

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

AUGUST 19, 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.
- 12) **25-TV-53, 1491 W. Allen Street**, Peek & Associates Realty & Management Company, LLC (Gregory Palmberg). Request for an extension of time to complete repairs.
- 13) **25-AA-54, 1703 S. Huntington Drive**, Stephanie Sexton (John Sexton). Request for relief from an administrative decision.
- 14) **25-TV-55, 2921 E Discovery Parkway**, Heath May (Regency Consolidated Residential, LLC). Request for an extension of time to complete repairs.
- 15) **25-TV-56, 3131 E Goodnight Way**, Stratum at Indiana & College Collection c/o Asset Campus Housing. Request for an extension of time to complete repairs.
- 16) **25-TV-57, 2531 E 8th Street**, Leo Sheng (Shawn Sheng). Request for an extension of time to complete repairs.
- 17) **25-AA-58, 1015 E Maxwell Lane**, Melissa Lapalus . Request relief from an administrative decision.
- 18) **25-TV-59, 1308 N Dunn Street**, Varsity Properties. Request for an extension of time to complete repairs.
- 19) **25-TV-60, 1904 S Rogers Street**, Choice Realty & Management. Request for an extension of time to complete repairs.
- 20) **25-TV-61, 400 S Grant Street**, Dennis Williams. Request for an extension of time to complete repairs.
- 21) **25-TV-62, 2254 S Ole Mill Drive**, Amnon Sarig (Ole Mill, LLC). Request for an extension of time to complete repairs.
- 22) **25-TV-63, 716 W. 17th Street**, Kathryn Sample (Mackie Properties). Request for an extension of time to complete repairs.
- 23) **25-TV-64, 1201 W Allen Street**, Kathryn Sample (Mackie Properties). Request for an extension of time to complete repairs.
- 24) **25-AA-65, 1011 W. 7th Street**, Marc Haggerty. Request for relief from an administrative decision.
- 25) **25-TV-66, 3073 E. Amy Lane**, Meghan Martin. Request for an extension of time to complete repairs.
- 26) **25-TV-67, 920 W. Kirkwood Avenue**, Peek & Associates Realty & Management Company, LLC (Amie Dworecki). Request for an extension of time to complete repairs.

- IV. **GENERAL DISCUSSION**
V. **PUBLIC COMMENT**
VI. **ADJOURNMENT**

Board of Housing Quality Appeals - Members

Jacob Cole	Mayoral Appointee	Current Term Exp. 01/31/2027	06/07/2021 to Present
Christina Geels	Mayoral Appointee	Current Term Exp. 01/31/2027	07/15/2022 to Present
Benjamin Atkinson	Mayoral Appointee	Current Term Exp. 01/31/2026	06/26/2025 to Present
Matthew Clark	Mayoral Appointee	Current Term Exp. 01/31/2027	03/27/2025 to Present
Navdeep Badhni	Council Appointee	Current Term Exp. 01/31/2027	08/06/2025 to Present
Zoe Zollman	Council Appointee	Current Term Exp. 01/31/2026	08/06/2025 to Present
Vacant	Council Appointee	Current Term Exp. 01/31/2027	

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Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or e-mail human.rights@bloomington.in.gov.

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: August 19, 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
June 20, 2025	Not heard due to lack of quorum
July 15, 2025	Not heard due to lack of quorum

8/14/25 13/16

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:	September 01, 2025	All items on the Remaining violations report	
	September 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-60

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

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

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.

Signature (Required): _____

Name (Print): Angie Butler **Date:** 11/15/24

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

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.

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(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 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: August 19, 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: Tabled appeal due to lack of quorum
June 17, 2025: Tabled appeal due to lack of quorum
July 15, 2025: Tabled appeal 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: August 30, 2025

Attachments: Exterior Extension Reminder Report; BHQA Application

8/14/25 137



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:	August 19, 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 June 17, 2025 – Meeting cancelled due to lack of quorum July 15, 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:	September 2, 2025 All remaining violations
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 #: BHQA2025-0050
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

647

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: 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 Windows

Lower 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(c)

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 (h)

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(b)

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(b)

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 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 (Under renovations)

Unit 53:**Kitchen:**

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

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(b) (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(b)

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(h)

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(e)

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: August 19th, 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: September 2nd, 2025 for all backsplash repairs and fireplace documentation. A reinspection for all other violations has been scheduled.

Attachments: Cycle Report; BHQA Application

8/4/25 JSL



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-44

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: August 19, 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.
June 17, 2025: Appeal tabled due to lack of quorum
July 2, 2025: Conducted reinspection of cycle and complaints. Not complied.
July 15, 2025: BHQA meeting cancelled due to lack of quorum
July 21, 2025: Mailed RV reports for cycle and complaints. Started Legal proceedings
July 24, 3035: Owner scheduled reinspections for August 25, 2025

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
8/14/25 BX



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.



File 10161

Page 1 of 2

NO PHYSICAL FILE

**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~~
35

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

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, Crawlspaces

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.

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 bi-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(b)

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(b)

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(e)

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.



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

Meeting Date: August 19, 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
June 7, 2025: Tabled appeal due to lack of quorum
June 23, 2025: Conducted reinspection
July 3, 2025: Agent scheduled reinspection for August 4, 2025
July 15, 2025: Tabled appeal due to lack of quorum

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: August 19, 2025

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 #: BHQA2025-0055
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

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.

NOTE: All life safety violations in this report have been highlighted.

REMAINING VIOLATIONS INSPECTION REPORT

Property was reinspected on 06/23/2025

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

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

Unit 3518:

Main Level

Entry/ Hallway:

Repair carpet at stairs. BMC 16.04.060(a)

Unit 3516:

Main Level

Garage

Properly seal ductwork. BMC 16.04.060(c)

Upper Level:

Stairway:

Repair carpet holes. BMC 16.04.060(a)

Hall Bath:

Repair carpet holes. BMC 16.04.060(a)

NE Bedroom (11-7 x 12-5):

Repair carpet holes. BMC 16.04.060(a)

NW Bedroom (13-6 x 9):

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

Repair carpet holes. BMC 16.04.060(a)

EXTERIOR

Crawlspace: Rehang and properly connect trunk duct. BMC 16.04.060(c)

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 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)

This is the end of this report.

Est. RV inspection 20 min.

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

Meeting Date: August 19, 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
June 17, 2025 Meeting canceled due to lack of quorum
July 15, 2025 Meeting cancelled due to lack of quorum

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: September 2, 2025 All remaining violations

Attachments: Remaining violations report; BHQA Application

8/24/25 1392



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: August 19, 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: **September 10, 2025** – Repair and schedule a reinspection for all remaining violations.

Attachments: Cycle Report; RV Report; RV2 Report; BHQA Application

8/6/25 BJD



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:

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 - 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:

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.

CYCLE INSPECTION REPORT

214

Owner(s)

Thomas J Palmer
107 Colony Way
Alcisa 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: August 19, 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.
June 03, 2025 – Two week deadline (complaint)
June 30, 2025 – Reinspection conducted / Remaining Violation Report

Staff recommendation: Brawley provided and email from the HOA stating they are working with Tommy D's to have the door replaced and they have a lead time of three months for the repair. 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 03, 2025:** All other violations should have been addressed and scheduled within the original two week deadline.

October 15, 2025: Exterior Door Repair

Attachments: Tenant Complaint Report; Complaint RV report. BHQA Application

8/16/25 12/12



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.

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(h)

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

REMAINING COMPLAINT VIOLATIONS

Property was reinspected on June 30, 2025, 2025

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: Electricm

Property Zoning: RM

Number of Stories: 2

Inspector: Mike Arnold

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.

NOTE: All life safety violations in this report have been highlighted.

INTERIOR

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)

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 to for reinspection is 15 minutes

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

Meeting Date: August 19, 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, Hayes, 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
06/17/2025 Meeting cancelled due to lack of quorum
07/15/2025 Meeting cancelled due to lack of quorum

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: September 2, 2025

Attachments: Cycle Report, BHQA Application, Order to Repair

~~8/4/25~~ 8/4/25 *APL*



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.
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 - 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.

No Physical File
25-TV-51
JS, RC, CH



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

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, NJ 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(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 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 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(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.

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

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

Meeting Date: August 19, 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
06/17/2025 Tabled appeal due to lack of quorum
07/15/2025 Meeting cancelled due to lack of quorum

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 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 26, 2025

Attachments: Cycle Report; BHQA Application

8/11/25 B14
USE CYCLE REPORT 25-TV-51



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

NO PHYSICAL FILE
25-TV-52

JS, RC, CH

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

Meeting Date: August 19, 2025

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

Petition Number: 25-TV-53

Address: 1491 W. Allen Street

Petitioner: Peek & Associates RE & Mgt Company LLC

Inspector: Jo Stong

Staff Report: March 27, 2025 Conducted cycle inspection
April 9, 2025 Mailed inspection report (60 day-deadline June 8)
June 11, 2025 Received appeal
July 15, 2025 BHQA meeting cancelled due to lack of quorum

During an inspection of the above property violations of the Bloomington Housing Code were found, including a broken window. The petitioner is seeking an extension of time of 6-8 weeks for the window replacement, and states that all other repairs have been made. No reinspection has been conducted.

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 26, 2025 for all repairs except the window
September 15, 2025 for repair of the window

Attachments: Cycle Report; Photo; BHQA Application

8/4/25 MLC



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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 #: BHQA2025-0061
Application Date: 6/12/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1491 W Allen ST
Parcel Number: 53-01-52-189-039.000-009

Owner

Palmberg, Gregory
5457 Maricopa Drive
Simi Valley CA 93063

Applicant

Peek & Associates RE & Mgt Company LLC
885 S College Mall Road #385
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:

All repairs are completed, but we are awaiting a new window from City Glass and Paint. It could be as long as 6-8 weeks. Hopefully it will be in and Installed by the time of the BHQA hearing. Thanks for your consideration, Mark



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

5092

Owner

Palmberg, Gregory
5457 Maricopa Drive
Simi Valley, CA 93063

Agent

Peek & Associates RE & Mgt. Company LLC
855 S. College Mal Road #385
Bloomington, IN 47401

Prop. Location: 1491 W Allen ST

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 03/27/2025

Primary Heat Source: Gas

Property Zoning: RM

Number of Stories: 2

Landlord Has Affidavit: Yes

Inspector: Jo Stong

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

Monroe County records show this structure was built in 1997. The minimum emergency egress requirements at the time of construction were as follows:

Height: 24 inches

Width: 18 inches

Sill Height: 44 inches

Openable Area: 4.75 sq. ft.

Existing Egress Window Measurements:

Height: 24.5 inches

Width: 31.5 inches

Sill Height: 25 inches

Openable Area: 5.36 sq. ft.

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

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

Living Room (14-4 x 14-0):

Repair or replace the smoke detector so that it functions as intended (taped up). IC 22-11-18-3.5

Dining Room (9-11 x 8-10), Laundry Room, ½ Bathroom, Garage, Kitchen:

No violations noted.

2ND FLOOR

Hall Bath, Master Bath, Master Bedroom (15-11 x 11-0):

No violations noted.

NW Bedroom (11-3 x 10-10):

Replace the missing screen in the west window. BMC 16.04.060(a)

NE Bedroom (14-5 x 11-1):

Repair the broken north window. BMC 16.04.060(b)

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

Properly repair the hole in the wall next to the switch plate. BMC 16.04.060(a)

Repair or replace the damaged carpet at the threshold to eliminate a trip hazard. BMC 16.04.060(a)

ATTIC

No violations noted.

EXTERIOR:

Eliminate the cables laying on the ground. BMC 16.04.050(a)

Replace the damaged hose bib. BMC 16.04.050(a)

Crawlspace:

Not accessible.

OTHER REQUIREMENTS:

The occupancy affidavit was presented at the inspection.

Inventory & Damages List

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

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.



Mar 27, 2025 at 9:12:43 AM
1491 W Allen St
Bloomington IN 47403
United States



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

Meeting Date: August 19, 2025

Petition Type: Relief from an administrative decision

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

Petition Number: 25-AA-54

Address: 1703 S. Huntington Drive

Petitioner: Stephanic Sexton

Staff Report: On June 11, 2025 the HAND department received an appeal asking for relief of the requirement for a rental permit for the above property. The petitioner states that her cousin lives here and will live here for the foreseeable future.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant are still unchanged from the current status. The property status will be checked yearly to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: None

Attachments: Application for Appeal

8/16/25 HHC



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 #: BHQA2025-0060
Application Date: 6/11/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1703 S Huntington DR
Parcel Number: 53-08-09-104-112.000-009

Applicant

stephanie sexton
8932 East State Road 45
Unionville IN 47468

Owner

John Sexton

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: AA

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 asking for relief of the required rental permit for this residence. My cousin has been living in the home, and plans to live there for the unforeseen future.
The home has been and will be maintained and kept up.

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

Meeting Date: August 19, 2025

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

Petition Number: 25-TV-55

Address: 2921 E Discovery Parkway

Petitioner: Heath May

Inspector: Chastina Hayes / Rebecca Davis

Staff Report: April 8 & April 10, 2025 – Cycle inspection conducted.
April 29, 2025 – Cycle report mailed.
June 16, 2025 – BHQA application received for exterior violations.
June 26, 2025 – Reinspection scheduled for August 8, 2025.
July 15, 2025 Meeting cancelled due to lack of quorum

Staff recommendation: Grant the extension of time for the exterior 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: **September 2, 2025** – all repairs aside from the exterior to be completed and complied at the scheduled reinspection.
September 15, 2025 – all exterior repairs complete and scheduled for reinspection.

Attachments: Cycle Report; BHQA Application

8/4/25 BJC



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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 #: BHQA2025-0062
Application Date: 6/16/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 2921 E Discovery PKWY APT A101
Parcel Number: 53-05-35-200-001.000-005

Applicant
Regency Multi-family
2417 Fields DR
Champaign IL 61822

No Physical File
25-TN-55
CH, RD

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)
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 - 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:

To Whom it May Concern,

While starting this appeal application the portal was unable to recognize 2921 E Discovery Parkway as an entire address. The system would only recognize an individual unit in the building (A101). This appeal is for the exterior portions of the report, relating to all six addresses contained in said report. At the time of this appeal 20 of the 26 pages have been completed and will be called in to the HAND office for scheduling of reinspection by the 06/28/2025 deadline. We would like to request a 60 working day extension for only the exterior portions of this cycle report. The scope of work entails the hiring of outside contractors. We have been working to get bids on the work that is needed, and due to company policy must obtain three different bids for different types of jobs needing performed (IE pressure washing, siding and electrical repair). There has also been some difficulty sourcing certain materials that would ensure the work be properly completed. All materials have been ordered but with long lead times for certain items. Some exterior work has been completed as time and material sourcing has allowed. This cycle report has come to us during our unit turnover season which has made it challenging to complete all necessary repairs. Thank you for your help and consideration in this matter.

Regards,
Heath May
Maintenance Supervisor
Fountain Park Apartments

CYCLE INSPECTION REPORT

4790

Owners

Regency Consolidated Residential LLC
3400 S Sare RD
Bloomington, IN 47401

Agent

Amanda Ross
3400 S Sare Rd – Leasing Office
Bloomington, IN 47401

Prop. Location: 2921 E Discovery Parkway

Number of Units/Structures: 144/6

Units/Bedrooms/Max # of Occupants: Bld 1: 24/2/5, Bld 2: 24/2/5, Bld 3: 24/1/5, Bld 4: 24/1/5, Bld 5:
24/1/5, Bld 6: 12/1/5 12/2/5

Date Inspected: 04/08/2025
Primary Heat Source: Electric
Property Zoning: MS
Number of Stories: 3
Landlord Has Affidavit: No

Inspector: Hayes/Davis
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1995.

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

Existing Egress Window Measurements:

Height: 27 inches

Width: 32 inches

Sill Height: 24 inches

Openable Area: 6.00 sq. ft.

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

INTERIOR:

Notes:

Buildings are fully-sprinklered. Room dimensions are in the file and are not included in this report.

Only rooms with violations will be listed in the report.

Building 2921:

Walkway A:

Unit 101:

No violations noted.

Unit 102:

Utility Closet:

Replace the dirty furnace filter. BMC 16.04.060 (a)

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

Unit 103:

No violations noted.

Unit 104:

Laundry Room:

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

Main Bath:

Repair the towel bar so that it functions as intended. BMC 16.04.060 (a)

Main walkway:

Secure the loose globe on the light fixture adjacent to unit 104 entry door. BMC 16.04.050 (a)

Unit 204:

Living Room:

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

Master Bath:

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

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

Utility Closet:

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

Unit 203:

No violations noted.

Unit 202:

Master Bath:

Repair the towel bar so that it functions as intended. BMC 16.04.060 (a)

Main Bath:

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

Secure the loose tub spout. BMC 16.04.060 (a)

Unit 201:**Utility Closet:**

Secure the loose cable clamp on the water heater. BMC 16.04.060 (b)

Main Bath:

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

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

Main Walkway:

Replace the missing protective cover for the light fixture. BMC 16.04.060(c) (Adjacent to unit 201)

Unit 301:**Balcony:**

Repair the door to lock. BMC 16.04.060 (b)

Dining Room:

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

Unit 302:**Utility Closet:**

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

Main Walkway:

Secure the loose emergency exit light. BMC 16.04.060 (b)

Unit 303:**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)

Unit 304:

No violations noted.

Walkway B:**Unit 101:**

No violations noted.

Unit 102:**Main Bath:**

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

Unit 103:

No violations noted.

Unit 104:**Master Bath:**

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)

Kitchen:

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

Unit 203:**Master Bath:**

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

Unit 204:**Entry:**

Secure the loose wall vent adjacent to the door. BMC 16.04.060 (a)

Kitchen:

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

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)

Unit 202:**Balcony:**

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:

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

Utility Closet:

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

Unit 201:**2nd 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)

Main Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 301:

Master Bath:

Repair the flickering light. BMC 16.04.060 (a)

Unit 302:

2nd Bedroom:

Secure the loose electrical outlet behind the door. BMC 16.04.060 (b)

Utility Closet:

Replace the closet doors to fit properly within the frame. BMC 16.04.060 (a)

Unit 303:

Main Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 304:

Balcony:

Repair the door to lock. BMC 16.04.060 (b)

Laundry Room:

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

Building C:

General Violation: The majority of outlets under the kitchen sinks which serve the garbage disposals have large gaps between the electrical junction boxes and the outlet plates, which are not able to fully close on the face of the box due to the obstruction of the back of the cabinet. Repair the outlet plates so they can be fully and securely attached to the face of junction boxes. BMC 16.04.060(b)

Unit 101:

Kitchen:

Correct the polarity of the electrical receptacles (two left of the sink on the countertop). The hot and neutral conductors are reversed. BMC 16.04.060(b)

Unit 102:

Mechanical Closet:

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

Hall Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 103:

No violations noted.

Unit 104:

Laundry:

Provide a complete directory of all circuits in the electric service panel (label needs to be secured). BMC 16.04.020(a) IEC 408.4

Mechanical Closet:

TPR valve discharge tube needs to be installed, meeting the requirements below. 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)
- **If using PEX, the pipe must be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.**

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

Unit 201:

Left Bedroom:

Secure loose electrical receptacle (left of entry door). BMC 16.04.060(b)

Mechanical Closet:

TPR valve discharge tube needs to be installed, meeting the requirements below. 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)
- **If using PEX, the pipe must be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.**

Left Bedroom Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 202:

Mechanical Closet

TPR valve discharge tube needs to be installed, meeting the requirements below. 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)
- **If using PEX, the pipe must be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.**

Kitchen:

Clean/treat the unidentified mold/dirt like substance surrounding the ceiling vent. BMC 16.04.060(a)

Unit 203:**Entry:**

Secure loose electrical receptacle (right of entry). BMC 16.04.060(b)

Right Bathroom:

Repair the tub faucet to function as intended (turns past the off position). BMC 16.04.060(c)

Caulk/seal around the tub faucet to prevent water intrusion. BMC 16.04.060(a)

Mechanical Closet:

Repair the left side closet knob to function as intended. BMC 16.04.060(a)

Unit 204:

No violations noted.

Unit 301:**Left Bathroom:**

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

Unit 302:**Right Bedroom:**

Secure loose electrical receptacle (right of the entry door). BMC 16.04.060(b)

Unit 303:**Living Room**

Secure loose electrical receptacle (right of sliding door). BMC 16.04.060(b)

Hall Bathroom:

Replace the missing drain stopper. BMC 16.04.060(c)

Unit 304:

No violations noted.

Building D:

General Violation: The majority of outlets under the kitchen sinks which serve the garbage disposals have large gaps between the electrical junction boxes and the outlet plates, which are not able to fully close on the face of the box due to the obstruction of the back of the cabinet. Repair the outlet plates so they can be fully and securely attached to the face of junction boxes. BMC 16.04.060(b)

Unit 101:**Laundry:**

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

Mechanical Closet:

TPR valve discharge tube needs to be installed, meeting the requirements below. 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)
- If using PEX, the pipe must be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

Repair the clamped wires in such a way as the outer sheath of the wire extends fully beyond the clamp a quarter inch or more. BMC 16.04.020(a)(b) BMC 16.04.060(b)

Repair or replace closet doors so they function as intended (left plunger to stay in the track). BMC 16.04.060(a)

Unit 102:

Entry:

Repair or replace the strobing/flickering light bulb. BMC 16.04.060(c)

Unit 103:

No violations noted.

Unit 104:

Laundry:

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

Unit 201:

Hall Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 202:

No violations noted.

Unit 203:

Kitchen:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Laundry:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c), IRC M1502.3

Mechanical Closet:

Repair or replace the door knob. BMC 16.04.060(a)

Right Bathroom:

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

Unit 204:**Left Bedroom:**

Repair or replace the outlet left of the entry (broken ground blocking). BMC 16.04.060(b)

Hall Bathroom:

Secure the tub faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Kitchen:

Secure loose electrical receptacle (under sink, see general violation). BMC 16.04.060(b)

Unit 301:**Left Bedroom:**

Secure loose electrical receptacle (left of the entry door). BMC 16.04.060(b)

Laundry:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space (**seal around the connection**). Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c), IRC M1502.3

Mechanical Closet:

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

Unit 302:**Deck:**

Repair or replace the outlet (broken ground blocking). BMC 16.04.060(b)

Laundry:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space (**seal around the connection**). Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c), IRC M1502.3

Unit 303:**Hall Bathroom:**

Secure the outlet cover. BMC 16.04.060(b)

Unit 304:**Left Bedroom:**

Secure loose electrical receptacle (left of the entry door). BMC 16.04.060(b)

Hall Bathroom:

Repair and seal around the top of the shower surround. BMC 16.04.060(a)

Mechanical Closet:

TPR valve discharge tube needs to be installed, meeting the requirements below. 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)
- If using PEX, the pipe must be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

Building 2941:**Walkway E:****Unit 101, Unit 102:**

No violations noted.

Unit 103:

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

Unit 104:**Kitchen:**

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

Repair or replace existing smoke detector in a manner so that it functions as intended. IC 22-11-18-3.5 (Remove the bag that is covering the smoke detector)

Unit 203:**Balcony:**

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)

Kitchen:

Replace the broken outlet cover plate under the sink. BMC 16.04.060 (b)

Unit 204:**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)

Unit 202:

No violations noted.

Unit 201:**Bathroom:**

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 303, Unit 304:

No violations noted.

Unit 301:**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) (To the right of the sink is not GFCI protected)

Unit 302:**Bathroom:**

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

Kitchen:

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

Walkway F:**Unit 101:****Utility Closet:**

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

Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 102, Unit 103, Unit 104, Unit 203, Unit 204, Unit 202:

No violations noted.

Unit 201:**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)

Balcony:

Secure the loose vinyl siding. BMC 16.04.050 (a)

Unit 301, Unit 302, Unit 303:

No violations noted.

Unit 304:**Kitchen:**

Repair the electrical panel to open. (Painted shut) BMC 16.04.060 (a)

Main Walkway:

Secure the emergency exit sign. BMC 16.04.060 (b)

Walkway G:

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

Unit 101:

No violations noted.

Unit 102:**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)

Unit 103:**Bathroom:**

Secure the loose cabinet door. BMC 16.04.060 (a)

Main Walkway:

Secure the emergency exit sign. BMC 16.04.060 (b)

Unit 104, Unit 203:

No violations noted.

Unit 204:**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)

Unit 202:**Bathroom:**

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

Unit 201, Unit 301:

No violations noted.

Unit 302:**Balcony:**

Repair the electrical outlet to function as intended. (Ground blocked) BMC 16.04.060 (b)

Secure the loose vinyl siding. BMC 16.04.060 (a)

Unit 303:

No violations noted.

Unit 304:**Kitchen:**

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

Balcony:

Secure the loose vinyl siding. BMC 16.04.050 (a)

Main Walkway:

Secure the loose vinyl siding above unit 302. BMC 16.04.050 (a)

Building H**Unit 101:****Patio:**

Repair or replace the outlet left of the entry (broken ground blocking). BMC 16.04.060(b)

Unit 102, Unit 103, Unit 104, Unit 201:

No violations noted.

Unit 202:**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)

Deck:

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 203:

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

Unit 204:**Living Room:**

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

Unit 301:**Kitchen:**

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

Unit 302, Unit 303:

No violations noted.

Unit 304:**Kitchen:**

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

Building I

Unit 101:

Patio:

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

Bathroom:

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

Units 102:

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

Kitchen:

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

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements (right of sink). BMC 16.04.020(a)(5); IEC 406.3(D)

Unit 103:

Note: During the inspection the tenant noted that her cat had caught multiple mice in the unit.

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly 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:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 104:

Mechanical Closet:

TPR valve discharge tube needs to be installed, meeting the requirements below. 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)
- If using PEX, the pipe must be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

Unit 201:

Kitchen:

Adjust the electric panel to cover the breakers with no significant gaps. BMC 16.04.060(b)

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

Unit 202:

No violations noted.

Unit 203:

Repair or replace the outlet to the left of the sink (possible loose ground wire). BMC 16.04.060(b)

Unit 204:

Mechanical Closet:

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

TPR valve discharge tube needs to be installed, meeting the requirements below. 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)
- If using PEX, the pipe must be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

Unit 301, 302, 303:

No violations noted.

Unit 304:

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

Building J

Units 101

No violations noted.

Unit 102:

Mechanical Closet:

TPR valve discharge tube needs to be installed, meeting the requirements below. 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)
- If using PEX, the pipe must be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

Unit 103:

Mechanical Closet:

Secure the electrical junction box plate on the water heater. BMC 16.04.060(b)

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

Unit 104:

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

Unit 201:

Replace the outlet cover plate (no longer weather tight, gasket deteriorated). BMC 16.04.060(b)

Unit 202:

Deck:

Secure loose electrical receptacle. BMC 16.04.050(b)

Unit 203:

No violations noted.

Unit 204:

Mechanical Closet:

Secure the electrical junction box plate on the water heater. BMC 16.04.060(b)

Unit 301:

TENANT VIOLATION:

Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the City of Bloomington Residential Rental Unit and Lodging Establishment Inspection Program (**deck**). This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. BMC 16.04.030(a)

Kitchen:

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

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

Unit 302:

Deck:

Correct the polarity of the electrical receptacle. The hot and neutral conductors are reversed. BMC 16.04.050(b)

Unit 303:

Bathroom:

Seal around the tub faucet control to prevent water intrusion. BMC 16.04.060(a)

Unit 304:

Kitchen:

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

Building K

Unit 101, Unit 103:

No violations noted.

Unit 102:

This unit was not inspected at the time of this inspection, as it was not accessible (loose dog). 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 104:

Kitchen:

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

Unit 201:

Kitchen:

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

Unit 202:

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

Kitchen:

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

Bathroom:

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

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

Unit 203:

No violations noted.

Unit 204:

Kitchen:

Adjust the electrical panel cover to eliminate gaps surrounding the breakers. BMC 16.04.060(b)

Unit 301:

Mechanical Closet:

TPR valve discharge tube needs to be installed, meeting the requirements below. 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)
- If using PEX, the pipe must be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

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

Units 302, Unit 303, Unit 304:

No violations noted.

Building L:

Unit 104:

Master 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)

Master Bath:

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

Replace the missing toilet tank lid. BMC 16.04.060 (a)

Balcony:

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)

Main Bath:

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

2nd Bedroom:

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

Living Room:

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)

Unit 103:

Master Bathroom:

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

Unit 102:

Kitchen:

Secure the loose sink faucet. BMC 16.04.060 (a)

Utility Closet:

Secure the loose electrical wire clamp on the water heater. BMC 16.04.060 (b)

Unit 101:

2nd Bedroom:

Secure the loose electrical outlet behind the door. BMC 16.04.060 (b)

Utility Closet:

Secure the loose electrical wire clamp on the water heater. BMC 16.04.060 (b)

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)

Main Walkway 2nd Floor:

Repair all emergency lighting to function as intended. IBC Sec. 1006.1 BMC 16.04.060 (b)

Unit 201:

Utility Closet:

Secure the loose electrical wire clamp on the water heater. BMC 16.04.060 (b)

Unit 202:

Kitchen:

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". BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements (Left of stove)

Utility Closet:

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

Unit 203:

Main Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 204:

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)

Entry Hall:

Secure the loose electrical outlet opposite the bar wall. BMC 16.04.060 (b)

Main Walkway Top:

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

Unit 304:

Main Bath:

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

Utility Closet:

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

Replace the missing closet doorknobs. BMC 16.04.060 (a)

Unit 303:

2nd Bedroom:

Repair the closet doorknob so that it functions as intended. BMC 16.04.060 (a)

Main Bath:

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

Laundry Room:

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

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

Unit 302:

2nd 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". BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B)Grounding & 2009 IEC Article 406.3 (D)Replacements (Behind the door)

Laundry Room:

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

Unit 301:

No violations noted.

EXTERIOR:

Building 2941:

Label the main electrical shutoffs to the units. BMC 16.04.020 IEC 230.70(b)

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

Secure the loose vinyl siding on the west side of the structure. BMC 16.04.050 (a)

Building 2921:

Label the main electrical shutoff to the unit. BMC 16.04.020 IEC 230.70(b)

Secure the loose electrical outlet on south side under the electrical meters. BMC 16.04.050 (b)

Repair/replace the loose fascia on the southwest corner. BMC 16.04.050 (a)

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) (North side)

Building 2971:

Repair/replace the deteriorating blocks on the east side of the structure. (Under deck) BMC 16.04.050 (a)

Secure the loose electrical wires in a junction box or install a light fixture. (East side above the middle deck)
BMC 16.04.050 (b)

Building 2961:

Repair the hole in the trim work adjacent to walkway K entry on the south side. BMC 16.04.050 (a)

Secure the safety panels on the electrical panels adjacent to the air conditioners on the south side of the structure. BMC 16.04.050 (b)

Main Laundry Room:

Repair/replace the deteriorating door threshold. BMC 16.04.050 (a)

EXTERIOR BUILDING 2931 C AND D

Properly label electrical service meters/disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

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

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

Repair/Replace the missing metal fascia on the gable on the northside of the structure. BMC 16.04.050(a)

Secure the electrical junction box on the southside of the structure. BMC 16.04.050(b)

All wire on the exterior of the structure above ground should be in conduit (wire running out of the bottom of the loose box mentioned above is not in conduit and has been damaged/ exposed conductors). If underground on the exterior of a structure it should either be in conduit buried at the appropriate depth or UF rated electrical wire buried to the appropriate depth. BMC 16.04.050(b) BMC 16.04.020(a)(b)

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

Properly close up the gap on the second from right gable on the northside of structure to prevent animal intrusion. BMC 16.04.050(a)

Replace the damaged/missing insulation on the AC lines. BMC 16.04.050(a)

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)

BUILDING C (specific)

Replace the missing light cover outside of unit 203 in the breezeway. BMC 16.04.050(b)

Replace the missing light cover outside of unit 303 in the breezeway. BMC 16.04.050(b)

Replace the missing siding at the top of the breezeway on the third floor near unit 304. BMC 16.04.050(a)

BUILDING D (specific)

Replace the missing light cover on the first floor in the breezeway. BMC 16.04.050(b)

Replace the dim bulb in the breezeway outside of Unit 203. BMC 16.04.050(b)

Replace the dim bulb in the breezeway outside of Unit 104. BMC 16.04.050(b)

BUILDING 2951 H & I

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

Replace all dim light bulbs in the common spaces to function as intended (provide adequate common hallway lighting at night). BMC 16.04.050(b)

On the northwest end of the structure near the AC units there is a detached, open junction box as well as wire that is not in conduit, is damaged, and has an open splice that runs into the ground. The following violations apply to this scenario.

Secure the junction box and existing conduit to the structure. BMC 16.04.050(b)

Clean out the dirt from the open junction box and provide a blank cover. BMC 16.04.050(b)

Replace damaged wiring. BMC 16.04.050(b)

All wires shall be junctioned inside of a junction box which is secured to the structure or appliance and covered with a plate. BMC 16.04.050(b)

All wire on the exterior of the structure above ground should be in conduit. If underground it should either be in conduit at the appropriate depth or UF rated electrical wire buried to the appropriate depth. BMC 16.04.050(b) BMC 16.04.020(a)(b)

In the same location on both sides of the riser room bump out, the inspector noted a larger gauge black wire coming out of the siding. On one side the wire end is stripped with conductors exposed and corroded. On the other side the wire exits the structure and is buried beneath the ground. Neither wire tested as a hot wire at the time of the inspection. The maintenance man suggested these were possibly ground wires. Determine the purpose of these wires and make any necessary repairs. If they were used for equipment that has been eliminated and are no longer needed, remove them and seal the hole. The inspector highly recommends the work be performed by a certified electrical professional. BMC 16.04.050(b) BMC 16.04.020(a)(b)

Properly label electrical service meters/disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

Replace the damaged/missing insulation on the AC lines. BMC 16.04.050(a)

BUILDING 2961 J & K

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)

All wire on the exterior of the structure above ground should be in conduit. If underground it should either be in conduit at the appropriate depth or UF rated electrical wire buried to the appropriate depth (west side of the structure). BMC 16.04.050(b) BMC 16.04.020(a)(b)

Properly label electrical service meters/disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

Replace the damaged/missing insulation on the AC lines. BMC 16.04.050(a)

Secure the stair treads on the bottom three steps of the staircase on the backside of the building in the NE breezeway. BMC 16.04.050(b)

Secure the bottom of the posts/stringers of the above mentioned staircase to the concrete. BMC 16.04.050(b)

Replace the missing light cover on the back staircase near Unit J 303. BMC 16.04.050(b)

OTHER REQUIREMENTS:

Registration Form

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

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 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.

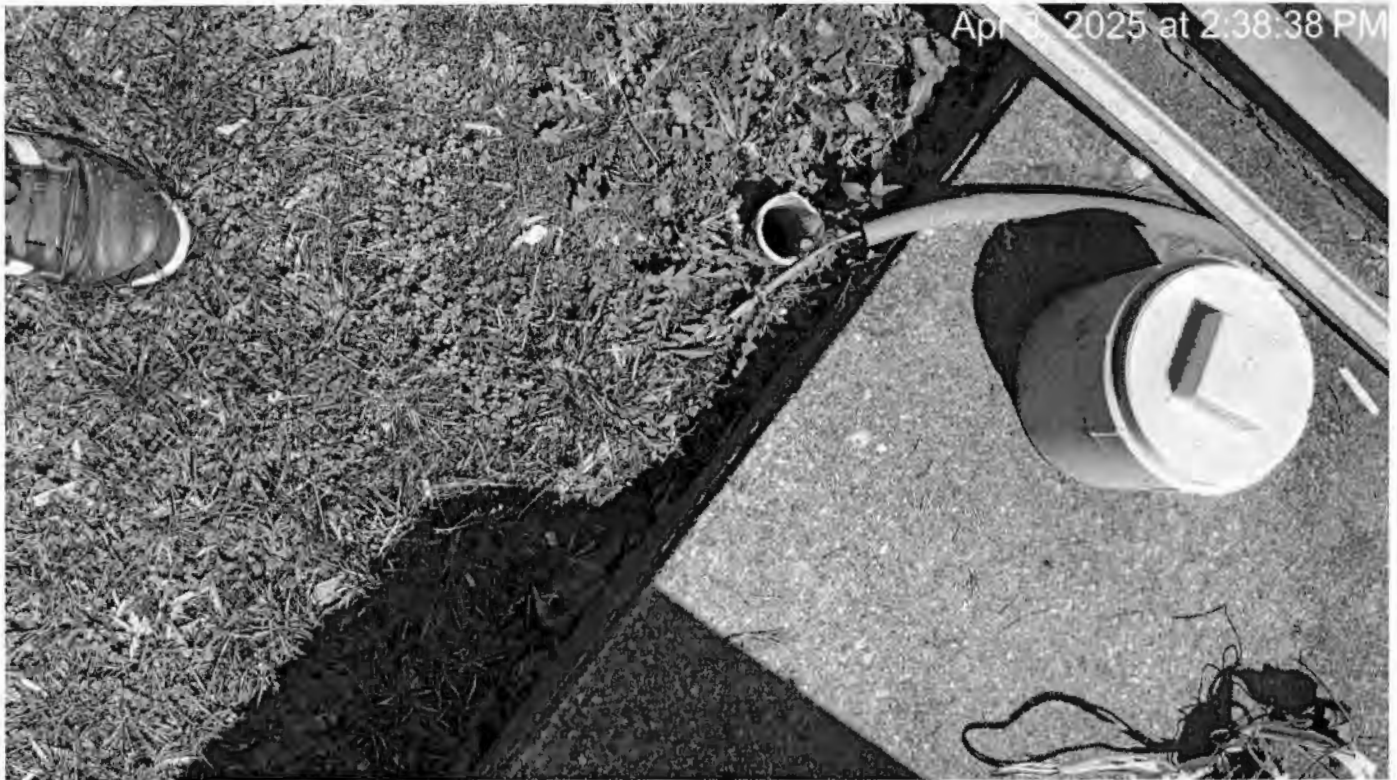
This is the end of this report.

Continued with pictures which show some of the violations.



Building 2951 Open Junction Box, exposed wires, disconnected wire, etc.





Bldg 2951 UG feed wire not properly buried.





Building 2931: Top left - loose junction box, no conduit.
Top right - Some of the damage siding. There was also missing siding (no picture).
Bottom left - Missing metal fascia.
Bottom Right - example of set back outlets under sink cabinets.

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

Meeting Date: August 19, 2025

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

Petition Number: 25-TV-56

Address: 3131 E Goodnight Way

Petitioner: Stratum at Indiana & College Collection C/O Asset Campus Housing

Inspector: Kenny Liford / Rebecca Davis

Staff Report: March 31 & April 1, 2025 – Cycle inspection conducted
April 16, 2025 – Cycle Report mailed
June 15, 2025 – 60 day deadline
June 17, 2025 – BHQA application 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: September 2, 2025 – Complete repairs and schedule the reinspection.

Attachments: Cycle Report; Past 60 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 #: BHQA2025-0063
Application Date: 6/17/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 3131 E Goodnight WAY
Parcel Number: 53-08-02-300-024.000-009

Applicant

Stratum at Indiana & College Collection
C/O Asset Campus Housing
3131 E. Goodnight Way
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 are due for our renewal permit re-inspection. I spoke with someone at HAND on Friday 6/13, Monday 6/16, and again today on Tuesday 6/17. I was told to file an appeal to get an extension on this.

During our previous apartment renewal permit inspection (several years ago) we were told and led to believe that we could do some drywall cutouts in some of the HVAC closets if they got wet. We did this. During the inspection this year, we were told that shouldn't have been done. So we have a lot of drywall repairs to do which makes this process take a lot longer than it usually does. We have started them but need more time.

We would like to have until 7/31/25 to complete this and then reschedule the 2nd visit.

Please let me know if you have any questions.

Thank you!



CYCLE INSPECTION REPORT

9182

Owners

Suburban Campus Properties
50 Salem Street Bldg. B Suite 101
Lynnfield, MA 01940

Agent

Asset Campus Housing
3131 E. Goodnight Way
Bloomington, IN 47401

Prop. Location: 3131 E Goodnight WAY

Number of Units/Structures: 179/7

Units/Bedrooms/Max # of Occupants: Bld 3101: 12/1/5 24/2/5, Bld 3105: 12/1/5 12/2/5, Bld 3106: 12/1/5 23/2/5, Bld 3110: 10/1/5 10/2/5, Bld 3115: 12/1/5 12/2/5, Bld 3120: 10/1/5 10/2/5, Bld 3130: 10/1/5 10/2/5

Date Inspected: 03/31/2025

Primary Heat Source: Electric

Property Zoning: RM

Number of Stories: 3

Landlord Has Affidavit: N/A

Inspector: Liford/Davis

Foundation Type: Slab

Attic Access: No

Accessory Structure: Detached Garages

Monroe County Assessor's records indicate this structure was built in 2009.
Minimum requirements for emergency egress windows at the time of construction:

Openable area required: 5.0 sq. ft. grade floor windows; 5.7 all other floors

Clear width required: 20"

Clear height required: 24"

Maximum Allowable Sill Height: 44" above finished floor

Existing Egress Window Measurements:

Height: 22 inches

Width: 25 inches

Sill Height: 25 inches

Openable Area: 3.82 sq. ft.

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

NOTE: These structures are fully-sprinklered and meet the exception for minimum egress requirements as outlined in the 2008 IBC sec. 1026.1.

Unit inventories are as follows:1 bedroom unit

Living Room 15-9 x 14-9
 Kitchen 8 x 5
 Bedroom 11-4 x 11-2
 Bathroom

2 bedroom unit

Living Room 15-9 x 15-8
 Kitchen 8 x 5
 Bedroom A 11-4 x 11-2
 Bathroom A
 Bedroom B 11-10 x 11-4
 Bathroom B

INTERIOR:

Note: Only rooms with violations will be listed on this report.

BUILDING 3120Unit 1Living Room

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

Unit 2Kitchen

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

Unit 3, 4, 5 (Model), 7

No violations noted.

Unit 6Bedroom/Bath

Replace non-functioning or incorrectly wired GFCI receptacle(s) (**GFCI in bathroom is flashing and needs replaced**), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Mechanical closet

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

Unit 8Bedroom

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

Unit 9Whole unit

The smoke detectors in this unit are 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

Unit 10**Living Room**

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

Unit 11

No violations noted.

Unit 12**Entry**

Remove the item covering the sprinkler head so that it will function as intended. BMC 16.04.060(h)

The smoke detectors in this unit are 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

Unit 13**Bedroom**

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

Unit 14**Bedroom B/Bath**

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Unit 15

No violations noted.

Unit 16**Mechanical closet**

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

Unit 17, 18, 19, 20

No violations noted.

BUILDING 3130:**Unit 17**

No violations noted.

Unit 1**Patio**

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Left Bedroom Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Mechanical Closet:

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

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Replace the missing light fixture. BMC 16.04.060(a)

Kitchen:

Repair the top of the back splash that has delaminated and seal to prevent water penetration. BMC 16.04.060(a)

Unit 2:

Mechanical Closet:

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

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Secure the light fixture to the electrical junction box. BMC 16.04.060(b)

Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 3:

Mechanical Closet:

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

Repair or replace the light fixture. BMC 16.04.060(a)

Right Bedroom:

Secure loose electrical receptacle (left of the closet doors). BMC 16.04.060(b)

Left Bathroom:

Replace the broken toilet seat. BMC 16.04.060(a)

Unit 4:

Patio:

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Living Room:

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

Bedroom:

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

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

Unit 5:Mechanical Closet:

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

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

Left Bedroom:

Secure loose electrical receptacle (right of closet). BMC 16.04.060(b)

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Right Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 6:Kitchen:

Secure the clamp on the garbage disposal. BMC 16.04.060(b)

Deck:

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)

Unit 7:Left Bedroom:

Secure bath plumbing to structure/wall in a manner that allows it to function as intended (shower head). BMC 16.04.060(a)

Right Bedroom

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

Unit 8:Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s)(Front sink

counter), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Living Room:

Secure loose electrical receptacle (north wall, right of door). BMC 16.04.060(b)

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

Deck:

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

Unit 9

Mechanical Closet:

Secure the loose door hinge so the door functions as intended. BMC 16.04.060(a)

Unit 10

Living Room:

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

Deck:

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)

Unit 11

Kitchen:

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

Repair the sink faucet to turn all the way off (drip). BMC 16.04.060(a)

Patio:

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Bedroom:

Secure loose electrical receptacle (right of closet). BMC 16.04.060(b)

Unit 12:**Patio:**

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)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Right Bedroom

Repair the left window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 13**Mechanical Closet:**

Replace the missing furnace filter. BMC 16.04.060(c)

Living Room:

Secure the edge of the flooring adjacent to patio door. BMC 16.04.060(a)

Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Unit 14:**Deck:**

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Living Room:

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

Left Bedroom:

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

Unit 15:**Deck:**

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)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Secure loose GFCI electrical receptacle. BMC 16.04.060(b)

Unit 16:**Kitchen:**

Repair or replace the left ball latch on the laundry room doors. BMC 16.04.060(a)

Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Secure the light fixture electrical box to the structure. BMC 16.04.060(b)

Deck:

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)

Unit 18:**Mechanical Closet:**

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

Right Bedroom:

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

Unit 19:**Kitchen:**

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

Unit 20:**Mechanical Closet:**

The sprinkler in this mechanical closet is not properly installed. The piping needs to be behind drywall and a trim ring needs to be properly installed according to the Indiana Fire Code. BMC 16.04.060(b) BMC 16.04.020(a)(b)

Left Bedroom:

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

BUILDING 3101**Unit 1****Kitchen**

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

Laundry closet

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

Bedroom B/Bath

Secure all loose electrical receptacles in the bedroom. BMC 16.04.060(b)

Units 2**Kitchen**

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

Bedroom/Bath

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

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

Unit 3

No violations noted.

Unit 4Kitchen

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

BMC 16.04.060(c)

Unit 5Entry

Repair the entry door to latch securely. BMC 16.04.060(b)

Unit 6Bedroom/Bath

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 7

No violations noted.

Unit 8Bedroom/Bath

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

BMC 16.04.060(c)

Unit 9Bedroom B/Bath

Properly complete the installation and **surface coat all wall and ceiling surfaces where applicable**. These items will be checked for compliance with the Bloomington Municipal Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.060(a)

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

Unit 10

No violations noted.

Unit 11Entry

Repair the entry door to latch securely. BMC 16.04.060(b)

Unit 12, 14, 15

No violations noted.

Unit 13**Kitchen**

Determine source and eliminate the leak around the faucet. BMC 16.04.060(a)

Unit 16**Bedroom A/Bath**

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

Unit 17**Laundry Room**

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c), IRC M1502.3

Unit 18

No violations noted.

Unit 19**Living Room**

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

Unit 20**Bedroom A/Bath**

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

Unit 21

No violations noted.

Unit 22**Entry**

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

Bedroom A/Bath

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

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

Unit 23**Kitchen**

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

Bedroom/Bath

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Unit 24**Living Room**

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

Unit 25**Kitchen**

Determine source and eliminate the leak around the faucet. BMC 16.04.060(a)

Unit 26, 27

No violations noted.

Unit 28**Kitchen**

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

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

Bedroom B/Bath

Replace the missing toilet. BMC 16.04.060(a)

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

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

Living Room

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

Unit 29

No violations noted.

Unit 30

This unit was not inspected at the time of this inspection, as it was not accessible. (**Loose dog**) 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 31**Entry**

Repair the entry door to latch securely. BMC 16.04.060(b)

Bedroom B/Bath

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

Unit 32**Mechanical closet**

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

Unit 33

No violations noted.

Unit 34

Entry

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

Adjust strike plate so door latches as intended. BMC 16.04.060(a)

Bedroom B/Bath

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

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

Unit 35, 36

No violations noted.

BUILDING 3105:

Unit 1:

Kitchen:

Repair the sinking kitchen countertop and seal to prevent water intrusion. BMC 16.04.060(a)

Clean/treat the stained ceiling and paint if necessary. BMC 16.04.060(a)

Laundry Closet:

Secure the right door (loose hinge). BMC 16.04.060(a)

Left Bedroom:

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

Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Right Bedroom:

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

Unit 2

Patio:

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Bedroom:

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

Unit 3:**Kitchen:**

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

Replace the missing junction plate on the bottom of the garbage disposal. BMC 16.04.060(b)

Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Patio:

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Right Bathroom:

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

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

Left Bedroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 4:**Bathroom:**

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 5:**Deck:**

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** (replace handle, lock sticks). 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(h)

Mechanical Closet:

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

Unit 6:**Bedroom:**

Secure loose electrical receptacle (right of closet). BMC 16.04.060(h)

Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 7:**Mechanical Closet:**

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

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 8:Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Unit 9:Kitchen

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

Mechanical Closet:

Replace the missing drywall with like materials (around the sprinkler). If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Left Bedroom:

Repair the broken window (bottom sash of left window). BMC 16.04.060(a)

Right Bedroom:

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

Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Unit 10:Kitchen:

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

Bathroom:

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

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

Unit 11:Laundry:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. **Properly repair the existing system**, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c), IRC M1502.3

Right Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Left 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:Laundry:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space.

Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c), IRC M1502.3

Bathroom:

Complete the drywall repair or install a plumbing access panel. BMC 16.04.060(a)

Unit 13:Kitchen:

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

Patio:

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)

Unit 14:Mechanical Closet:

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

Secure the disconnect box for the water heater. BMC 16.04.060(b)

Patio:

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Right Bedroom:

Repair the shower head to eliminate the leak from the stem. BMC 16.04.060(c)

Unit 15:Kitchen:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 16:Kitchen:

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

Mechanical Closet:

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

Repair the peeling drywall ceiling. BMC 16.04.060(a)

Left Bath:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 17:

No violations noted.

Unit 18:**Kitchen:**

Repair the edge of countertop. BMC 16.04.060(a)

Properly caulk the countertop where it meets the wall, and where it intersects the backsplash, to eliminate water infiltration. BMC 16.04.060(a)

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

Right Bathroom:

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

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Left Bathroom:

Repair the toilet to flush properly. BMC 16.04.060(c)

Unit 19:**Kitchen:**

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

Mechanical Closet:

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

Unit 20:**Mechanical Closet:**

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

Unit 21:**Kitchen:**

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

Living Room:

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

Deck:

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)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Unit 22:

Kitchen:

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

Right Bedroom:

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

Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Left Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Unit 23:

No violations noted.

Unit 24:

Mechanical Closet:

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

Deck:

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)

Left Bedroom:

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

Bathroom:

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

Right Bedroom:

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

BUILDING 3115**Unit 1****Entry**

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

Living Room

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

Unit 2**Entry**

Repair or replace deadbolt on entry door so that it functions as intended. BMC 16.04.060(a)

Unit 3**Whole unit**

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)

Bedroom A/Bath

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

Unit 4, 5, 6, 7

No violations noted.

Unit 8**Mechanical closet**

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

Unit 9**Kitchen**

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

Unit 10

No violations noted.

Unit 11**Entry**

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

Unit 12**Bedroom/Bath**

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

Mechanical closet

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

Unit 13**Living Room**

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

Unit 14, 15

No violations noted.

Unit 16**Bedroom A**

This room was not accessible at the time of this inspection (No keys). 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 17**Entry**

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

Unit 18**Kitchen**

Properly caulk the backsplash where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Mechanical closet

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

Unit 19

No violations noted.

Unit 20**Entry**

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

Mechanical closet

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

Unit 21**Living Room**

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

Unit 22**Kitchen**

Determine source and eliminate the leak around the faucet. BMC 16.04.060(a)

Unit 23

No violations noted.

Unit 24**Bedroom A/Bath**

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

Living Room

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

Whole unit

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)

BUILDING 3106:**Units 1:****Mechanical Closet:**

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

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Patio:

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)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Right Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 2:**Mechanical Closet:**

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

Right Bedroom:

Secure loose electrical receptacle and check the wire connections (when inspector pushed on the outlet the ceiling light would go off). BMC 16.04.060(b)

Right Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Left Bedroom:

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

Unit 3:Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Maintenance Office:

No violations noted.

Unit 4:Kitchen:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Right Bedroom:

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

Left Bedroom:

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

Unit 5:Right Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Right Bedroom:

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

Left Bedroom:

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

Left Bathroom:

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)

Unit 6:Left Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Unit 7:**Living Room:**

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Deck:

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Left Bedroom:

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

Right Bedroom:

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Unit 8:**Mechanical Closet:**

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Unit 9:

No violations noted.

Unit 10:**Deck:**

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

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)

Unit 11:

No violations noted.

Unit 12:**Kitchen:**

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

Deck:

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)

Left Bedroom:

Secure loose electrical receptacle (right of closet). BMC 16.04.060(b)

Unit 13:Living Room:

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)

Mechanical Closet:

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

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Right Bedroom:

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

Right Bedroom:

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

Left Bedroom:

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

Unit 14:Living Room:

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

Patio:

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Unit 15:Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Replace the damaged or missing light fixture. BMC 16.04.060(a)

Patio:

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Left Bathroom:

Repair the edge of the countertop. BMC 16.04.060(a)

Unit 16:Kitchen:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Mechanical Closet:

Secure the disconnect box for the water heater. BMC 16.04.060(b)

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

Repair/replace the damaged drywall with like materials. BMC 16.04.060(a)

Unit 17:Right Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 18:Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Mechanical Closet:

This room was not accessible at the time of this inspection (lock broken). 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 19:

No violations noted.

Unit 20:Kitchen:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Bedroom:

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

Unit 21:Left Bedroom:

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

Right Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 22:**Kitchen:**

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

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 23:**Kitchen:**

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Patio Door:

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device (**deadbolt**), 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)

Right Bedroom:

Secure loose electrical receptacle (left of closet). BMC 16.04.060(b)

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 24:**Bathroom:**

Secure toilet to its mountings. BMC 16.04.060(c)

Kitchen:

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

Unit 25:**Hallway:**

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

Living Room:

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

Bedroom:

Note: The window in this room was not accessible (personal items blocking) and will be inspected at the reinspection.

Unit 26:**Mechanical Closet:**

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th

drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Replace the damaged/missing light fixture. BMC 16.04.060(a)

Unit 27:

Living Room:

Secure loose electrical receptacle (left of bedroom entry door). BMC 16.04.060(b)

Mechanical Closet:

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

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 28:

Kitchen:

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

Laundry Room:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c), IRC M1502.3

Mechanical Closet:

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

Patio:

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Living Room:

Secure loose electrical receptacle (**north wall**). BMC 16.04.060(b)

Right Bedroom:

Secure loose electrical receptacle (**north wall**). BMC 16.04.060(b)

Left Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 30:

Kitchen:

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

Living Room:

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

Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

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

Deck:

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 (replace handle). (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))

Living Room:

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

Left Bedroom:

Repair all smoke detectors in this unit to be interconnected (**check right bedroom as well**) 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)

Left Bedroom:

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

Unit 29:Bathroom:

Determine source and eliminate leak. BMC 16.04.060(a)

Unit 31:Kitchen:

Repair or replace the backsplash so that it is sealed against water infiltration. BMC 16.04.060(a)

Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Unit 32:Mechanical Closet:

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

Deck:

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Bedroom:

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

Unit 33:

No violations noted.

Unit 34:**Kitchen:**

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

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Deck:

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Right Bedroom

Replace the damaged outlet (left of the closet). BMC 16.04.060(b)

Unit 35:**Living Room:**

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

Bedroom:

Replace the damaged outlet (right of closet). BMC 16.04.060(b)

Kitchen:

Replace the missing burner control knob. BMC 16.04.060(a)

Unit 36:**Laundry Room:**

Replace the damaged ball latch on the right door. BMC 16.04.060(a)

Deck:

Replace the splintered deck board. BMC 16.04.050(h)

Right Bedroom:

Replace the damaged outlet (left of closet). BMC 16.04.060(h)

Left Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

BUILDING 3110**Unit 20****Bedroom B**

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

Unit 19**Bedroom/Bath**

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(h)

Unit 18**Bedroom 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

Unit 17

No violations noted.

Unit 14**Mechanical closet**

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

Unit 13**Kitchen**

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

Bedroom

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

Unit 15**Entry**

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

Bedroom/Bath

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

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Living Room

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

Unit 16**Bedroom A**

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

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

Mechanical closet

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

Unit 12**Bedroom A/Bath**

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

Unit 11**Mechanical closet**

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

Deck

Replace the missing weather cover for the Gfci receptacle. BMC 16.04.050(a)

Unit 7**Bedroom B/Bath**

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

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Bedroom A/Bath

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

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Living Room

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

Unit 8, 9

No violations noted.

Unit 10**Entry**

Repair the entry door to latch securely. BMC 16.04.060(b)

Unit 6

This unit was not inspected at the time of this inspection, as it was not accessible. (**Loose dog**) 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 5**Mechanical closet**

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

Unit 4**Bedroom**

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

Unit 3

Kitchen

Determine source and eliminate the leak around the faucet. BMC 16.04.060(a)

Mechanical closet

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

Unit 2

Bedroom/Bath

Determine source and eliminate the leak around the faucet. BMC 16.04.060(a)

Living Room

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

Unit 1

Mechanical closet

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

EXTERIOR:

Repair the leaning metal handrail located at the corner of Goodnight Way and East Stratum (west end of property near building 3103) BMC 16.04.050(b)

General Violations for all buildings:

Clean dryer flaps that do not fully close while not in use. Many remain half open due to build up of lint/debris. BMC 16.04.050(a)

BUILDING 3110, BUILDING 3120, BUILDING 3130, BUILDING 3101:

See general violation.

BUILDING 3106:

See general violation.

Seal the wide corner gap on the band board of the SW corner of the building. BMC 16.04.060(a)

Replace the broken guardrail spindle outside of Unit 5 (north rail). BMC 16.04.050(b)

Repair the light outside of unit 6 so there is no longer an exposed electrical wire junction. BMC 16.04.050(b)

Repair the AC unit for unit 20 so that it functions as intended (cycling on and off repeatedly). BMC 16.04.050(a)

BUILDING 3115

See general violation.

Properly label electrical service meters/disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

BUILDING 3105

See general violation.

Provide support to the end of the deck board on the north end of the third level near the stairs. The board has shrunk and no longer is supported by the joist. BMC 16.04.050(b)

Replace the weather damaged / deteriorated band board trim on the west side of the building. BMC 16.04.050(a)

Replace the broken window screen of the west bedroom in Unit 1. BMC 16.04.060(a)

OTHER REQUIREMENTS:

When issued, a **copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d)**: All 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

9182

Owners

Suburban Campus Properties
50 Salem Street Bldg. B Suite 101
Lynnfield, MA 01940

Agent

Asset Campus Housing
3131 E. Goodnight Way
Bloomington, IN 47401

Prop. Location: 3131 E Goodnight WAY

Number of Units/Structures: 179/7

Units/Bedrooms/Max # of Occupants: Bld 3101: 12/1/5 24/2/5, Bld 3105: 12/1/5 12/2/5, Bld 3106: 12/1/5 23/2/5, Bld 3110: 10/1/5 10/2/5, Bld 3115: 12/1/5 12/2/5, Bld 3120: 10/1/5 10/2/5, Bld 3130: 10/1/5 10/2/5

Date Inspected: 03/31/2025
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 3
Landlord Has Affidavit: N/A

Inspector: Liford/Davis
Foundation Type: Slab
Attic Access: No
Accessory Structure: Detached Garages

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

BUILDING 3120

Unit 1

Living Room

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

Unit 2**Kitchen**

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

Unit 6**Bedroom/Bath**

Replace non-functioning or incorrectly wired GFCI receptacle(s) **(GFCI in bathroom is flashing and needs replaced)**, per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Mechanical closet

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

Unit 8**Bedroom**

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

Unit 9**Whole unit**

The smoke detectors in this unit are 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

Unit 10**Living Room**

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

Unit 12**Entry**

Remove the item covering the sprinkler head so that it will function as intended. BMC 16.04.060(b)

The smoke detectors in this unit are 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

Unit 13**Bedroom**

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

Unit 14**Bedroom B/Bath**

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Unit 16**Mechanical Closet:**

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

BUILDING 3130:**Unit 1****Patio**

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Left Bedroom Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Mechanical Closet:

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

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Replace the missing light fixture. BMC 16.04.060(a)

Kitchen:

Repair the top of the back splash that has delaminated and seal to prevent water penetration. BMC 16.04.060(a)

Unit 2:**Mechanical Closet:**

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

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Secure the light fixture to the electrical junction box. BMC 16.04.060(b)

Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 3:**Mechanical Closet:**

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

Repair or replace the light fixture. BMC 16.04.060(a)

Right Bedroom:

Secure loose electrical receptacle (left of the closet doors). BMC 16.04.060(b)

Left Bathroom:

Replace the broken toilet seat. BMC 16.04.060(a)

Unit 4:

Patio:

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Living Room:

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

Bedroom:

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

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

Unit 5:

Mechanical Closet:

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

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

Left Bedroom:

Secure loose electrical receptacle (right of closet). BMC 16.04.060(b)

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Right Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 6:

Kitchen:

Secure the clamp on the garbage disposal. BMC 16.04.060(b)

Deck:

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)

Unit 7:

Left Bedroom:

Secure bath plumbing to structure/wall in a manner that allows it to function as intended (shower head). BMC 16.04.060(a)

Right Bedroom

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

Unit 8:

Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s)(Front sink counter), per Indiana Electric Code requirements. BMC 16.04.020(a)(5); IEC 406.3(D)

Living Room:

Secure loose electrical receptacle (north wall, right of door). BMC 16.04.060(b)

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

Deck:

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

Unit 9

Mechanical Closet:

Secure the loose door hinge so the door functions as intended. BMC 16.04.060(a)

Unit 10

Living Room:

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

Deck:

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)

Unit 11

Kitchen:

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

Repair the sink faucet to turn all the way off (drip). BMC 16.04.060(a)

Patio:

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Bedroom:

Secure loose electrical receptacle (right of closet). BMC 16.04.060(b)

Unit 12:

Patio:

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)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Right Bedroom

Repair the left window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Unit 13

Mechanical Closet:

Replace the missing furnace filter. BMC 16.04.060(c)

Living Room:

Secure the edge of the flooring adjacent to patio door. BMC 16.04.060(a)

Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Unit 14:

Deck:

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Living Room:

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

Left Bedroom:

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

Unit 15:

Deck:

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)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Secure loose GFCI electrical receptacle. BMC 16.04.060(b)

Unit 16:

Kitchen:

Repair or replace the left ball latch on the laundry room doors. BMC 16.04.060(a)

Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Secure the light fixture electrical box to the structure. BMC 16.04.060(b)

Deck:

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)

Unit 18:

Mechanical Closet:

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

Right Bedroom:

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

Unit 19:

Kitchen:

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

Unit 20:

Mechanical Closet:

The sprinkler in this mechanical closet is not properly installed. The piping needs to be behind drywall and a trim ring needs to be properly installed according to the Indiana Fire Code. BMC 16.04.060(b) BMC 16.04.020(a)(b)

Left Bedroom:

Repair the window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

BUILDING 3101

Unit 1

Kitchen

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

Laundry closet

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

Bedroom B/Bath

Secure all loose electrical receptacles in the bedroom. BMC 16.04.060(b)

Units 2

Kitchen

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

Bedroom/Bath

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

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

Unit 4

Kitchen

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

Unit 5

Entry

Repair the entry door to latch securely. BMC 16.04.060(b)

Unit 6

Bedroom/Bath

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 8

Bedroom/Bath

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

Unit 9

Bedroom B/Bath

Properly complete the installation and **surface coat all wall and ceiling surfaces where applicable**. These items will be checked for compliance with the Bloomington Municipal Code at reinspection and have the same 60 day compliance deadline as the remainder of this property. BMC 16.04.060(a)

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

Unit 11

Entry

Repair the entry door to latch securely. BMC 16.04.060(b)

Unit 13

Kitchen

Determine source and eliminate the leak around the faucet. BMC 16.04.060(a)

Unit 16

Bedroom A/Bath

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

Unit 17Laundry Room

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c), IRC M1502.3

Unit 19Living Room

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

Unit 20Bedroom A/Bath

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

Unit 22Entry

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

Bedroom A/Bath

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

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

Unit 23Kitchen

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

Bedroom/Bath

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Unit 24Living Room

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

Unit 25Kitchen

Determine source and eliminate the leak around the faucet. BMC 16.04.060(a)

Unit 28Kitchen

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

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

Bedroom B/Bath

Replace the missing toilet. BMC 16.04.060(a)

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

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

Living Room

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

Unit 30

This unit was not inspected at the time of this inspection, as it was not accessible. (**Loose dog**) 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 31Entry

Repair the entry door to latch securely. BMC 16.04.060(b)

Bedroom B/Bath

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

Unit 32Mechanical closet

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

Unit 33

No violations noted.

Unit 34Entry

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

Adjust strike plate so door latches as intended. BMC 16.04.060(a)

Bedroom B/Bath

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

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

BUILDING 3105:**Unit 1:****Kitchen:**

Repair the sinking kitchen countertop and seal to prevent water intrusion. BMC 16.04.060(a)

Clean/treat the stained ceiling and paint if necessary. BMC 16.04.060(a)

Laundry Closet:

Secure the right door (loose hinge). BMC 16.04.060(a)

Left Bedroom:

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

Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Right Bedroom:

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

Unit 2**Patio:**

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Bedroom:

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

Unit 3:**Kitchen:**

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

Replace the missing junction plate on the bottom of the garbage disposal. BMC 16.04.060(b)

Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Patio:

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Right Bathroom:

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

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

Left Bedroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 4:Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 5:Deck:

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** (replace handle, lock sticks). 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)

Mechanical Closet:

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

Unit 6:Bedroom:

Secure loose electrical receptacle (right of closet). BMC 16.04.060(b)

Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 7:Mechanical Closet:

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

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 8:Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Unit 9:Kitchen

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

Mechanical Closet:

Replace the missing drywall with like materials (around the sprinkler). If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Left Bedroom:

Repair the broken window (bottom sash of left window). BMC 16.04.060(a)

Right Bedroom:

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

Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Unit 10:Kitchen:

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

Bathroom:

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

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

Unit 11:Laundry:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space.

Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c), IRC M1502.3

Right Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Left 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:Laundry:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space.

Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c), IRC M1502.3

Bathroom:

Complete the drywall repair or install a plumbing access panel. BMC 16.04.060(a)

Unit 13:Kitchen:

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

Patio:

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)

Unit 14:Mechanical Closet:

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

Secure the disconnect box for the water heater. BMC 16.04.060(b)

Patio:

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Right Bedroom:

Repair the shower head to eliminate the leak from the stem. BMC 16.04.060(c)

Unit 15:Kitchen:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 16:Kitchen:

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

Mechanical Closet:

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

Repair the peeling drywall ceiling. BMC 16.04.060(a)

Left Bath:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 18:Kitchen:

Repair the edge of countertop. BMC 16.04.060(a)

Properly caulk the countertop where it meets the wall, and where it intersects the backsplash, to eliminate water infiltration. BMC 16.04.060(a)

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

Right Bathroom:

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

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Left Bathroom:

Repair the toilet to flush properly. BMC 16.04.060(c)

Unit 19:

Kitchen:

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

Mechanical Closet:

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

Unit 20:

Mechanical Closet:

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

Unit 21:

Kitchen:

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

Living Room:

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

Deck:

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)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Unit 22:

Kitchen:

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

Right Bedroom:

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

Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Left Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Unit 24:**Mechanical Closet:**

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

Deck:

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)

Left Bedroom:

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

Bathroom:

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

Right Bedroom:

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

BUILDING 3115**Unit 1****Entry**

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

Living Room

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

Unit 2**Entry**

Repair or replace deadbolt on entry door so that it functions as intended. BMC 16.04.060(a)

Unit 3**Whole unit**

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)

Bedroom A/Bath

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

Unit 8**Mechanical closet**

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

Unit 9**Kitchen**

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

Unit 11**Entry**

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

Unit 12**Bedroom/Bath**

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

Mechanical closet

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

Unit 13**Living Room**

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

Unit 16**Bedroom A**

This room was not accessible at the time of this inspection (No keys). 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 17**Entry**

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

Unit 18**Kitchen**

Properly caulk the backsplash where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Mechanical closet

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

Unit 20**Entry**

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

Mechanical closet

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

Unit 21**Living Room**

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

Unit 22**Kitchen**

Determine source and eliminate the leak around the faucet. BMC 16.04.060(a)

Unit 24**Bedroom A/Bath**

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

Living Room

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

Whole unit

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)

BUILDING 3106:**Units 1:****Mechanical Closet:**

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

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Patio:

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)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Right Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 2:**Mechanical Closet:**

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

Right Bedroom:

Secure loose electrical receptacle and check the wire connections (when inspector pushed on the outlet the ceiling light would go off). BMC 16.04.060(b)

Right Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Left Bedroom:

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

Unit 3:Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Unit 4:Kitchen:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Right Bedroom:

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

Left Bedroom:

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

Unit 5:Right Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Right Bedroom:

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

Left Bedroom:

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

Left Bathroom:

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)

Unit 6:**Left Bathroom:**

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Unit 7:**Living Room:**

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Deck:

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Left Bedroom:

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

Right Bedroom:

Replace existing smoke detector with a new smoke detector. IC 22-11-18-3.5

Unit 8:**Mechanical Closet:**

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Unit 10:**Deck:**

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

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)

Unit 12:**Kitchen:**

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

Deck:

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)

Left Bedroom:

Secure loose electrical receptacle (right of closet). BMC 16.04.060(b)

Unit 13:Living Room:

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)

Mechanical Closet:

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

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Right Bedroom:

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

Right Bedroom:

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

Left Bedroom:

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

Unit 14:Living Room:

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

Patio:

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Unit 15:Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Replace the damaged or missing light fixture. BMC 16.04.060(a)

Patio:

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Left Bathroom:

Repair the edge of the countertop. BMC 16.04.060(a)

Unit 16:Kitchen:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Mechanical Closet:

Secure the disconnect box for the water heater. BMC 16.04.060(h)

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

Repair/replace the damaged drywall with like materials. BMC 16.04.060(a)

Unit 17:Right Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 18:Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Mechanical Closet:

This room was not accessible at the time of this inspection (lock broken). 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 20:Kitchen:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Bedroom:

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

Unit 21:Left Bedroom:

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

Right Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 22:Kitchen:

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

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 23:Kitchen:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Patio Door:

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device (**deadbolt**), 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)

Right Bedroom:

Secure loose electrical receptacle (left of closet). BMC 16.04.060(b)

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 24:Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Kitchen:

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

Unit 25:Hallway:

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

Living Room:

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

Bedroom:

Note: The window in this room was not accessible (personal items blocking) and will be inspected at the reinspection.

Unit 26:Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

Replace the damaged/missing light fixture. BMC 16.04.060(a)

Unit 27:**Living Room:**

Secure loose electrical receptacle (left of bedroom entry door). BMC 16.04.060(b)

Mechanical Closet:

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

Bathroom

Secure loose electrical receptacle. BMC 16.04.060(b)

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 28:**Kitchen:**

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

Laundry Room:

Clothes dryer exhaust shall be exhausted to the exterior of the structure and not recirculated to any space. Properly repair the existing system, or install a ventilation system that exhausts to the exterior of the structure. BMC 16.04.060(c), IRC M1502.3

Mechanical Closet:

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

Patio:

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Living Room:

Secure loose electrical receptacle (**north wall**). BMC 16.04.060(b)

Right Bedroom:

Secure loose electrical receptacle (**north wall**). BMC 16.04.060(b)

Left Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 30:**Kitchen:**

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

Living Room:

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

Mechanical Closet:

Replace the missing drywall with like materials. If the missing drywall ceiling was 5/8th drywall replace with 5/8th drywall. If fire caulk had been previously required, fire caulk the penetrations. BMC 16.04.060(b)

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

Deck:

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 (replace handle). (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))

Living Room:

Secure loose electrical receptacle (south wall). BMC 16.04.060(h)

Left Bedroom:

Repair all smoke detectors in this unit to be interconnected (**check right bedroom as well**) 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)

Left Bedroom:

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

Unit 29:

Bathroom:

Determine source and eliminate leak. BMC 16.04.060(a)

Unit 31:

Kitchen:

Repair or replace the backsplash so that it is sealed against water infiltration. BMC 16.04.060(a)

Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

Unit 32:

Mechanical Closet:

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

Deck:

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Bedroom:

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

Unit 34:

Kitchen:

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

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Deck:

Clean or replace the clogged GFCI outlet. BMC 16.04.060(a)

Replace broken/missing outlet cover plate. BMC 16.04.050(b)

Left Bathroom:

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Right Bedroom

Replace the damaged outlet (left of the closet). BMC 16.04.060(b)

Unit 35:Living Room:

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

Bedroom:

Replace the damaged outlet (right of closet). BMC 16.04.060(b)

Kitchen:

Replace the missing burner control knob. BMC 16.04.060(a)

Unit 36:Laundry Room:

Replace the damaged ball latch on the right door. BMC 16.04.060(a)

Deck:

Replace the splintered deck board. BMC 16.04.050(b)

Right Bedroom:

Replace the damaged outlet (left of closet). BMC 16.04.060(b)

Left Bathroom:

Secure bath faucet to structure/wall in a manner that allows it to function as intended. BMC 16.04.060(a)

BUILDING 3110**Unit 20**Bedroom B

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

Unit 19Bedroom/Bath

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Unit 18Bedroom 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

Unit 14

Mechanical closet

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

Unit 13

Kitchen

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

Bedroom

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

Unit 15

Entry

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

Bedroom/Bath

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

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Living Room

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

Unit 16

Bedroom A

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

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

Mechanical closet

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

Unit 12

Bedroom A/Bath

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

Unit 11

Mechanical closet

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

Deck

Replace the missing weather cover for the Gfci receptacle. BMC 16.04.050(a)

Unit 7

Bedroom B/Bath

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

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Bedroom A/Bath

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

Secure the loose GFCI receptacle in the bathroom. BMC 16.04.060(b)

Living Room

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

Unit 10

Entry

Repair the entry door to latch securely. BMC 16.04.060(b)

Unit 6

This unit was not inspected at the time of this inspection, as it was not accessible. **(Loose dog)** 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 5

Mechanical closet

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

Unit 4

Bedroom

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

Unit 3

Kitchen

Determine source and eliminate the leak around the faucet. BMC 16.04.060(a)

Mechanical closet

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

Unit 2**Bedroom/Bath**

Determine source and eliminate the leak around the faucet. BMC 16.04.060(a)

Living Room

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

Unit 1**Mechanical closet**

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

EXTERIOR:

Repair the leaning metal handrail located at the corner of Goodnight Way and East Stratum (west end of property near building 3103) BMC 16.04.050(b)

General Violations for all buildings:

Clean dryer flaps that do not fully close while not in use. Many remain half open due to build up of lint/debris. BMC 16.04.050(a)

BUILDING 3110, BUILDING 3120, BUILDING 3130, BUILDING 3101:

See general violation.

BUILDING 3106:

See general violation.

Seal the wide corner gap on the band board of the SW corner of the building. BMC 16.04.060(a)

Replace the broken guardrail spindle outside of Unit 5 (north rail). BMC 16.04.050(b)

Repair the light outside of unit 6 so there is no longer an exposed electrical wire junction. BMC 16.04.050(h)

Repair the AC unit for unit 20 so that it functions as intended (cycling on and off repeatedly). BMC 16.04.050(a)

BUILDING 3115

See general violation.

Properly label electrical service meters/disconnects with corresponding unit numbers. BMC 16.04.020 NEC 225.37

BUILDING 3105

See general violation.

Provide support to the end of the deck board on the north end of the third level near the stairs. The board has shrunk and no longer is supported by the joist. BMC 16.04.050(b)

Replace the weather damaged / deteriorated band board trim on the west side of the building. BMC 16.04.050(a)

Replace the broken window screen of the west bedroom in Unit 1. BMC 16.04.060(a)

OTHER REQUIREMENTS:

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All 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: August 19, 2025

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

Petition Number: 25-TV-57

Address: 2531 E. 8th Street

Petitioner: Shawn Sheng

Inspector: Jo Stong

Staff Report: January 9, 2025: Mike Arnold conducted cycle inspection
January 27, 2025: Mailed inspection report
April 11, 2025: Conducted reinspection. Not all complied
May 20, 2025: Mailed remaining violations report
June 11, 2025: Call w/agent, who said windows need replaced. Agent given BHQA information
June 16, 2025: Call w/owner. Sent BHQA info via email.
June 16, 2025: Received appeal
July 15, 2025: BHQA meeting cancelled due to lack of quorum
July 15, 2025: Owner emailed, saying windows would be delayed 2-3 weeks

During a cycle inspection of the above property violations of the Bloomington Housing Code were found, including windows that would not stay up and function as intended. The petitioner is seeking an extension of time of 8 weeks to complete the installation of new windows.

Staff recommendation: Grant an extension of time.

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

Compliance Deadline: September 2, 2025 for window replacement

Attachments: Remaining Violations Report; BHQA Application

8/4/25 BJC



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 #: BHQA2025-0064
Application Date: 6/17/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 2531 E 8th ST
Parcel Number: 53-05-34-401-114.000-005

Applicant

Shawn Sheng
2021 Stinnet St
Anna TX 75409

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 by 8 weeks, thanks.

REMAINING VIOLATIONS INSPECTION REPORT

Property was reinspected on April 11, 2025

8186

Owner

Sheng, Shawn
2021 Stinnet St
Anna TX 75409

Agent

Irving Castaneda Baltazar
2605 S. Rogers St.
Bloomington, IN 47403

Agent

Sheng, Leo
2531 E. 8th Street
Bloomington, IN 47408

Prop. Location: 2531 E 8th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 01/09/2025
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Mike Arnold, Jo Stong
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: Shed

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

Main Level

Dining Room: (10 x 15)

Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b) (lower sash to stay up when opened) (East wall – south window)

OTHER REQUIREMENTS:

Furnace Inspection Documentation

July 13, 2025 JS

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)

The following document was not provided to the office or reviewed by the inspector within 60 days of the mailing of the Cycle Report, and as such a fine will be levied:

- **Inventory & Damages List**

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

BMC 16.03.050(e) and BMC 16.10.030(b)

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

This is the end of this report.

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

Meeting Date: August 19, 2025

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register the property for the Rental Occupancy Program

Petition Number: 25-AA-58

Address: 1015 E. Maxwell Lane

Petitioner: Melissa Lapalus

Inspector: Jo Stong

Staff Report: April 14, 2025: Conducted cycle inspection
April 24, 2025: Mailed report
May 14, 2025: Conducted reinspection. Tenants are daughter & son-in-law of owner.
Sent them an email explaining their options
June 18, 2025: Emailed and called tenants, who had been out of the country
June 18, 2025: Received appeal
July 15, 2025: BHIQA meeting canceled due to lack of quorum

During a cycle reinspection of the above property it was noted that some violations had not been corrected. The tenant told me that her father was the property owner. The petitioner is requesting relief from an administrative decision, specifically the requirement to register the property as a rental property.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant are still un-changed from the current status. The property status will be checked yearly to verify no changes have been made. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: None

Attachments: Application for Appeal

8/14/25 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 #: BHQA2025-0065
Application Date: 6/18/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1015 E Maxwell LN
Parcel Number: 53-08-04-100-047.000-009

Applicant

Melissa Lapalus
1015 E Maxwell Lane
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: AA

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 relief from the administrative decision due to the specific rental situation of my property. The house was purchased by my father, Denis Lapalus, through his LLC, My Saving Online. I was listed as the agent, since I live in the US and he lives in France. Since he purchased the house in 2021, it has been solely occupied by me and my husband. My father wanted to set the property up as rental purely for the purposes of reporting rental income with his LLC. Otherwise, it is not a rental in the traditional sense; it is a family house owned by my father which my husband and I live in ourselves. My father has no intention of renting the house to other, non-family renters in the future if we move; rather, he will sell it in that case. We hope that this situation can be accommodated for in a way that reduces our need to adhere to rental property regulations, as the property remains an intra-family affair. Thank you for taking the time to examine our request.

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

Meeting Date: August 19, 2025

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

Petition Number: 25-TV-59

Address: 1308 N. Dunn St .

Petitioner: Varsity Properties

Inspector: Rebecca Davis

Staff Report: March 20, 2025 – Cycle inspection conducted
April 15, 2025 – Cycle report mailed
June 05, 2025 – Reinspection scheduled for July 9, 2025
June 14, 2025 – 60 day deadline
June 20, 2025 – BHQA application received

Staff recommendation: The petitioner requests an extension of three months to either make significant repairs or replace the existing metal stairs and walkways. As advised by the inspector the petitioner has scheduled a reinspection to address all other violations in the meantime. Staff recommendation is to grant the extension of time.

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

Compliance Deadline: **October 15, 2025** – Complete the repairs or replacement of the stairs and walkways cited in the report.

Attachments: Cycle Report; RV Report; BHQA Application

8/14/25 BJC



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 #: BHQA2025-0066
Application Date: 6/20/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1308 N Dunn ST
Parcel Number: 53-05-33-100-042.000-005

Owner

Varsity Properties
2015 N Dunn ST
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:

EXtion of time to replace, fix stairs. Need 3 months.

REMAINING VIOLATIONS INSPECTION REPORT

This property was reinspected on 7/9/2025

323

Owners

Varsity Properties
2015 N Dunn St
Bloomington, IN 47408

Prop. Location: 1308 N Dunn ST
Number of Units/Structures: 8/1
Units/Bedrooms/Max # of Occupants: Bld 1: 8/1/5

Date Inspected: 03/19/2025
Primary Heat Source: Electric
Property Zoning: MS
Number of Stories: 2

Inspector: Rebecca Davis
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: None

Owner/Agent Has Affidavit: YES

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

Note:

The following violation is the subject of a BHQA application filed to request an extension of time to repair.

A design professional/structural engineer shall be required to analyze the metal stairs and walkways providing access to the second level for adequate design and stability, or provide documentation in the form of a signed and stamped letter from the design professional/structural engineer that supports that the current state of the metal stairs and walkways providing access to the second level are structurally sound. The report shall be provided to the HAND department. If repairs will be required, the Monroe County Building Department shall

be contacted at (812) 349-2543 to determine if a building permit is required. NOTE: Repair/replacement of structural members would require a building permit. If the repairs require a building permit from the Monroe County Building Department, provide documentation of the building permit and the certificate of occupancy from the Monroe County Building Department. BMC 16.04.050(a)(b) BMC 16.04.020(a)(b)

OTHER REQUIREMENTS:

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.

Estimated reinspection time : 10 mins

CYCLE INSPECTION REPORT

323

Owners

Varsity Properties
2015 N Dunn St
Bloomington, IN 47408

Prop. Location: 1308 N Dunn ST
Number of Units/Structures: 8/1
Units/Bedrooms/Max # of Occupants: Bld 1: 8/1/5

Date Inspected: 03/19/2025
Primary Heat Source: Electric
Property Zoning: MS
Number of Stories: 2

Inspector: Rebecca Davis
Foundation Type: Crawl Space
Attic Access: No
Accessory Structure: None

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

Existing Egress Window Measurements:

(double-hung; both sashes removable)	OR	(sliding)
Height: 10 inches (one sash only)		Height: 32 inches
Width: 30 inches		Width: 15 inches
Sill Height: 48 inches		Sill Height: 47 inches
Openable Area: 2.08 sq. ft.		Openable Area: 3.33 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.

Typical Unit:

Living Room 11-0 x 8-0; Kitchen 7-6 x 6-0; Bathroom; Bedroom 9-0 x 8-0

Only rooms with violations will be listed in this report.

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

UNIT #1**Living Room:**

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

UNIT #2**Kitchen:**

Replace the missing grease filter on the vent hood. BMC 16.04.060(c)

Bathroom:

Replace or repair the towel hook. BMC 16.04.060(a)

Bedroom:

Repair the east window to remain fully open using hardware that is part of the window. BMC 16.04.060(b)

UNIT #3**Living Room:**

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

UNIT #4

No violations noted.

UNIT #5,

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

UNIT #6:**Bedroom:**

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

UNIT #7

No violations noted.

UNIT #8

No violations noted.

EXTERIOR:

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

Properly install approved crawlspace entry cover in a manner that is reasonably weather tight. BMC 16.04.050(a) and (b)

Properly seal around the penetration on the east side of structure where the main power service wire enters the structure. BMC 16.04.050(a)

A design professional/structural engineer shall be required to analyze the metal stairs and walkways providing access to the second level for adequate design and stability, or provide documentation in the form of a signed and stamped letter from the design professional/structural engineer that supports that the current state of the

metal stairs and walkways providing access to the second level are structurally sound. The report shall be provided to the HAND department. If repairs will be required, the Monroe County Building Department shall be contacted at (812) 349-2543 to determine if a building permit is required. NOTE: Repair/replacement of structural members would require a building permit. If the repairs require a building permit from the Monroe County Building Department, provide documentation of the building permit and the certificate of occupancy from the Monroe County Building Department. BMC 16.04.050(a)(b) BMC 16.04.020(a)(b)

OTHER REQUIREMENTS:

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.

Mar 19, 2025 at 1:01:32 PM



Mar 19, 2025 at 1:01:25 PM



Mar 19, 2025 at 1:01:17 PM





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

Meeting Date: August 19, 2025

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

Petition Number: 25-TV-060

Address: 1904 S Rogers St

Petitioner: Choice Realty and Management

Inspector: Arnold

Staff Report: April 11, 2025 Cycle Inspection completed
April 16, 2025 Cycle Report Sent
June 25, 2025 BHQA Application
July 15, 2025 Not heard due to lack of quorum

Petitioner is requesting additional time to install new windows. During the cycle inspection it was noted that the glazing compound on the windows was deteriorated and needed to be replaced.

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: September 01, 2025 Life safety issues
November 15, 2025 Window installation

Attachments: Cycle Report; BHQA Application

8/14/25 BJC



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 #: BHQA2025-0068
Application Date: 6/25/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1904 S Rogers ST
Parcel Number: 53-08-08-100-124.000-009

Owner
Spicer Rentals
1155 S College Mall RD Ste C
Bloomington IN 47401

Applicant
Choice Realty & Management
1715 S Walnut Street
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:

owner is redoing windows at the unit per inspection item issues to be resolved. Windows are ordered and need additional time to come in and be installed. 90 day extension requested.

NO PHYSICAL FILE
25-TW-60
MA



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

10874

Owner(s)

Spicer Rentals
5005 Iron Gate Tr
Bloomington, IN 47403

Agent

Choice Realty & Management
1715 S. Walnut Street
Bloomington, IN 47401

Prop. Location: 1904 S Rogers ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 04/11/2025
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1

Inspector: Mike Arnold
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1930. At that time there were no minimum requirements for emergency egress.

NOTE: All life safety violations in this report have been highlighted.

INTERIOR:

Basement

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

Living Room 15-0 x 14-3;

No violations noted

Dining Room 11-6 x 11-0;

No violations noted

Kitchen 11-0 x 5-11;

No violations noted

Porch room:

No violations noted

Bathroom:

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

Hallway:

No violations noted

SE Bedroom 12-0 x 10-8:

Existing Egress Window Measurements:

Height: 26 inches

Width: 38 inches

Sill Height: 24 inches

Openable Area: 6.86 sq. ft.

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

No violations noted

SW Bedroom 13-2 x 10-0:

Existing Egress Window Measurements:

Height: 26 inches

Width: 38 inches

Sill Height: 24 inches

Openable Area: 6.86 sq. ft.

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

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f) (closet window trim)

EXTERIOR:

Replace the deteriorated portion of the door trim. BMC 16.04.050(a) (door on south side of structure)

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

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

Repair/Replace/Remove the damaged window screen. BMC 16.04.050(a) north side – basement windows)

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

OTHER REQUIREMENTS

Furnace Inspection Documentation:

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

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

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

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

This is the end of this report.

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

Meeting Date: August 19, 2025

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

Petition Number: 25-TV-61

Address: 400 S. Grant Street

Petitioner: Dennis Williams

Inspector: Stong, Tamewitz

Staff Report: April 16, 2025: Conducted cycle inspection
April 29, 2025: Mailed cycle report. 60-day deadline June 28, 2025
June 24, 2025: Received appeal
July 11, 2025: Owner scheduled reinspection for August 18, 2025
July 15, 2025: BHQA meeting cancelled due to lack of quorum

During a cycle inspection of the above property violations of the housing code were noted, including missing siding on one of the corners of the structure. The petitioner is seeking an extension of time to complete the replacement of the siding, citing difficulty finding someone to do the work.

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 26, 2025 for all life-safety violations
September 2, 2025 for all other repairs.

Attachments: Cycle Report; Photo; 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 #: BHQA2025-0067
Application Date: 6/24/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 400 S Grant ST UNIT 1
Parcel Number: 53-08-04-204-005.000-009

Applicant

Dennis Williams
9375 S Pointe LaSalles Dr
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: AA

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 having problems finding someone to replace the two pieces of aluminum siding.



CYCLE INSPECTION REPORT

571

Owner(s)

Dennis Williams
9375 S Pointe LaSalles Dr
Bloomington, IN 47401

Prop. Location: 400 S Grant ST

Number of Units/Structures: 2/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5 1/1/5

Date Inspected: 04/16/2025

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: No

Inspector: Stong/Tamewitz

Foundation Type: Basement

Attic Access: No

Accessory Structure: None

Monroe County records show this structure was built in 1899. There were no minimum emergency egress requirements at the time of construction.

Existing Egress:

Height: 26 inches

Width: 29.5 inches

Sill Height: 26 inches

Openable Area: 5.32 sq. ft.

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

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

Lower Level Unit

Entry:

No violations noted.

Living Room (13-5 x 10-0):

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

Kitchen, Bathroom:

No violations noted.

Furnace Closet:,(Gas Furnace)

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

Bedroom (14-9 x 9-10):

This room has a door to the exterior for emergency egress.

Correct the polarity of the electrical receptacle. The ground conductor is open. BMC 16.04.060(b)

Main Level Unit

Living Room (20-2 x 12-0),Kitchen

No violations noted.

Bathroom:

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

Back Porch Room,Laundry Room,Hallway,Bathroom:

No violations noted.

Bedroom (14-5 x 14-5):

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

Correct the polarity of the electrical receptacle. The ground conductor is open. BMC 16.04.060(b)

Upper Level

Hall

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

NE Bedroom (14-6 x 8-3):

No violations noted.

SW Bedroom (14-5 x 11-7):

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

Replace the broken plate on this same receptacle. .BMC 16.04.060(b)

NW Bedroom (14-4 x 12-3):

Repair the hole in ceiling. BMC 16.04.060(a)

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

SE Bedroom (14-0 x 12-0):

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 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:

Secure and or replace loose or missing corner siding trim on northwest corners to prevent water infiltration.
BMC 16.04.050(a)

OTHER REQUIREMENTS:

Occupancy Affidavit

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

Inventory & Damages List

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

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: August 19, 2025

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

Petition Number: 25-TV-62

Address: 2254 S Olde Mill Dr.

Petitioner: Olde Mill LLC

Inspector: Rob Council

Staff Report: May 22, 2025: Conducted New Cycle inspection
May 27, 2025: Sent inspection report. 60-day deadline 7/26/2025
June 25, 2025: Received appeal

During a cycle inspection of the above property violations of the Bloomington Housing Code were found, including multiple life safety violations, smoke detectors and windows that did not function as intended. The petitioner is seeking an extension of time until September 01, 2025 to replace the missing/outdated smoke detectors and to complete other repairs.

Staff recommendation: DENY the extension of time

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

Compliance Deadline: August 20, 2025

Attachments: Cycle Report; BHQA Application, petitioner's flight confirmation

8/17/25 *LMC*



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 #: BHQA2025-0069
Application Date: 6/25/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 2254 S Olde Mill DR
Parcel Number: 53-08-09-425-011.000-009

Owner, Applicant

Olde Mill LLC
6864 Carters Grove Rd
Noblesville IN 46062

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: AA

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.
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 - i. Specify the code reference number you are appealing.
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 - 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 not in Indiana until September. I emailed my flight confirmation to Tonda.



Tonda Radewan <tonda.radewan@bloomington.in.gov>

Inspection remarks 2254 S olde mill dr

3 messages

Amnon Sarig <asarig@gmail.com>

Mon, Jun 23, 2025 at 2:31 PM

To: Tonda Radewan <tonda.radewan@bloomington.in.gov>

Dear Tonda Radewan ,

We are in Europe for several months, like every year. See attached flight confirmation, just in case such document is needed.

I have my office worker check our held mail every month, to see if anything important arrives.

She said your office sent a letter requesting many repairs to the 2254 S olde mill dr, and we have to finish it by July. list of minor items we can easily do ourselves when we are back.

Also, our current tenants are moving out at the end of the current lease, they decided to move to Indy.

Can you please extend the deadline until they are out and we will have a team of repairman at the property anyway, preparing for the next tenants? I think they are leaving in November.

Thank you very much!

Rachel and Amnon Sarig

 **Gmail - flights.PDF**
106K

Tonda Radewan <tonda.radewan@bloomington.in.gov>

Wed, Jun 25, 2025 at 9:41 AM

To: Amnon Sarig <asarig@gmail.com>

Cc: HAND <hand@bloomington.in.gov>, Rob Council <rob.council@bloomington.in.gov>

Dear Rachel and Amnon,

I've attached a copy of the Cycle Inspection Report and Cover Letter for your convenience.

The deadline to contact HAND to schedule the reinspection is 7/26/2025, which is 60 days from the date the report was mailed.

HAND staff are not able to extend the deadline, however you are welcome to file an appeal through the Board of Housing Quality Appeals (BHQA) here is a link to more information <https://bloomington.in.gov/boards/housing-quality-appeals>

Information on the Residential Rental and Lodging Establishment Inspection Program can be found on HAND's website here: <https://bloomington.in.gov/housing/rental-occupancy>

If you have additional questions they can be directed to the Inspector, Rob Council, who is copied on this communication.

HAND can be reached at (812) 349-3420 to schedule.

[Quoted text hidden]

2 attachments **2254 S OLDE MILL Cycle Report.pdf**
208K **2254 S OLDE MILL DR COVER LTR MAILED 5.27.2025.pdf**
142K

8/6/25, 3:04 PM

City of Bloomington, Indiana Mail - Inspection remarks 2254 S olde mill dr

Wed, Jun 25, 2025 at 11:50 AM

Amnon Sarig <asarig@gmail.com>

To: Tonda Radewan <tonda.radewan@bloomington.in.gov>

Cc: HAND <hand@bloomington.in.gov>, Rob Council <rob.council@bloomington.in.gov>, Rachel Sarig <rachelsarig6@gmail.com>

Thank you for the attached report.

I don't have questions, it is pretty simple report. My problem is technical: I am writing this reply from France, and I can't physically fix items in Bloomington while I'm in Europe.

When I'll be back I will be very happy to go fix whatever is needed. Nothing in the list is difficult, I've been doing home repair for 15 years.

Amnon Sarig

[Quoted text hidden]



lights
message

achel Sarig <rachelsarig6@gmail.com> Wed, Apr 9, 2025 at 5:44 PM
o: Amnon Sarig <asarig@gmail.com>

Your Trip

New York/Newark Intl ✈ Paris Orly Sunday June 01, 2025

DEPARTURE

⌚ 07:00 PM

New York/Newark
Intl (EWR)
Terminal B

ARRIVAL

⌚ 08:40 AM +1

Paris Orly (ORY)
Terminal 4

FLIGHT : B0 101 CLASS : Business Class

Paris Orly ✈ New York/Newark Intl Friday September 05, 2025

DEPARTURE

⌚ 10:30 AM

Paris Orly (ORY)
Terminal 4

ARRIVAL

⌚ 01:00 PM

New York/Newark
Intl (EWR)
Terminal B

--
Thank you,
Rachel Sarig



CITY OF
BLOOMINGTON
HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Cycle Inspection Information

5/27/2025

Owner

Olde Mill LLC
6864 Carters Grove Rd
Noblesville IN 46062

Agent

Rachel Sarig
6468 Carters Grove DR
Noblesville IN 46062

RE: 2254 S Olde Mill DR

We have recently completed an inspection at **2254 S Olde Mill DR**. 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 **7/26/2025**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 7/26/2025** 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 7/26/2025 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



CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

All life safety violations will be highlighted.

CYCLE INSPECTION REPORT

RENT2025-01-0248

Owner(s)

Olde Mill LLC
6864 Carters Grove
Noblesville, IN 46062

Agent

Rachel Sarig
6864 Carters Grove
Noblesville, IN 46062

Prop. Location: 2254 S. Olde Mill Dr.

Number of Units/Structures: 1/1

Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/3

Date Inspected: 05/22/2025

Primary Heat Source: Gas

Property Zoning: R3

Number of Stories: 1

Inspector: Rob Council

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

**Monroe County Assessor's records indicate this structure was built in 1995.
Minimum requirements for emergency egress windows at the time of construction:**

Openable area required: 5.0 sq. ft. grade floor windows; 5.7 all other floors

Clear width required: 20"

Clear height required: 24"

Maximum Allowable Sill Height: 44" above finished floor

INTERIOR

MAIN LEVEL:

Entry:

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

Living Room (27 x 16):

Secure loose electrical receptacles. BMC 16.04.060(b) (South wall, both.)

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

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

Back deck:

Repair flashing issue under double door. BMC 16.04.050(a) **(Causing leak in lower level, main room.)**

Repair rotted soffit/trim. BMC 16.04.050(a)

Dining Room (12 x 10):

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

Kitchen (17 x 10):

Replace missing microwave handle. BMC 16.04.060(c)

Secure loose electrical receptacle. BMC 16.04.060(b) **(Left of stove)**

Repair/replace missing flooring at sink. BMC 16.04.060(a)

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. The smoke detectors are hard wired and must be replaced with a hard wired model IC 22-11-18-3.5

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

W Bedroom Master/bath: (17-6 x 12-5):

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

Secure loose electrical receptacle. BMC 16.04.060(b) **(West wall)**

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

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

Replace missing towel bars. BMC 16.04.060(a)

Existing Egress Window Measurements: Dbl hung: Const. Yr. - 1995

Height: 52 inches

Width: 32 inches

Sill Height: 26 inches

Openable Area: 8.33 sq. ft.

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

S Bedroom (10-3 x 12-6): Same windows

Secure loose electrical receptacle. BMC 16.04.060(b) **(East wall)**

Laundry Closet:

Secure loose electrical receptacle. BMC 16.04.060(b) **(West wall)**

Hall Bath:

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

SE Bedroom (10-2 x 13): Same windows

Properly repair or replace damaged or deteriorated walls. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)
(Behind door)

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

NE Bedroom (10 x 10): Same windows

No violations noted.

LOWER LEVEL:Stairway:

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

Main Room (20 x 27):

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

Secure loose electrical receptacle. BMC 16.04.060(b) **(North wall)**

Properly repair, then clean and surface coat damaged or stained ceiling area. BMC 16.04.060(a)
(Over double door)

Determine source and eliminate leak. BMC 16.04.060(a) **(From porch area, over double door.)**

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

Furnace Room:

TPR valve discharge tube needs to be installed.

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)

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

Bathroom:

Repair or replace damaged or broken tiles. BMC 16.04.060(a)

Replace missing drawer faceplate. BMC 16.04.060(a)

Bedroom (19 x 13): Same windows

Secure loose electrical receptacle. BMC 16.04.060(b) (**East wall**)

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

Garage:

No violations noted.

Attic:

No violations noted.

EXTERIOR

Repair damaged ridge vent. BMC 16.04.050(a)

Repair damaged trim below ridge vent. 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)

Repair or replace rotted soffit and trim. BMC 16.04.050(a) (**In rear**)

Secure hanging electrical meter. BMC 16.04.050(b)(c)

Repair or replace damaged trim around all windows. BMC 16.04.050(a)

Repair or replace damaged trim on corners of structure. BMC 16.04.050(a)

Replace or cover missing spigot. BMC 16.04.050(c) (**In rear**)

Replace damaged vent covers. BMC 16.04.050(a) (**South side**)

Replace missing gutter downspout. BMC 16.04.050(a) se corner

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/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 mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

Occupancy Affidavit

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)

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: August 19th, 2025

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

Petition Number: 25-TV-63

Address: 716 West 17th Street

Petitioner: Kathryn Sample

Inspector: Kenny Liford

Staff Report: April 21st, 2025 Completed cycle inspection.
June 27th, 2025 Reinspection scheduled.
June 27th, 2025 BHQA application received.

The agent has asked for a extension of time for all repairs except for life safety violations. The property is vacant and a reinspection for the life safety violations has been scheduled.

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: September 2nd, 2025 for all repairs. A reinspection for life safety violations has been scheduled for July 14th, 2025.

Attachments: Cycle Report; BHQA Application

8/14/25 MK



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 #: BHQA2025-0070
Application Date: 6/27/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 716 W 17th ST
Parcel Number: 53-01-32-428-001.000-005

Applicant
Kathryn Sample
PO Box 236
Ellettsville IN 47429

NO PHYSICAL FILE
25-TV-63
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:

We are requesting an extension of time for ALL items on the cycle inspection report at 716 W 17th St, EXCEPT the following life-safety requirements:

West Bedroom:

- Property ground the electrical receptacle (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."

NW Bedroom:

- Replace broken/missing outlet cover plate.

The above-listed life-safety items have been completed and are scheduled for reinspection with Kenny Liford on 7/14/25 at 1:30pm.

716 W 17th St is vacant until 8/18/25 and is currently undergoing renovations. The hired contractor plans to address all repair requirements listed in the cycle inspection report while conducting renovations to the property, as many of the requirements are part of the planned renovation, or in rooms or areas where renovations will be taking place.

Mackie Properties is requesting a new deadline of 8/17/25 for all requirements in the cycle inspections report, except the life-safety requirements listed above.

CYCLE INSPECTION REPORT

3783

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: 716 W 17th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 04/21/2025
Primary Heat Source: Gas
Property Zoning: MM
Number of Stories: 1
Landlord Has Affidavit: N/A

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

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

INTERIOR

MAIN LEVEL

Living Room (14-2 x 14-0)

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

Dining Room (14-6 x 11-0)

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

SE Bedroom (13-3 x 11-9)

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

Existing Egress Window Measurements:

Height: 22.50 inches
Width: 32.50 inches
Sill Height: 28 inches
Openable Area: 5.07 sq. ft.

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

South Hallway, NW Hallway

No violations noted.

SW Bedroom (17-0 x 10-6): Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed (**Entry door**). BMC 16.04.060(f)

West Bedroom (11-10 x 11-9)

Properly ground the electrical receptacle (**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

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

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

Existing Egress Window Measurements:

Height: 22.50 inches

Width: 25 inches

Sill Height: 27 inches

Openable Area: 3.90 sq. ft.

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

NW Bedroom (14-3 x 9-1): Same window measurements as above.

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

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

Hall Bathroom

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

LOWER LEVEL

Kitchen (16-1 x 10-0)

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

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

Replace the rotten/damaged shelving under the kitchen sink. BMC 16.04.060(a)

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

Bathroom

Replace the rotten/missing trim pieces by shower. BMC 16.04.060(a)

Furnace/ Laundry Room, Hallway, East Room (9-10 x 7-9)

No violations noted.

NE Bedroom (20-8 x 10-0): Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

Repair the North window to latch securely. BMC 16.04.060(b)

West Room (11-7 x 7-5): These rooms are not approved for sleeping purposes.

No violations noted.

SW Room (11-8 x 9-1): This room is not approved for sleeping purposes.

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

SE Room (9-7 x 9-0): This room is not approved for sleeping purposes.

Repair the broken window. BMC 16.04.060(a)

EXTERIOR

No violations noted.

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

Desired level: 0 parts per million (ppm)

Acceptable level in a living space: 9 ppm

Maximum concentration for flue products: 50 ppm

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

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

This is the end of this report.

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

Meeting Date: August 19, 2025

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

Petition Number: 25-TV-064

Address: 1201 W Allen St

Petitioner: Kathryn Sample

Inspector: Arnold/Council

Staff Report:

January 15, 2025	Cycle Inspection completed
January 27, 2025	Cycle Report Sent
May 06, 2025	Reinspection
May 20, 2025	Remaining Violations Report Sent
June 05, 2025	Reinspection Scheduled
June 16, 2025	New Property Management
July 02, 2025	Reinspection rescheduled for August 06, 2025
July 15, 2025	Not heard due to lack of quorum

Petitioner is requesting additional time to complete the repairs. New management company has taken over the property and request time to complete the outstanding repairs

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:

September 01, 2025	Life safety issues
November 15, 2025	Window installation

Attachments: Remaining Violations Report; BHQA Application

8/4/25 *BA*



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 #: BHQA2025-0071
Application Date: 6/30/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1201 W Allen ST
Parcel Number: 53-08-05-300-004.000-009

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:

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 - 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:

This property was previously managed by Pavilion Properties. Mackie Properties took management of it on 6/15/25. On 6/17/25, Pavilion provided Mackie with a copy of the cycle inspection report for all units and a note that stated a reinspection was scheduled for 7/2/25 (scheduled by Pavilion). I called Rob Council for clarification and learned that the first reinspection failed, and a remaining violations report was issued to Pavilion. Rob read me the list of remaining violations. Mackie Properties inspected the units on the remaining violations report to ensure that all repairs were done. We found that none of the violations were repaired before Pavilion called in and scheduled the reinspection. Pavilion did not inform us of any repairs that were needed, and we weren't given enough time to address the substantial issues at this property after the management transition. We are requesting a new deadline of 8/29/25 (60 days from today) to address ALL requirements on the remaining violations report. Rob Council provided me with a copy of the remaining violations report, which I have attached to this appeal.

25-TV-64
MA, RC

REMAINING VIOLATIONS INSPECTION REPORT

Property was reinspected on 05/06/2025

27

Owner(s)

1201 W Allen MGMT LLC
335 E Waltann Ln
Phoenix, AZ 85022

Agent

GMS Pavilion Properties LLC
501 N. Walnut St. STE 1
Bloomington, IN 47404

Prop. Location: 1201 W Allen ST

Number of Units/Structures: 39/9

Units/Bedrooms/Max # of Occupants: Bld 1: Bld NW: 4/1/5, Bld 2: 4/1/5, Bld 3: 4/1/5, Bld 4: 4/1/5, Bld 5
W/ Laundry: 3/1/5, Bld 6: 8/1/5, Bld 7: 4/1/5, Bld 8: 4/1/5, Bld 9: 4/1/5

Date Inspected: 01/15/2025
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 1

Inspector: Council/Arnold
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.

NOTE: All life safety violations in this report have been highlighted.

INTERIOR:

BLDG 2

Unit 7:

Bathroom

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

Bedroom

Repair window to latch securely. BMC 16.04.060(b) (both windows)

BLDG 4

Unit 13: No Access

Living Room:

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

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

Unit 16:

Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

BLDG 6

Unit 22:

Living Room:

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

Bathroom:

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

Secure hanging light fixture. BMC 16.04.060(c)

Unit 23:

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

Kitchen:

Repair microwave to function as intended or replace unit. BMC 16.04.060(c)

BLDG 8

Unit 34: No Access

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

Living Room:

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

Living Room cont.:

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)

Repair the holes in the walls. BMC 16.04.060(a)

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

Bedroom:

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

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b)

Repair the holes in the walls. BMC 16.04.060(a)

Bathroom:

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

OTHER REQUIREMENTS:

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

- **Inventory & Damages List**

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

BMC 16.03.050(e) and BMC 16.10.030(b)

When issued, **a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d):** All 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)

This is the end of this report.

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

Meeting Date: August 19, 2025

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to renew permit in three years. Owner is asking for a 5 year permit.

Petition Number: 25-AA-65

Address: 1011 W 7th St

Petitioner: Marc Haggerty

Staff Report: September 19, 2023 – Cycle inspection conducted
September 20, 2023 – Cycle report mailed
November 19, 2023 – 60 day deadline
November 29, 2023 – Past 60 RV report written
December 12, 2023 – RV report mailed
December 15, 2023 – BHQA application received for extension of time
January 12, 2024 – Reinspection scheduled
January 16, 2024 – BHQA grants extension of time - Deadline: February 12, 2024
January 30, 2024 – reinspection complies
February 29, 2024 -- owner updates registration form information. Asks for a 4 year permit.
March 18, 2024 – owner invoiced
April 22, 2024 – past due notice for invoice sent
April 30, 2024 – invoice fees paid and permit handed to owner in person.
July 1, 2025 – BHQA application for administrative appeal – 5 yr permit

Staff recommendation: Deny the relief from administrative decision. Permit reduced because the 60 day deadline passed without rescheduling the reinspection.

Compliance Deadline: none

Attachments: Application for Appeal

8/16/25 BJC



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 #: BHQA2025-0072
Application Date: 7/2/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1011 W 7th ST
Parcel Number: 53-05-32-409-025.000-005

Owner

Marc Haggerty
612 N Summit
Bloomington IN 47404

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: AA

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:

Did not receive inspection invoice. Please reinstate 5 year permit.

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

Meeting Date: August 19, 2025

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

Petition Number: 25-TV-66

Address: 3073 E Amy Ln

Petitioner: Meghan Martin

Inspector: Davis / Council

Staff Report: May 20, 2025 – Cycle Inspection
May 30, 2025 -- Cycle Report mailed with 7/29/2025 deadline
June 12, 2025 – Reinspection is scheduled
June 22, 2025 – BHQA application received
June 23, 2025 – Reinspection conducted

Staff recommendation: Grant an extension of time.

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

Compliance Deadline: September 15, 2025 – 40 days for extermination in Unit 3016 and Unit 2995
November 18, 2025 – 90 days for the electrical panel Building 5

Attachments: Cycle Report; RV Report; BHQA Application

8/5/25 *AM*



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 #: BHQA2025-0073
Application Date: 7/22/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 3073 E Amy LN
Parcel Number: 53-05-35-300-038.000-005

Applicant

Meghan Martin
3073 E Amy Lane
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:

3077- In process of renovating -90 days
3041-In process of renovating- 90 days
3018- In process of renovating-90 days
2990- in the process of getting new flooring put in - 90 days
3029- In the process of renovating - 90 days
2995- flea issue- 90 days
3016-roach issue - 90 days
Building 5 electrical panel 3033- waiting on the new box ordered already- 12 months



Rebecca Davis <rebecca.davis@bloomington.in.gov>

Cedargate Extension

1 message

Meghan Martin <mmartin@npoinmanagement.com>

Mon, Aug 4, 2025 at 9:49 AM

To: "rebecca.davis@bloomington.in.gov" <rebecca.davis@bloomington.in.gov>

Good Morning,

We made an appeal online and I was just going to see if we could keep 2995 due to fleas, 3016 due to roaches, and 3033's electrical panel on that appeal. The other 5 units have a different plan of just having us get them inspected before renting for 3077, 3041, 3018, 2990, and 3029.

Thank you so much!

Meghan

CYCLE INSPECTION REPORT

1420

Owner(s)

Bloomington Equities LLC
50 Chestnut Ridge Road Ste 205
Montvale, NJ 07645

Agent

Cedargate
3073 E. Amy Lane
Bloomington, IN 47408

Prop. Location: 3073 E Amy LN

Number of Units/Structures: 126/21

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

Date Inspected: 05/19/2025

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 1

Landlord Has Affidavit: N/A

Inspector: Council / Davis

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1984. At that time these are the minimum requirements for emergency egress.

Clear height: 24'

Clear width: 18"

Maximum sill height: 48" aff

Openable area: 4.75 sq. ft.

Note: Floor plans with room dimensions are in the file only rooms with violations will be listed in this report.

Existing Egress Window Measurements:

Height: 25 inches

Width: 36 inches

Sill Height: 26 inches

Openable Area: 6.25 sq. ft.

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

INTERIOR:**BUILDING 1****Unit 3095:****Living Room**

Secure the loose flooring adjacent to the door threshold. BMC 16.04.060(a)

Replace the missing smoke detectors. The missing smoke detectors were hard wired and must be replaced with hard wired models. IC 22-11-18-3.5

Hall

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

Hall 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)

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

Replace this missing water control handle in the shower. BMC 16.04.060(c)

Bed Bath

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

Unit 3097:**Kitchen**

Replace the light bulb in the hood vent. BMC 16.04.060(a)

Unit 3099:**Kitchen**

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

Repair the wiring in the GFCI to the right of the sink, which has an open neutral. BMC 16.04.060(b)

Properly caulk the countertop/hacksplash where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 3087:**Living Room**

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

Mechanical 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)

Bathroom:

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

Bedroom:

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

Unit 3089:Patio

Secure the dryer vent cover. BMC 16.04.050(a)

Kitchen

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

Bathroom

Replace this missing water control handle in the shower. BMC 16.04.060(c)

Bedroom

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

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

Unit 3091:Laundry Room

TPR valve discharge tube needs to be installed, meeting the requirements below. 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.
- If using PEX, the pipe must be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

Unit 3093: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)

Laundry Room

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

TPR valve discharge tube needs to be installed, meeting the requirements below. 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.
- If using PEX, the pipe must be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

BUILDING 2Unit 3075:

No violations noted.

Unit 3077:

This unit is currently being used for maintenance storage and is currently gutted to the studs. This unit must be inspected before being occupied.

Unit 3079:

No violations noted.

Unit 3081:Patio:

Secure the dryer vent cover to the building. BMC 16.04.050(a)

Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements (located on either side of the sink, delayed trip). BMC 16.04.020(a)(5); IEC 406.3(D)

Bathroom:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements (delayed trip). BMC 16.04.020(a)(5); IEC 406.3(D)

Laundry:

Secure loose electrical receptacle (next to the dryer outlet). BMC 16.04.060(b)

Repair drywall or install plumbing access panel. BMC 16.04.060(a)

Bathroom:

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

Unit 3083:Hall Bathroom:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements (**delayed trip**). BMC 16.04.020(a)(5); IEC 406.3(D)

Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements (**located on either side of the sink, delayed trip**). BMC 16.04.020(a)(5); IEC 406.3(D)

Unit 3085:Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements (**located on either side of the sink, delayed trip**). BMC 16.04.020(a)(5); IEC 406.3(D)

Secure the loose electrical outlet (below the smoke detector). BMC 16.04.060(b)

Bathroom:

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

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements (**delayed trip**). BMC 16.04.060(b)(5); IEC 406.3(D)

BUILDING 3Unit 3073:

This unit is used as the complex management office. It was not inspected.

Unit 3071:

This unit is currently being used as maintenance storage. This unit must be inspected by HAND before being used as a rental unit.

Maintenance Shop

No violations noted.

Unit 3067:Bedroom:

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

Unit 3069:Kitchen:

Properly caulk the countertop/backsplash where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Repair the malfunction in the preheated indication light on the oven. BMC 16.04.060(c) (**Tenant reports that the preheated light on their oven is on constantly, even when not in use.**)

BUILDING 4:**Unit 3061:****Bathroom:**

There are stains/damage on the ceiling that indicates water damage. Investigate if the damage is due to an active leak or has been repaired.

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

Paint the ceiling where it has been stained. BMC 16.04.060(a)

Unit 3063:

No violations noted.

Unit 3065:**Hall Bathroom:**

Repair the shower stem to direct the water floor down into the shower/tub area (turned sideways). BMC 16.04.060(a)

Unit 3059:

No violations noted.

Unit 3057:**Kitchen:**

In the sink cabinet storage area, eliminate the openings into the wall cavities to prevent infiltration of mice. BMC 16.04.060(a)

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)

Unit 3055:

No violations noted.

Unit 3053:**Living Room:**

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

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

Primary Bedroom

The outlet serving as the power source for the PTAC unit in this room had extreme damage due to an electrical system failure. At the inspection, the circuit to this unit was not tripped. Hire a licensed electrical contractor to investigate and repair the damage resulting from the failure. BMC 16.04.060(b)

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

BUILDING 5**Unit 3051:****Kitchen:**

Secure the vent hood to the cabinet above. BMC 16.04.060(a)

Repair the second cabinet drawer down to function as intended. BMC 16.04.060(a)

Living Room:

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

Repair drywall or install plumbing access panel. BMC 16.04.060(a)

Hall:

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

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)

Secure the loose tub faucet. BMC 16.04.060(c)

Bedroom:

Paint the water stained ceiling. BMC 16.04.060(a)

Unit 3049:**Hall:**

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

Bathroom:

Replace the missing door knob on the bathroom door. BMC 16.04.060(a)

Bedroom:

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

Unit 3047:**Bathroom**

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Unit 3045:**Kitchen**

Secure the countertop outlets in the wall. BMC 16.04.060(b)

Laundry

Provide a cover plate for the dryer outlet. BMC 16.04.060(b)

Bathroom

Replace this missing water control handle in the shower. BMC 16.04.060(c)

Properly seal the entire perimeter of the tub/shower including the floor (cove base loose at the top). BMC 16.04.060(a)

Unit 3033:Exterior:

Replace corroded main electrical panel. BMC 16.04.050(b)

Unit 3035:Kitchen:

Properly ground the GFCI 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

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

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

Unit 3037:Kitchen:

Repair wiring of the countertop outlet (hot/ground reversed). BMC 16.04.060(b)

Secure the GFCI outlet. BMC 16.04.060(b)

Living Room:

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

Unit 3039:

No violations noted.

Unit 3041:

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 within 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 Muni 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 3043:

No violations noted.

Common Laundry:

No violations noted.

Exterior:

Seal crawlspace access. BMC 16.04.050(a) (**Evidence of pest entry**)

BUILDING 6Unit 3025:Bathroom:

Replace this missing water control handle in the shower. BMC 16.04.060(c)

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

Unit 3027:Kitchen:

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

Bathroom:

Replace this missing water control handle in the shower. BMC 16.04.060(c)

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

Unit 3029:Entry:

Replace the entry door and door jamb. BMC 16.04.060(b)

Bathroom:

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)

Bedroom:

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

Unit 3031:Laundry Closet:

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

Paint the old water stains on the ceiling. BMC 16.04.060(a)

TPR valve discharge tube needs to be installed, meeting the requirements below. 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.
- If using PEX, the pipe must be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

Bathroom:

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

Secure the tub faucet. BMC 16.04.060(a)

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

Living Room:

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

Unit 3023:

Laundry Closet:

Determine the source of the excess moisture causing an unidentified mold/mildew like substance to grow, and eliminate.

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

Bathroom:

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

Bedroom:

Restore power to the outlet under the window. BMC 16.04.060(a)

Unit 3021:

Kitchen:

Replace the light bulb in the vent hood. BMC 16.04.060(c)

Replace the non-functioning GFCI-protected receptacles with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements (**both countertop outlets**). BMC 16.04.020(a)(5); IEC 406.3(D)

Unit 3019:

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

Properly caulk the countertop/backsplash where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Bathroom:

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

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

Unit 3017:Laundry Room

TPR valve discharge tube needs to be installed, meeting the requirements below. 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.
- If using PEX, the pipe must be one nominal size larger than the size of the relief-valve outlet, where the relief valve discharge piping is installed with insert fittings. The outlet end of such tubing shall be fastened in place.

Bathroom

Properly ground the electrical receptacle (**possible loose ground connection**) 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

BUILDING 7**Exterior:**

Properly seal crawlspace access. BMC 16.04.050(a)

Unit 3050:Kitchen:

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

Unit 3052:Kitchen:

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

Unit 3054:Kitchen:

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

Bathroom:

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

Unit 3048:

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

This unit was not inspected at the time of this inspection, as it was not accessible **due to heavy pet urine and odors**. 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 3046:Living Room:

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

Kitchen:

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)
(Both show no ground.)

Bathroom:

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

Unit 3044: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) **(At sink)**

Bathroom:

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

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

BUILDING 8**Exterior:**

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

Unit 3038:

No violations noted.

Unit 3040: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)

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

Unit 3042:

No violations noted.

Unit 3032:Laundry Closet:

TPR valve discharge tube needs to be installed.

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 3034:

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 (Keys)

Unit 3036:Living Room:

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

Laundry Closet:

TPR valve discharge tube needs to be installed.

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)

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

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

BUILDING 9Unit 3026:Kitchen:

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

Bathroom:

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

Unit 3028:Kitchen:

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

Unit 3030:Laundry Closet:

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

Bed 1:

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

Bed 2:

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)

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

Unit 3020:Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Bed 2:

Secure loose electrical receptacle. BMC 16.04.060(b) (At entry)

Unit 3022:

No violations noted.

Unit 3024:Laundry closet:

TPR valve discharge tube needs to be installed.

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)

BUILDING 10:**Unit 3016:**

This inspection revealed a serious roach infestation. Serious efforts by both the tenants and management will be required to significantly reduce this infestation to an acceptable level. This office strongly advises that the tenants properly prepare for treatment by:

1. Removing all items from the kitchen cabinets and drawers, including the shelf paper.
2. Removing all items from the pantry floor.
3. Removing all items from the bathroom floor and medicine cabinets.
4. Sanitize all areas where infestation is obviously present.
5. Sanitize all areas where roach droppings are present.
6. Properly store food items in sealed containers.

Every owner, agent or operator of a structure containing two (2) or more rental units shall be responsible for the extermination of insects, rodents or other pests in the structure or premises. The owner shall be responsible for extermination within each rental unit, but who is ultimately responsible to pay for such extermination is not regulated or discussed by the Municipal Code. BMC 16.04.090

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

Laundry Closet:

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

Bathroom:

Properly and permanently eliminate the biological growth on walls and ceiling using EPA approved methods for mold remediation. BMC 16.04.060(a) cpa.gov/mold

Bed 1:

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

Kitchen:

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

Unit 3014:**Bathroom:**

Properly secure loose shower hardware. BMC 16.04.060(c)

Secure toilet to its mountings. BMC 16.04.060(c)

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

Kitchen:

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

Bed 1:

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

Unit 3012:

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 (Keys)

Unit 3018:

Once the interior renovation is complete all flooring, appliances, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(b)

BUILDING 11**Exterior:**

Repair damaged dryer vent covers. BMC 16.04.050(a)

Unit 3010:

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 claims illness)

Unit 3008:

No violations noted.

Unit 3006:Bathroom:

Properly secure loose shower hardware. BMC 16.04.060(c)

Unit 3004:

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 claims illness)

Unit 3002:Entry:

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

Kitchen:

Secure loose electrical receptacle. BMC 16.04.060(b) (Right of laundry closet)

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (At entry)

Unit 3000:Bathroom:

Repair damaged drain plug. BMC 16.04.060(c)

Kitchen:

Repair or replace damaged refrigerator seals. BMC 16.04.060(c)

BUILDING 12Unit 2998:Left bedroom:

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

Right bedroom:

Repair the broken window. BMC 16.04.060(a)

Unit 2996:

No violations noted.

Unit 2994:Living Room:

Replace broken/worn electrical receptacle. BMC 16.04.060(b) **(At entry)**

Secure all loose electrical receptacles. BMC 16.04.060(b)

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(h) **(Right wall)**

Unit 2992:Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Under window)**

Unit 2990:

Once the interior renovation is complete all flooring, appliances, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(b)

Unit 2988:Laundry Closet:

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

Left Bedroom:

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

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

BUILDING 13Unit 2986:Entry:

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

Properly install a door sweep on the bottom of the entrance door to reduce air infiltration as completely as possible. BMC 16.04.060(a)

Hallway:

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

Unit 2984 ½:Kitchen:

Replace missing grease filter on range hood. BMC 16.04.060(c)

Unit 2984:

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

Kitchen:

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

Unit 2982 ½:

No violations noted.

Unit 2982:Entry:

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". BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements **(By PTAC)**

Unit 2980:Entry:

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

Laundry Closet:

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

Bath:

Properly secure loose shower hardware. BMC 16.04.060(c)

Unit 2978:

No violations noted.

Unit 2976:Hallway:

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

Bath:

Properly secure loose shower hardware. BMC 16.04.060(c)

BUILDING 14Unit 3007:

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 3009:

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 3011:Living Room:

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

Hall Bathroom:

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

Unit 3005:Living Room:

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

Kitchen:

Properly caulk the countertop/hacksplash where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Laundry closet:

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

Hall Bathroom:

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

Secure the towel rod. BMC 16.04.060(a)

Right Bedroom:

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

BUILDING 15Unit 3003:Living Room

Replace the missing smoke detectors. The missing smoke detectors were hard wired and must be replaced with hard wired models. IC 22-11-18-3.5

Unit 3001:Living Room

Adjust the bottom strike plate on front door to latch and function as intended. BMC 16.04.060(a)

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

Bedroom

Secure the loose outlet (left of front door). BMC 16.04.060(b)

Unit 3013:Laundry Room

Secure the circuit label to the electric panel. BMC 16.04.060(a)

Bathroom

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 3015:

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

Exterior:Patio

Replace the dryer vent cover. BMC 16.04.050(a)

Repair damaged soffit. BMC 16.04.050(a)

BUILDING 16Unit 2987:Patio

Repair the deteriorated siding to the left of the entry door. BMC 16.04.050(a)

Unit 2985:Hall Bathroom

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

Unit 2989:

No violations noted.

Unit 2983:

No violations noted.

BUILDING 17Unit 2991:

No violations noted.

Unit 2993:

No violations noted.

Unit 2995:

This unit was not inspected at the time of this inspection, as it was not accessible (bad flea infestation). 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 2981:

No violations noted.

Unit 2979:Kitchen:

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

Laundry:

Repair drywall or install plumbing access panel. BMC 16.04.060(a)

Bathroom:

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

Secure the towel bar. BMC 16.04.060(a)

Unit 2977:Exterior:

Remove blockage from dryer vent. BMC 16.04.050(a)

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (**Left of door**)

BUILDING 18Unit 2975:

No violations noted.

Unit 2973:Kitchen:

Replace broken stove knob. BMC 16.04.060(c)

Living Room:

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

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

Laundry closet:

TPR valve discharge tube needs to be installed.

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 2971:Living Room:

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 (**Near ptac**)

Unit 2969:Kitchen:

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

Laundry Closet:

Secure cover plate on water heater junction. BMC 16.04.060(b)

Unit 2965:Kitchen:

Replace missing oven door handle. BMC 16.04.060(c)

Hall Bathroom:

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

Master Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (**Left of door**)

Master Bath:

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

Repair damaged vanity drawer. BMC 16.04.060(a)

Unit 2967:

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 Muni 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)

BUILDING 19Unit 2959:Exterior:

Reconnect gutter downspout. BMC 16.04.050(a)

No violations noted for interior.

Unit 2961:

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 (Keys)

Unit 2963:Bathroom:

Properly secure loose shower hardware. BMC 16.04.060(c)

Unit 2957:**Exterior:**

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

Kitchen:

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

Unit 2955:Living Room:

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

Unit 2953:**Exterior:**

Every flight of stairs which is more than 3 risers high shall have handrails. Every open portion of a stair, porch, landing or balcony which is more than 30 inches above the floor or grade below shall have guardrails. Guardrail intermediates must be installed such that a 4" sphere cannot pass through any opening. BMC 16.04.020

Living Room:

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

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) (At sink)

Bedroom:

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

BUILDING 20Unit 2968:Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (At entry)

Unit 2966:

No violations noted.

Unit 2964:

No violations noted.

Unit 2962:

Bathroom:

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

Unit 2948:Ext:

Remove accumulated belongings from patio. BMC 16.04.050(a)

Living Room:

Rearrange belongings in a manner that does not block or hinder access to emergency egress. BMC 16.04.020(a)(3), BMC 16.04.060(b), 2014 IFC 1003.6, 1030

(Pathways should be 36 inches in width.)

Kitchen:

Rearrange belongings in a manner that does not block or hinder access to emergency egress. BMC 16.04.020(a)(3), BMC 16.04.060(b), 2014 IFC 1003.6, 1030

(Pathways should be 36 inches in width.)

Bedroom:

Rearrange belongings in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), BMC 16.04.060(b), 2014 IFC 1003.6, 1030

(Pathways should be 36 inches in width.)

Unit 2950:Living Room:

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

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

Bathroom:

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

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:

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

Unit 2952:

No violations noted.

Unit 2954:Living Room:

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

Kitchen:

Replace broken/worn electrical receptacle. BMC 16.04.060(b) (At entry)

Bathroom:

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

BUILDING 21Unit 2974:Kitchen:

Determine source and eliminate leak. BMC 16.04.060(a)

Replace water damaged cabinet floor. BMC 16.04.060(a)

Unit 2972:Living Room:

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

Bath:

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

Replace water damaged cabinet floor. BMC 16.04.060(a)

Properly seal gaps around shower hardware. BMC 16.04.060(a)

Bedroom:

Secure loose electrical light switch. BMC 16.04.060(b)

Secure loose electrical receptacle. BMC 16.04.060(b) (At entry)

Unit. 2956:Bedroom:

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

Unit 2958:

No violations noted.

Unit 2960:

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

EXTERIOR:**BLD 1****Exterior:**

Scrape paint

Unit 3089:**Patio**

Secure the dryer vent cover. BMC 16.04.050(a)

BLD 5**Unit 3033:****Exterior:**

Replace corroded main electrical panel. BMC 16.04.050(b)

Unit 3043:**Exterior:**

Seal crawlspace access. BMC 16.04.050(a) **(Evidence of pest entry)**

BUILDING 7**Exterior:**

Properly seal crawlspace access. BMC 16.04.050(a)

BUILDING 8**Exterior:**

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

BUILDING 11**Exterior:**

Repair damaged dryer vent covers. BMC 16.04.050(a)

BUILDING 15**Unit 3015:****Exterior:****Patio**

Replace the dryer vent cover. BMC 16.04.050(a)

Repair damaged soffit. BMC 16.04.050(a)

BUILDING 19**Unit 2959:****Exterior:**

Reconnect gutter downspout. BMC 16.04.050(a)

Unit 2957:**Exterior:**

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

Unit 2953:**Exterior:**

Every flight of stairs which is more than 3 risers high shall have handrails. Every open portion of a stair, porch, landing or balcony which is more than 30 inches above the floor or grade below shall have guardrails. Guardrail intermediates must be installed such that a 4" sphere cannot pass through any opening. BMC 16.04.020

BUILDING 20Unit 2948:**Exterior:**

Remove accumulated belongings from patio. BMC 16.04.050(a)

OTHER REQUIREMENTS:**Inventory & Damages Lists:**

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. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All 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.

Est. Reins – 8hrs.

REMAINING VIOLATIONS INSPECTION REPORT

This property was reinspected on 7/23/2025

1420

Owner(s)

Bloomington Equities LLC
50 Chestnut Ridge Road Ste 205
Montvale, NJ 07645

Agent

Cedargate
3073 E. Amy Lane
Bloomington, IN 47408

Prop. Location: 3073 E Amy LN

Number of Units/Structures: 126/21

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

Date Inspected: 05/19/2025
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Council / Davis
Foundation Type: Slab
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.

GENERAL NOTE ON VACANT UNITS UNDERGOING REMODELS: At the 7/15/2025 cycle inspection, several vacant units in the complex were undergoing remodels that most likely will not be completed in the 60 day deadline that is imposed during a typical permit renewal cycle process. These units will be noted on the issued permit as vacant and must be inspected before being occupied. Regardless of when inspected, they will be held to the entire property's permit length.

The units included are listed below:

2954, 2955, 2967, 2973, 3029, 3036, 3041, 3071, 3077, 3087

****When remodels are completed contact the HAND department and have the unit inspected before occupying them, and the permit will be adjusted to include them****

INTERIOR:

BUILDING 1

Unit 3095:

Hall 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)

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

Unit 3087:

See General Note

This unit was vacant and undergoing a complete remodel.

Unit 3093:

Laundry Room

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

BUILDING 2

Unit 3077:

See General Note

This unit was vacant and undergoing a complete remodel.

Unit 3081:

Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements (located on either side of the sink, delayed trip). BMC 16.04.020(a)(5); IEC 406.3(D)

Unit 3083:

Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements (**located on either side of the sink, delayed trip**). BMC 16.04.020(a)(5); IEC 406.3(D)

Unit 3085:

Kitchen:

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana

Electric Code requirements (**located on either side of the sink, delayed trip**). BMC 16.04.020(a)(5); IEC 406.3(D)

BUILDING 3:

Unit 3071

See General Note

This unit was vacant and undergoing a complete remodel.

BUILDING 4:

Unit 3053:

Note: At the 7/23/2025 reinspection the PTAC unit was leaking onto the interior floor of the living room. Repair the PTAC unit to function as intended. BMC 16.04.060(a)

BUILDING 5

Unit 3051:

Note: At the 7/23/2025 reinspection there was no access (no key).

Kitchen:

Secure the vent hood to the cabinet above. BMC 16.04.060(a)

Repair the second cabinet drawer down to function as intended. BMC 16.04.060(a)

Living Room:

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

Repair drywall or install plumbing access panel. BMC 16.04.060(a)

Hall:

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

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)

Secure the loose tub faucet. BMC 16.04.060(c)

Bedroom:

Paint the water stained ceiling. BMC 16.04.060(a)

Unit 3037:

Living Room:

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

Unit 3041:

See General Note

This unit was vacant and undergoing a complete remodel.

BUILDING 6Unit 3025:Bathroom:

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

Unit 3029:**See General Note**

This unit was vacant and undergoing a complete remodel.

Unit 3021:**Note:** At the 7/23/2025 reinspection there was no access (no key).Kitchen:

Replace the light bulb in the vent hood. BMC 16.04.060(c)

Replace the non-functioning GFCI-protected receptacles with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements (**both countertop outlets**). BMC 16.04.020(a)(5); IEC 406.3(D)**BUILDING 7****Exterior:**

Properly seal crawlspace access. BMC 16.04.050(a)

Unit 3048:**Note:** At the 7/23/2025 reinspection this unit was inspected for the first time due to strong odor at cycle.Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition (**animal feces in kitchen and bathroom cabinets at reinspection, cat urine at cycle**). BMC 16.04.060(d)Kitchen:

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

Correct the polarity of the electrical receptacle. The neutral conductor is open (**GFCI left of sink**). BMC 16.04.060(b)Repair or replace the GFCI (**right of sink, delayed trip**). BMC 16.04.060(b)

Replace the missing grease filter. BMC 16.04.060(c)

Bedroom:

Properly repair or replace loose, damaged, or missing floor covering (large area at threshold only). BMC 16.04.060(a)

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)

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

Repair the water pressure to the **shower head 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)

Unit 3046:

Kitchen:

Note: At the 7/23/2025 reinspection the GFCI were now grounded but demonstrated a delayed trip.

Replace the non-functioning GFCI-protected receptacle with a new GFCI-protected receptacle(s), per Indiana Electric Code requirements (**delayed trip**). BMC 16.04.020(a)(5); IEC 406.3(D)

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)

BUILDING 8

Unit 3034:

Note: At the 7/23/2025 reinspection this unit was inspected for the first time.

Bedroom:

Rearrange belongings in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), BMC 16.04.060(b), 2014 IFC 1003.6, 1030

There was no access to the window in this room due to furniture. The inspector will check the window at the next reinspection.

Unit 3036:

Note: At the 7/23/2025 reinspection the violations noted had been complied. However, this unit is on the list provided by property management of units which will undergo full remodels.

See General Note

This unit was vacant and undergoing a complete remodel.

BUILDING 9

Unit 3030:

Bed 1:

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

Unit 3020:

Note: At the 7/23/2025 reinspection there was no access to this unit (**tenant denied**).

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Bed 2:

Secure loose electrical receptacle. BMC 16.04.060(b) (**At entry**)

BUILDING 10:

Unit 3016:

The cycle inspection revealed a serious roach infestation. Serious efforts by both the tenants and management will be required to significantly reduce this infestation to an acceptable level. This office strongly advises that the tenants properly prepare for treatment by:

1. Removing all items from the kitchen cabinets and drawers, including the shelf paper.
2. Removing all items from the pantry floor.
3. Removing all items from the bathroom floor and medicine cabinets.
4. Sanitize all areas where infestation is obviously present.
5. Sanitize all areas where roach droppings are present.
6. Properly store food items in sealed containers.

Every owner, agent or operator of a structure containing two (2) or more rental units shall be responsible for the extermination of insects, rodents or other pests in the structure or premises. The owner shall be responsible for extermination within each rental unit, but who is ultimately responsible to pay for such extermination is not regulated or discussed by the Municipal Code. BMC 16.04.090

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

Laundry Closet:

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

Bathroom:

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

Bed 1:

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

Kitchen:

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

Unit 3012:

Note: At the 7/23/2025 reinspection there was still no access to this unit (**keys**)

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 (**Keys**)

Unit 3018:

Once the interior renovation is complete all flooring, appliances, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(b)

BUILDING 11

Exterior:

Repair damaged dryer vent covers. BMC 16.04.050(a)

Unit 3010:

Note: At the 7/23/2025 reinspection this unit was inspected for the first time.

Living Room:

Properly and permanently eliminate the biological growth on walls and ceiling using EPA approved methods for mold remediation (**wall/door trim near supply vent behind the front door**). BMC 16.04.060(a)
epa.gov/mold

Bedroom:

Properly and permanently eliminate the biological growth on walls and ceiling using EPA approved methods for mold remediation (**wall surrounding the supply vent**). BMC 16.04.060(a) epa.gov/mold

The inspector highly recommends providing the tenant with a dehumidifier to aid in eliminating the cause of the biological growth.

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 3006:

Bathroom:

Properly secure loose shower hardware. BMC 16.04.060(c)

Unit 3004:

Note: At the 7/23/2025 reinspection this unit was inspected for the first time.

Living Room:

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

Secure loose electrical receptacle (**near entry door**). BMC 16.04.060(b)

Repair the PTAC unit to function as intended. BMC 16.04.060(b)

Bathroom:

Repair the toilet to flush properly. BMC 16.04.060(c)

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

Kitchen:

Replace the missing cover on the hood vent. BMC 16.04.060(c)

Properly caulk the countertop where it meets the wall to eliminate water infiltration. BMC 16.04.060(a)

Laundry:

Cover the dryer vent opening if not in use or connect the dryer vent if a dryer has been installed. BMC 16.04.060(b)

Unit 3002:Entry:

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

BUILDING 12Unit 2992:

Note: At the 7/23/2025 reinspection we had no access to reinspect this unit (**key**).

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(h) (**Under window**)

Unit 2990:

Once the interior renovation is complete all flooring, appliances, light globes, cover plates and switch plates shall be reinstalled. BMC 16.04.060(b)

Unit 2988:Laundry Closet:

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

BUILDING 14Unit 3011:Living Room:

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

Unit 3005:Hall Bathroom:

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

BUILDING 15Unit 3015:

Note: At the 7/23/2025 reinspection this unit was inspected for the first time.

Living Room:

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

Bathroom:

Replace the broken sink stopper. BMC 16.04.060(a)

Repair or replace the towel rod. BMC 16.04.060(a)

Kitchen:

TENANT VIOLATION: It is the determination of the code official that poor housekeeping has led to an insect infestation in this unit/structure (**gnats**). The tenant shall take immediate action to exterminate the insects in this unit/structure via an approved process that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation. These precautions include but are not limited to keeping the interior of the unit/structure in a clean and sanitary condition. BMC 16.04.090(a) and (e)

Exterior:**Patio**

Replace the dryer vent cover. BMC 16.04.050(a)

Repair damaged soffit. BMC 16.04.050(a)

BUILDING 16**Unit 2987:****Patio**

Repair the deteriorated siding to the left of the entry door. BMC 16.04.050(a)

Unit 2985:**Hall Bathroom**

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

BUILDING 17**Unit 2995:**

Note: At the 7/23/2025 reinspection maintenance could not confirm that the infestation had been remedied.

This unit was not inspected at the time of this inspection/ or reinspection, as it was not accessible (bad flea infestation). 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 2979:**Laundry:**

Repair drywall or install plumbing access panel. BMC 16.04.060(a)

Unit 2997:**Bedroom:**

Secure loose electrical receptacle. BMC 16.04.060(b) (**Left of door**)

BUILDING 18**Unit 2973:****See General Note**

This unit was vacant and undergoing a complete remodel.

Unit 2971:

Note: At the 7/23/2025 reinspection the detector saw the following violation:

Patio:

Secure the outside door light to the electrical box (hanging by the wires). BMC 16.04.060(h)

Living Room:

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". BMC 16.04.020(a)(5); 2009 IEC Article 406.3(B) Grounding & 2009 IEC Article 406.3 (D) Replacements (**Near ptac**)

Unit 2969:

Note: At the 7/23/2025 reinspection there was no access to this unit (**key**).

Kitchen:

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

Laundry Closet:

Secure cover plate on water heater junction. BMC 16.04.060(b)

Unit 2967:**See General Note**

This unit was vacant and undergoing a complete remodel.

BUILDING 19Unit 2961:

Note: At the 7/23/2025 reinspection this unit was inspected for the first time.

Bathroom:

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

Unit 2963:Bathroom:

Properly secure loose shower hardware. BMC 16.04.060(c)

Unit 2957:**Exterior:**

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

Kitchen:

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

Unit 2955:**See General Note**

This unit was vacant and undergoing a complete remodel.

Unit 2953:**Exterior:**

Every flight of stairs which is more than 3 risers high shall have handrails. Every open portion of a stair, porch, landing or balcony which is more than 30 inches above the floor or grade below shall have guardrails. Guardrail intermediates must be installed such that a 4" sphere cannot pass through any opening. BMC 16.04.020

Living Room:

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

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) (**At sink**)

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (**Under window**)

BUILDING 20**Unit 2948:**

Note: At the 7/23/2025 reinspection the tenant had not created 36 inch wide paths.

Ext:

Remove accumulated belongings from patio. BMC 16.04.050(a)

Living Room:

Rearrange belongings in a manner that does not block or hinder access to emergency egress. BMC 16.04.020(a)(3), BMC 16.04.060(b), 2014 IFC 1003.6, 1030
(Pathways should be 36 inches in width.)

Kitchen:

Rearrange belongings in a manner that does not block or hinder access to emergency egress. BMC 16.04.020(a)(3), BMC 16.04.060(b), 2014 IFC 1003.6, 1030
(Pathways should be 36 inches in width.)

Bedroom:

Rearrange belongings in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), BMC 16.04.060(b), 2014 IFC 1003.6, 1030
(Pathways should be 36 inches in width.)

Unit 2950:**Living Room:**

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

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

Bathroom:

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

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

Bedroom:

Note: At the 7/23/2025 reinspection the tenant denied access to the bedroom to reinspect the window. It will be checked at the next reinspection.

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

Unit 2954:**See General Note**

This unit was vacant and undergoing a complete remodel.

BUILDING 21:**Unit 2970:**

This unit did not appear on the original cycle report and will need to be inspected at the next reinspection.

EXTERIOR:**BUILDING 5**

Replace corroded main electrical panel. BMC 16.04.050(b)

Seal crawlspace access. BMC 16.04.050(a) (**Evidence of pest entry**)

BUILDING 7

Properly seal crawlspace access. BMC 16.04.050(a)

BUILDING 8

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

BUILDING 11

Repair damaged dryer vent covers. BMC 16.04.050(a)

BUILDING 15

Unit 3015:

Patio

Replace the dryer vent cover. BMC 16.04.050(a)

Repair damaged soffit. BMC 16.04.050(a)

BUILDING 19

Unit 2957:

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

Unit 2953:

Every flight of stairs which is more than 3 risers high shall have handrails. Every open portion of a stair, porch, landing or balcony which is more than 30 inches above the floor or grade below shall have guardrails. Guardrail intermediates must be installed such that a 4" sphere cannot pass through any opening. BMC 16.04.020

BUILDING 20

Unit 2948:

Remove accumulated belongings from patio. BMC 16.04.050(a)

OTHER REQUIREMENTS:

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All 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.

Est. Reins – hrs.

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

Meeting Date: August 19, 2025

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

Petition Number: 25-TV-67

Address: 920 W. Kirkwood Avenue

Petitioner: Peek & Associates RE & Mgt Company LLC

Inspector: Jo Stong

Staff Report: March 27, 2025: Conducted cycle inspection
April 9, 2025: Mailed inspection report; 60-day deadline June 8, 2025
June 13, 2025: Agent scheduled reinspection for July 23, 2025
July 22, 2025: Received appeal

During a cycle inspection of the above property violations of the Bloomington Housing Code were found, including damaged soffits and deteriorating floorboards on the front porch. The petitioner is seeking an extension of time of 30-60 days to complete these exterior 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: September 19, 2025

Attachments: Cycle Report; BHQA Application

8/14/25 AK



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 #: BHQA2025-0074
Application Date: 7/22/2025

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 920 W Kirkwood AVE
Parcel Number: 53-05-32-410-025.000-005

Owner

Dworecki, Amie I.
2114 Webster st
South Bend IN 46613

Applicant

Peek & Associates RE & Mgt Company LLC
885 S College Mall Road #385
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 respectfully request an extension of 30-60 days to be able to finish the exterior repairs. We have finished all of the Interior repairs and some of the exterior repairs like tree trimming around the house, cleaning and re-attaching of the gutter. The remaining repairs are the soffit repairs and porch repairs. The carpenter worker we had lined up for the repair has just let us know he is unable to complete them before July 23rd and we are in the process of finding another suitable contractor to do work. The remaining repairs are not health and safety repairs in our opinion, so we hope that you would grant our extension. Thank you for your consideration, Mark Kleinbauer

No physical file
25-TV-67
JS

CYCLE INSPECTION REPORT

1968

Owner

Dworecki, Amie I.
2114 Webster St
South Bend, IN 46613

Agent

Peek & Associates RE & Mgt. Company LLC
885 S. College Mall Road #385
Bloomington, IN 47401

Prop. Location: 920 W Kirkwood AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 03/27/2025
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: Yes

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

Monroe County Assessor's records indicate that this structure was built in 1940. At that time there were no minimum requirements for emergency egress.

INTERIOR:

NOTE: All life safety violations in this report have been highlighted.

Living Room 14-0 x 14-0, East Bathroom, West Bathroom, Kitchen 8-0 x 12-0:
No violations noted.

SW Bedroom 13-0 x 14-0:

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

Existing Egress Window Measurements:

Height: 24 inches
Width: 34 inches
Sill Height: 21 inches
Openable Area: 5.67 sq. ft.

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

NW Bedroom 14-0 x 11-0:

No violations noted.

Existing Egress Window Measurements:

Height: 30 inches

Width: 27 inches

Sill Height: 19 inches

Openable Area: 5.63 sq. ft.

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

NE Bedroom 8-0 x 14-0:

No violations noted.

Existing Egress Window Measurements:

Height: 22 inches

Width: 27 inches

Sill Height: 23 inches

Openable Area: 4.13 sq. ft.

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

Laundry Room:

Replace the crushed dryer hose. BMC 16.04.060(b), (c)

ATTIC

It is recommended that the bath fans be exhausted through the roof for proper ventilation.

BASEMENT (gas furnace)

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

No other violations noted.

EXTERIOR:

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

Replace all deteriorating or rotted boards on the front (south) porch. BMC 16.04.050(a)

Properly repair or replace deteriorated fascia at southwest, northwest and northeast corners to prevent the entry of birds and pests. 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)

Remove the trees and shrubs growing against the east side of the house. All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)

OTHER REQUIREMENTS:

The occupancy affidavit was presented at the inspection.

Inventory & Damages List

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

Duplicate copies of the inventory and damage list shall be retained by all parties. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the mailing of the Cycle Report or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)

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.