back bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(South wall)**

Unit 23:Entry:

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

Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Left of entry)**

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 air conditioner to function as intended. BMC 16.04.060(c)
(Frozen line set)

Unit 24:**Entry:**

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

Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b) (**Left of entry under window**)

Repair air conditioner to function as intended. BMC 16.04.060(c)

Unit 25:**Kitchen:**

Secure loose electrical receptacle. BMC 16.04.060(b) (**Right of sink**)

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:

Properly service the air conditioning unit to eliminate loud operation. BMC 16.04.060(c) (**Dirty filter/fan**)

Unit 26:**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

Right bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (**Right of window**)

Back bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (**West wall**)

Unit 27:**Bathroom:**

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

Unit 28:**Kitchen:**

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

Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b) (**East wall**)

Building C:**Mechanical:**

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 1:**Kitchen:**

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

Unit 2:**Kitchen:**

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

Unit 3:**Kitchen:**

Replace or repair dishwasher to function as intended. BMC 16.04.060(c)

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

Bathroom:

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

Middle bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(By door)**

Unit 4:**Entry Exterior:**

Replace broken or missing spindles in handrail/guardrail. BMC 16.04.020, BMC 16.04.050(b)

Repair air conditioner to function as intended. BMC 16.04.060(c)

Unit 5:**Living Room:**

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

Bathroom:

Repair the toilet to flush properly. BMC 16.04.060(c)

Unit 6:**Kitchen:**

Replace or repair faucet to function as intended. BMC 16.04.060(a) **(Bad cartridge)**

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 7:**Bathroom:**

Repair the sink drain to function as intended (drains very slowly). 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)

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

Hallway:

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

Middle bedroom:

Repair the hole in the wall. BMC 16.04.060(a) **(Behind door)**

Unit 8:**Rear bedroom:**

Properly and permanently eliminate the biological growth on window sill using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Middle bedroom:

Properly and permanently eliminate the biological growth on window sill using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Replace broken/missing outlet cover plate. BMC 16.04.060(b) **(Right of window)**

Unit 9:**Exterior Entry:**

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

Dining:

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

Kitchen:

Replace or repair dishwasher to function as intended. BMC 16.04.060(c)

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

Repair sagging cabinet floor. BMC 16.04.060(a) **(Under sink)**

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

Bathroom:

Repair the toilet to flush properly. BMC 16.04.060(c)

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

Unit 10:Dining area:

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

Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

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

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

Bedroom:

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

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

Unit 11:Exterior Entry:

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

Kitchen:

Repair or replace stove. BMC 16.04.060(c) **(Inspector strongly recommends replacement due to extensive damage.)**

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

Dining:

Secure loose electrical receptacles. BMC 16.04.060(b)

Furnace Closet:

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

Middle Bedroom:

Repair the hole in the wall. BMC 16.04.060(a) **(Behind door)**

First Bedroom:

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

Properly and permanently eliminate the biological growth on windows using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Unit 12: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 13:Kitchen:

Replace or repair dishwasher to function as intended. BMC 16.04.060(c)

Unit 14:Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b)

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

Dining area:

Repair water damaged window sill. BMC 16.04.060(a)

Secure loose electrical receptacle. BMC 16.04.060(b)

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

Furnace closet:

Repair door to latch securely. BMC 16.04.060(a)

Bathroom:

Secure hanging vent. BMC 16.04.060(a)

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 15:**Living Room:**

Secure loose electrical receptacles. BMC 16.04.060(b)

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 sink hardware. BMC 16.04.060(c) (**Faucet**)

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

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

Back Bedroom:

Secure loose electrical receptacles. BMC 16.04.060(b)

Unit 16:**Dining area:**

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

Bathroom:

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

Middle Bedroom:

Properly and permanently eliminate the biological growth on windows using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

Back Bedroom:

Secure loose electrical receptacles. BMC 16.04.060(b)

Unit 17:**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 18:**Exterior Entry:**

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

Dining area:

Secure loose electrical receptacles. BMC 16.04.060(b)

Kitchen:

Determine source and eliminate leak. BMC 16.04.060(a) (**At faucet controls**)

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

Bathroom:

Replace broken toilet flush knob. BMC 16.04.060(a)

Secure loose shower hardware. BMC 16.04.060(a)

Bedroom:

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

Unit 19:Living Room:

Repair threshold at entry. BMC 16.04.060(a)

Determine source and eliminate leak. BMC 16.04.060(a) **(At entry ceiling)**

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

Dining Area:

Secure loose electrical receptacles. BMC 16.04.060(b)

Kitchen:

Replace or repair dishwasher to function as intended. BMC 16.04.060(c)

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

Furnace Closet:

Repair air conditioner to function as intended. BMC 16.04.060(c)

Bathroom:

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

Deck between units:

Replace all rotted deck boards. BMC 16.04.050(b)

Unit 20:Exterior Entry:

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

BUILDING D:**Maintenance shop:**

Replace broken/worn electrical receptacle. BMC 16.04.060(b) (Left of entry, arced, blew the breaker, and fried plug tester.)

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

Properly repair damaged door frame. BMC 16.04.060(a)

Unit 2:**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 4:

No violations noted.

Unit 3:**Living Room:**

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

Kitchen:

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

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

Repair garbage disposal 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

Bathroom:

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

Repair the peeling cabinet door. BMC 16.04.060 (a)

Unit 1:**Kitchen:**

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

Bathroom:

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

Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 5:**Kitchen:**

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

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

Hallway:

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

Bathroom:

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

Repair the damaged ceiling above shower. BMC 16.04.060 (a)

Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 7:**Kitchen:**

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

Secure the loose cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

Hallway:

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

Unit 6:**Hallway:**

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

Bathroom:

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

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

Unit 8:**Living Room:**

Repair the entry door to be weather tight. No gaps shall be visible around the edges. 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

Bath:

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

1st Bedroom:

Repair the window to lock. BMC 16.04.060 (b)

Unit 9:**Furnace Closet:**

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

1st Bedroom:

Rearrange furniture and belongings 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

Middle Bedroom:

Rearrange furniture and belongings 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

Unit 11:**Furnace Closet:**

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

Unit 10:**Kitchen:**

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

Unit 12:**Dining Room:**

Repair/replace the floor covering so that it functions as intended. (loose) BMC 16.04.060 (a)

Kitchen:

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

Unit 13:**Furnace Closet:**

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

Replace the missing cover on the furnace. BMC 16.04.060 (b)

1st Bedroom:

Repair the window to lock. BMC 16.04.060 (b)

Hallway:

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

Unit 15:**Hallway:**

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

Bathroom:

Repair the water damaged ceiling. BMC 16.04.060 (a)

Hallway:

Repair the water damaged ceiling. BMC 16.04.060 (a)

Unit 16:

Secure the loose siding at the entry door. BMC 16.04.050 (a)

Kitchen:

Install a cable clamp where the power supply enters the garbage disposal. 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

Bathroom:

Replace the missing bathtub faucet handles. BMC 16.04.060 (a)

Unit 14:**Kitchen**

Replace the missing cabinet doors/drawers adjacent to the dishwasher. BMC 16.04.060 (a)

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

Middle Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Building E:**Unit 1:**

Replace the missing screen door closure. BMC 16.04.060 (a)

Hallway:

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

Bathroom:

Replace 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)

2nd Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 3:**Kitchen:**

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

Unit 2:

No violations noted.

Unit 4:**Kitchen:**

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

Determine source and eliminate leak under the sink. 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

2nd Bedroom:

Repair the hole in the wall adjacent to the door. BMC 16.04.060 (a)

Unit 5:**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 7:**Kitchen:**

Replace the missing exhaust vent filter. BMC 16.04.060 (a)

Bathroom:

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

Unit 6:

No violations noted.

Unit 8:**Dining Room:**

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Building F:**Unit 1:****Kitchen:**

Secure the loose cable clamp where the power supply enters the garbage disposal. 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

Repair the hole in the wall under the smoke detector. BMC 16.04.060 (a)

Furnace Closet:

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least $\frac{1}{4}$ inch per foot. Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the above mentioned criteria. BMC 16.04.060(c) (Pipe is disconnected)

Bathroom:

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

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

Properly and permanently eliminate the biological growth on walls and ceiling using EPA approved methods for mold remediation. BMC 16.04.060(a) epa.gov/mold

2nd Bedroom:

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

Unit 3:

No violations noted.

Unit 2:**Living Room:**

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

Hallway:

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

Bathroom:

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

Secure the loose floor covering adjacent to the shower. BMC 16.04.060 (a)

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

Unit 4:

No violations noted.

Unit 5:**Whole Unit:**

Repair the windows to lock. BMC 16.04.060 (b)

Living Room:

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

Kitchen:

Repair the cabinet door to the left of the sink. BMC 16.04.060 (a)

Repair/replace the sink faucet handle 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

Furnace Closet:

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the above mentioned criteria. BMC 16.04.060(c) (Pipe is disconnected)

Bathroom:

Repair the towel bar so that it functions as intended. BMC 16.04.060 (a)

Unit 7:**Kitchen:**

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

Bathroom:

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

Unit 6:**Dining Room:**

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

Kitchen:

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

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

Furnace Closet:

Fuel fired furnace and water heater vent connectors/flue piping shall be installed without dips or sags and shall slope upward toward the vent or chimney at least ¼ inch per foot. Replace or reconfigure the existing vent connectors/flue piping in a manner that meets the above mentioned criteria. BMC 16.04.060(c) (Pipe is disconnected)

Bathroom:

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

Unit 8:**Kitchen:**

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

Furnace Closet:

Secure the electrical cover plate on the junction box. BMC 16.04.060 (b)

Bathroom:

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

Hallway:

Repair/replace the deteriorating carpet at the bedroom door. BMC 16.04.060 (a)

BUILDING G:**Mechanical:**

Replace missing cover on #6 meter panel. BMC 16.04.060(b)

Crawlspace:

This area was not accessible at the time of this inspection. This area 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 1:

Repair/replace the screen door so that it functions as intended. BMC 16.04.060 (a)

Kitchen:

Repair/replace the torn vinyl flooring. BMC 16.04.060 (a)

Secure the loose cable clamp where the power supply enters the garbage disposal. 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

Bathroom:

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

1st Bedroom:

Secure the loose electrical outlet on the north wall. BMC 16.04.060 (b)

2nd Bedroom:

Repair/replace the deteriorating floor covering at the entry door. BMC 16.04.060 (a)

Unit 3:

No violations noted

Unit 2:

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)

Hallway:

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

Bathroom:

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

1st Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b) (Bottom track on window sash is broken)

Unit 4:**Living Room:**

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

Kitchen:

Repair garbage disposal 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

1st Bedroom:

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

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

2nd Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 5:

No violations noted.

Unit 7:**Kitchen:**

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

Bathroom:

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

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

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

Repair/replace the toilet so that it functions as intended. (c) (per tenant does not flush right)

2nd Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 6:**Kitchen:**

Install a cable clamp where the power supply enters the garbage disposal. 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

1st Bedroom:

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

2nd Bedroom:

Properly finish the drywall repair in a workmanlike manner. BMC 16.04.060 (a)

Unit 8:**Whole Unit:**

Replace all missing electrical outlet cover plates. BMC 16.04.060 (b)

Kitchen:

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

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

Furnace Closet:

Maintain minimum clearances from combustibles:

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

BMC 16.04.060(c)

EXTERIOR:**GENERAL VIOLATION**

Properly repair all dormers, eliminating all leaks and replacing missing members. Properly surface coat all exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(c)(e), BMC 16.04.050(a)

Stairs shall be in compliance with the order to repair. Which includes the following

1. **Contact Monroe County Building Department to determine if any permits are required for the work/repairs to be completed**
2. **Verify with Monroe County Building Department if a design professional is required for the work to be completed (It is strongly recommended that a design professional be utilized)**
3. **Replacement the exterior stairways for Buildings A-G is recommended.**
4. **If repairs are made to ensure structural stability of exterior stairways for Buildings A-G, they should include, but not be limited to:**
 - a. **Replacement or stabilization of deteriorated stringers, treads, deck boards on landings**
 - b. **Eliminating trip hazards and inconsistencies in risers**
 - c. **Levell the stairs**
 - d. **Replacement of deteriorated joist hangers and brackets**
 - e. **Secure bracing and loose joists**
 - f. **Replace loose, damaged and missing guardrail and handrail spindles and verify they meet code requirements for spacing**
5. **Contact HAND upon completion of work**

BUILDING A

Repair or replace all loose or missing shingles. BMC 16.04.050(a)

Clean out all exhaust vents so that they may function as intended. BMC 16.04.050(a)

Properly repair or replace bent and/or detaching gutters. BMC 16.04.059(a)

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

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

Replace deteriorated gutter boards. BMC 16.04.050(a)

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

Water Heater/Electrical Room:

Properly enclose wiring from the water heater in an approved junction box. BMC 16.04.060(h)

Replace the TPR tube on the water heater (too short).

TPR valve discharge tubes:

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

Building D:

Crawl Space:

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

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

Replace the broken exhaust vent cover on the northwest side. (Adjacent to the air conditioner) BMC 16.04.050 (a)

Repair the downspout where it connects to the gutter. (2nd from north end) BMC 16.04.050 (a)

Secure the electrical junction box for unit 10 air conditioner. BMC 16.04.050 (b)

Secure the loose cable conduit on the west side (middle of building). BMC 16.04.050 (a)

Building G:

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

Secure the loose junction box adjacent to the air conditioner unit. (2nd from north end east side) BMC 16.04.050 (b)

Building F:

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

Building E:

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

Secure the loose cable conduit on the east side. BMC 16.04.050 (a)

Building B:

Repair/replace all deteriorating window casings. BMC 16.04.050 (a)

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

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

Repair all deteriorating window screens. BMC 16.04.050 (a)

Secure the loose exhaust vent adjacent to unit 2. BMC 16.04.050 (a)

Secure guttering to the structure. BMC 16.04.050(a)

Repair/replace the deteriorating fascia above unit 4. 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)

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

This is the end of this report.