

Board of Housing Quality Appeals Public Hearing

Agenda for Tuesday, June 16, 2026, 4:15 p.m.

This meeting will be held in the Allison Conference Room (# 215), City Hall, 401 N. Morton St and [may also be accessed via zoom](#) at the following link:

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

Meeting ID: 840 9035 4059

Passcode: 084395

Materials for this meeting can be found on the [Board of Housing Quality Appeals website](#), or at the following link:

<https://bloomington.in.gov/boards/housing-quality-appeals>

Agenda

1. Roll Call

2. Approval of Memorandum

- A. [May 19, 2026 Memorandum](#)

3. Petitions - All items are on the consent agenda

- A. [BHQA2026-0137, 1425 N Dunn ST](#), Evolve Bloomington (Tabbitha Pitzer). Request for an extension of time to complete interior and exterior repairs.
- B. [BHQA2026-0139, 1531 N Buena Vista DR](#), Jocelyn Minks. Request for an extension of time to complete exterior lighting and stonework repairs.
- C. [BHQA2026-0140, 431 W Amaryllis DR](#), Hunter Properties (Karen Honeycutt). Request for an extension of time to repair the leak causing water infiltration.
- D. [BHQA2026-0141, 1333 S Fenbrook LN](#), The Fields (Tawnia Ames). Request for an extension of time to complete repairs.
- E. [BHQA2026-0142, 2206 E 8th ST](#), Mackie Properties (Kathryn Sample). Request for an extension of time to complete repairs to the siding.

4. General Discussion

5. Public Comment

6. Adjournment

Board Membership

Pursuant to applicable law and policy, and in compliance with Indiana Code 5-14-9-6, the following details are provided regarding the officers serving on this committee:

Board Member	Appointed By	Appointment Date	Term
Bryan Taylor	Mayor	04/27/2026	2/1/2026 to 1/31/2028
Benjamin Atkinson	Mayor	02/01/2026	2/1/2026 to 1/31/2086
Zachary Taylor	Mayor	10/16/2025	2/1/2025 to 1/31/2027
Navdeep Badhni	Common Councils	08/06/2025	2/1/2025 to 1/31/2027
Zoe Zollman	Common Councils	02/01/2026	2/1/2026 to 1/31/2028
Joshua Brewer	Common Councils	09/30/2025	2/1/2025 to 1/31/2027
Vacant	Mayor	-	2/1/2026 to 1/31/2028

The City of Bloomington is committed to providing equal access to information. If you encounter difficulties accessing this notice or related meeting materials, please contact the Housing and Neighborhood Development department at HAND@bloomington.in.gov or at 812-349-3420 and provide your name, contact information, and a link to or description of the document or web page you are having problems with.

Board of Housing Quality Appeals

Memorandum for Tuesday, May 19, 2026, 4:15 p.m.

This meeting was held in the Allison Conference Room (#215), City Hall, 401 N. Morton St.

The meeting was called to order at approximately 4:15 p.m. by Chair, Josh Brewer

Commission members present in person: Ben Atkinson, Navdeep Badhni, Joshua Brewer, Brian Taylor, Zachary Taylor, Zoe Zollman

City staff present: Mike Arnold, Jeremy Bettis, Daniel Bixler, Sean Hampton, Chastina Hayes, Jo Stong, Steve Tamewitz, Angela Van Rooy, Taylor Brown

Were members of the public present: YES

In person: Kristiana Wilsey

Zoom: Mike Harlan, Hannah Harrison, Jasmine Hudson

Approval of Minutes for March 17, 2026 Meeting

Ben Atkinson moved to approve the March 17, 2026 memorandum as presented; motion was seconded by Navdeep Badhni. Motion approved unanimously by roll call vote.

Petitions - All items are on the consent agenda

1. [26-TV-0133, 2654 S Adams ST](#), Adams & Hadley Village Apartments.
Ben Atkinson moved to approve a compliance deadline of May 21, 2026 to vacate the property, as recommended by staff; motion was seconded by Navdeep Badhni. Motion approved unanimously.
2. [26-TV-0135, 790 S Basswood DR](#), Jasmine Hudson.
Navdeep Badhni moved to approve a compliance deadline of June 02, 2026 to vacate the property, as recommended by staff; motion was seconded by Zoe Zollman. Motion approved unanimously.
3. [26-TV-0136, 518 W Howe ST](#), Kristiana Willsey.
Navdeep Badhni moved to approve a compliance deadline of May 30, 2026 to vacate the property, as recommended by staff; motion was seconded by Zoe Zollman. Motion approved unanimously.

Consent Agenda

1. [26-TV-0128, 1704 S Huntington DR](#), Stephen & Kathy Sexton.
Staff recommended a compliance deadline of June 21, 2026 for all repairs

Ben Atkinson moved to approve the Consent Agenda; motion was seconded by Navdeep Badhni. Motion unanimously approved.

Adjournment

Chair entertained motion to adjourn. Ben Atkinson so moved; motion seconded by Navdeep Badhni. Motion unanimously approved.

Meeting adjourned at 4:26 p.m.

Board of Housing Quality Appeals Staff Report

Meeting Date: June 16, 2026
Petition Type: TV
Petition Number: BHQA2026 - 0137
Address: 1425 N. Dunn St.
Petitioner: Tabitha Pitzer
Inspector: Council/Arnold/Hayes/Stong

Staff Report

- 01/28/2026 - 02/17/2026: Conducted Cycle Inspection
- 02/20/2026: Cycle Report reviewed.
- 03/04/2026: Cycle Report mailed.
- 05/01/2026: Reinspection scheduled for 06/03/2026
- 05/04/2026: Received BHQA Application.

During a cycle inspection of the aforementioned property, violations of the Housing Code were found. The petitioner is seeking Building 500 / Unit 1445 : Replace the broken glass in the entry door - Requesting an extension to **June 30, 2026** due to glass being on backorder with City Glass. This will allow time for glass to come in and for installation to be completed.

Main Structure (1425) / SW Building / Building 700: Secure loose siding, properly repair and surface coat the deteriorated window trim, scrape and paint exterior surfaces where paint is peeling or wood is exposed replace missing siding - Requesting an extension to **July 31st, 2026**. Currently in the contract phase for entire building siding and window refresh on property. This is a larger project, requiring the contract and scope of work to be very thorough.

Building 700, Building 600, Building 500, 18th St Building : Repair/ replace the gutters. Requesting extension to **August 14, 2026**. Contract has been executed, materials are on order. Scheduling is about 6-8 weeks out with an anticipated completion date on 08/01/2026.

Staff Recommendation

Grant 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: Aug 14, 2026

Attachments: Inspection 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 #: BHQA2026-0137
Application Date: 5/4/2026

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1425 N Dunn ST
Parcel Number: 53-05-28-300-026.000-005

Applicant

Tabbitha Pitzer
1425 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:

Building 500 / Unit 1445 : Replace the broken glass in the entry door - Requesting an extension to June 30, 2026 due to glass being on backorder with City Glass. This will allow time for glass to come in and for installation to be completed.

Main Structure (1425) / SW Building / Building 700: Secure loose siding, properly repair and surface coat the deteriorated window trim, scrape and paint exterior surfaces where paint is peeling or wood is exposed replace missing siding - Requesting an extension to July 31st, 2026. Currently in the contract phase for entire building siding and window refresh on property. This is a larger project, requiring the contract and scope of work to be very thorough.

Building 700, Building 600, Building 500, 18th St Building : Repair/ replace the gutters. Requesting extension to 08/14/2026. Contract has been executed, materials are on order. Scheduling is about 6-8 weeks out with an anticipated completion date on 08/01/2026.



Angela Van Rooy <angela.vanrooy@bloomington.in.gov>

Evolve Bloomington - Inspection Extension

'Tabbitha Pitzer' via HAND <hand@bloomington.in.gov>
Reply-To: Tabbitha Pitzer <tpitzer@evolvebloomington.com>
To: "hand@bloomington.in.gov" <hand@bloomington.in.gov>

Thu, Jun 4, 2026 at 8:21 AM

Good Morning Angela,
My name is Tabbitha Pitzer, we spoke yesterday in regard to Evolve Bloomington located at [1425 N. Dunn St. Bloomington, IN. 47408](#).

I am emailing to request that the violations on the interior of the building be added to our pending extension request. We are requesting this extension as we had an unexpected staff vacancy during the time period, we had to rectify the violations we were given.

I appreciate your time on this matter.

Thank you,

Tabbitha Pitzer
Property Manager
Evolve Management

Evolve Bloomington
Phone: 812-949-0660
[1425 N Dunn St Bloomington, IN 47408](#)
Web: [Bloomington Student Housing | Evolve Bloomington](#)
Email: info@evolvebloomington.com

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Housing and Neighborhood Development (HAND)
City of Bloomington | [401 North Morton Street](#)
812-349-3420 | bloomington.in.gov/hand

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CITY OF BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

CYCLE INSPECTION REPORT

10852

Owner

CA Ventures
130 E Randolph Street, Suite 2100
Chicago, IL 60601

Agent

Evolve Bloomington
1425 N. Dunn Street
Bloomington, IN 47408

Prop. Location: 471 E 18th ST

Number of Units/Structures: 279/7

Units/Bedrooms/Max # of Occupants: Bld 1: 23/Eff/5 21/1/5 43/2/5 33/3/5 63/4/5, Bld 2: 3/1/5 45/2/5 5/3/5
19/4/5, Bld 3: 2/3/5 2/4/5 4/2/5, Bld 4: 4/4/5, Bld 5: 4/4/5, Bld 6: 3/4/5, Bld 7: 5/4/5

Date Inspected: 01/28/2026, 01/30/2026, 02/17/2026

Inspector: Arnold, Hayes, Stong, Council

Primary Heat Source: Electric

Foundation Type: Slab

Property Zoning: MS

Attic Access: No

Number of Stories: 5

Accessory Structure: Pool

Monroe County Assessor's records indicate this structure was built in 2017/18.
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

Note: These structures are fully-sprinklered and meet the exception for minimum egress requirements as outlined in the 2014 IBC Sec. 1029.1

INTERIOR:

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

18th Street (Building 400)

Unit 411:

Kitchen:

Repair the faucet handle so that it functions as intended. BMC 16.04.060 (a)

Upstairs:

South Bedroom:

Remove the bag covering the smoke detector. BMC 16.04.060 (b)

Unit 413:

2nd Floor:

North Bedroom:

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

3rd Floor:

North Bedroom:

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

Unit 415:

2nd Floor:

North Bedroom:

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

Unit 417:

Kitchen:

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

3rd Floor:

North Bedroom:

Repair the door to latch. BMC 16.04.060 (a)

South Bedroom:

Repair the door to latch. BMC 16.04.060 (a)

Building 500

Unit 1447:

2nd Floor:

West Bath:

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

Repair the leaking shower head. BMC 16.04.060 (a)

Unit 1445:

Kitchen:

Replace the broken glass in the entry door. BMC 16.04.060 (a)

3rd Floor:

East Bedroom:

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

Unit 1443:

Living Room:

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

Kitchen:

Secure the loose sink faucet. BMC 16.04.060 (a)

Repair the ice maker so that it functions as intended. (Per tenant) BMC 16.04.060 (a)

3rd Floor:

West Bedroom:

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

Unit 1441:

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

Building 600

Unit 1415

No violations noted.

Unit 1417

Bath A:

Repair the GFCI receptacle to function as intended (will not reset). BMC 16.04.060(b)

Bath B:

Repair the shower door to function as intended (catches on wall at top of door). BMC 16.04.060(a)

3RD FLOOR

Laundry:

Ensure that the dryer exhaust is properly connected to the dryer and vents to the exterior. BMC 16.04.060(a)

Unit 1419

Kitchen:

Repair the faucet to function as intended (will not retract). BMC 16.04.060(c)

Bath A:

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

3RD FLOOR

Bath D:

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

Properly seal the base of the shower at the floor. BMC 16.04.060(c)

Building 700

Unit 351

3RD FLOOR

Bath D:

Repair the clogged sink. BMC 16.04.060(c)

Unit 353

No violations noted.

Unit 357

Bedroom A:

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

Unit 359

Bath B:

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

Unit 361

Bath B:

Ensure the exhaust fan is free of pests (tenant states something is scratching in vent). BMC 16.04.060(c)

Building 3 (Commercial use on main floor)

3rd Level

Unit 3301

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)

Bed A:

Bath:

Secure loose GFCI electrical receptacle. BMC 16.04.060(b)

Bed B:

Bath:

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 drain to function as intended. BMC 16.04.060(c)

Unit 3302

Kitchen:

Secure the loose GFCI receptacle at the end of the island/bar. BMC 16.04.060(b)

Bath A:

Properly secure the loose toilet seat. BMC 16.04.060(c)

Unit 3303:

Kitchen:

Repair the cove base adjacent to the laundry closet. BMC 16.04.060 (a)

Right Bath:

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

Secure the loose cove base. BMC 16.04.060 (a)

Unit 3304

No violations noted.

2nd Level

Unit 3201

No violations noted.

Unit 3202

Bath A:

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

Bath C:

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)

Bedroom D:

Replace the broken window latch (right window). BMC 16.04.060(a)

Bath D:

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)

Hall to Bed/Bath D:

Properly secure the light fixture to the ceiling. BMC 16.04.060(c)

Unit 3203

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)

Unit 3204:

No violations noted.

Building 2

5th Level

Unit 2502

Bath A:

Properly secure the shower door so that it functions as intended. BMC 16.04.060(c)

Properly secure the loose toilet seat. BMC 16.04.060(c)

Unit 2503

Bath A:

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

Properly secure the loose toilet seat. BMC 16.04.060(c)

Unit 2504

Bath B:

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

Unit 2506

Bath A:

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

Unit 2507

Laundry:

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

Bath B:

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

Unit 2508

Bed/Bath A:

This room was not accessible at the time of this inspection (tenant stated she had Covid). This room must be brought into compliance within the same 60-day deadline as the remainder of this property. BMC 16.03.040

Unit 2509:

No violations noted.

Unit 2510:

Right Front Bath:

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

Left Back Bath:

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

Front Right Bedroom:

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

Unit 2511:

No violations noted.

Unit 2512:

Right Bedroom:

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

Left Bath:

Replace the missing door. BMC 16.04.060 (a)

Repair the sink drain 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)

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

Unit 2513:

Kitchen:

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

Unit 2514:

No violations noted.

Unit 2515:

Left Bath:

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

Unit 2516: Vacant

No violations noted.

4th Level

Unit 2416:

Bath:

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

Unit 2415:

Kitchen:

Replace the missing exhaust vent filters. BMC 16.04.060 (a)

Left Bath:

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

IDF Closet:

Replace the missing doorknob. BMC 16.04.060 (a)

Unit 2414:

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

Unit 2413:

Left Bath:

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

Unit 2412:

No violations noted.

Unit 2411:

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)

Unit 2410:

Left Front Bath:

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

Left Rear Bedroom/Bath:

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

Unit 2409: Vacant

Right Front Bedroom:

Replace the missing doorknob. BMC 16.04.060 (a)

Left Back Bath:

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

Left Back Bedroom:

Replace the missing doorknob. BMC 16.04.060 (a)

Kitchen:

Replace the missing microwave door. BMC 16.04.060 (a)

Left Front Bath:

Properly install the shower insert and faucet so that it functions as intended. BMC 16.04.060 (a)

Repair the holes in the drywall. BMC 16.04.060 (a)

Unit 2408

No violations noted.

Unit 2407

No violations noted.

Unit 2406

Bedroom B:

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)

Bedroom C:

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

Bath C:

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

Properly secure the loose toilet seat. BMC 16.04.060(c)

Unit 2405

Kitchen:

Secure the loose GFCI receptacle at the end of the island/bar. BMC 16.04.060(b)

Bath A:

Properly secure the loose toilet seat. BMC 16.04.060(c)

Unit 2404

Bath A:

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

Unit 2403 (vacant)

No violations noted.

Unit 2402

Bath A:

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

Unit 2401

No violations noted.

3rd Level

Unit 2301

Bath A:

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

Unit 2302

Kitchen:

Replace the failing garbage disposal. BMC 16.04.060(c)

Bath D:

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

Unit 2303

No violations noted.

Unit 2304

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)

Bath A:

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

Properly secure the loose toilet seat. BMC 16.04.060(c)

Unit 2305

Bath A:

Secure the loose GFCI receptacle. BMC 16.04.060(b)

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)

Unit 2306

Bath C:

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

Unit 2307

Bath B:

Properly secure the loose toilet seat. BMC 16.04.060(c)

Unit 2308

Kitchen:

Repair the dishwasher to function as intended (tenant states it does not clean thoroughly). BMC 16.04.060(c)

Unit 2309:

Living Room:

Repair the broken window screen. BMC 16.04.060 (a)

Left Front Bedroom:

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

Left Back Bath:

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

Left Back Bedroom:

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

Unit 2310:

Right Back Bedroom/Bath:

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

Left Back Bedroom/Bath:

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

Unit 2317

No violations noted.

Unit 2316

No violations noted.

Unit 2315:

Left Bath:

Repair the hot water to function in the shower. BMC 16.04.060 (a) (Tenant states it runs out within 5 minutes)

Unit 2314:

Left Bedroom:

Remove the cover on the smoke detector. BMC 16.04.060 (b)

Unit 2313

No violations noted.

Unit 2312

No violations noted.

2nd Level:

Repair the fire alarm system to function as intended. (SW stairwell beeping) BMC 16.04.060 (b)

Unit 2214:

Right Bedroom:

Repair the broken window screen. BMC 16.04.060 (a)

Right Bath:

Repair/replace the bubbling/loose flooring. BMC 16.04.060 (a)

Unit 2213:

Living Room:

Repair/replace the entry doorknob. BMC 16.04.060 (a)

Right Bath:

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

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)

Unit 2212:

No violations noted.

Unit 2211:

Right Bath:

Repair the loose cove base. BMC 16.04.060 (a)

Repair the broken cabinet door. BMC 16.04.060 (a)

Unit 2210:

No violations noted.

Unit 2209:

Kitchen:

Repair the loose cove base on the end of the bar. BMC 16.04.060 (a)

Unit 2208

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)

Bath C:

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

Bath D:

Properly secure the loose toilet seat. BMC 16.04.060(c)

Unit 2207

Bath B:

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

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)

Unit 2206

Bath A:

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

Bath B:

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

Bedroom C:

Replace the broken left latch on the window (east wall, north window). BMC 16.04.060(a)

Unit 2205

No violations noted.

Unit 2204

Bath B:

Properly secure/rehang the toilet paper holder. BMC 16.04.060(a)

Properly secure the loose toilet seat. BMC 16.04.060(c)

Unit 2203

Mechanical Room:

Ensure that the water heater is functioning as intended (tenant states hot water runs out quickly). BMC 16.04.060 (c)

Bath 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)

Unit 2202

Bath B:

Properly secure the loose toilet seat. BMC 16.04.060(c)

Repair the light to function as intended (tenant states that it flickers). BMC 16.04.060ca)

Unit 2201

No violations noted.

Unit 2202

Unit 2101

Bed A:

Secure loose shower handle. BMC 16.04.060(c)

Bed B:

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

Bed D:

Properly secure shower door. BMC 16.04.060(c) **(Hanging)**

Unit 2103

Bed B:

Bath:

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

Unit 2104

Bed A:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Under desk, right of closet.)**

Bed B:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 2105

Kitchen:

Replace missing grease filter on range hood. BMC 16.04.060(c)

Unit 2106

No violations noted.

Unit 2107

Bed A:

Bath:

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

Unit 2108

Kitchen:

Replace missing grease filter on range hood. BMC 16.04.060(c)

Bed C:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Left of bath entry.)**

Bath:

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

Unit 2109

Bed C:

Secure loose electrical receptacle. BMC 16.04.060(b) **(Left of bath entry.)**

Bed B:

Bath:

Install GFCI receptacle(s), per Indiana Electric Code requirements at time of construction. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b) **(Dry walled over receptacle.)**

Furnace closet:

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

First Level

Unit 2001

No violations noted.

Unit 2002

Bed C:

Bath:

Secure loose GFCI electrical receptacle. BMC 16.04.060(b)

Unit 2003

Bed B:

Bath:

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

1425 N. Dunn

1st FLOOR

Unit 1101:

Bathroom

Repair the wall trim. BMC 16.04.060(a) (left of the shower and at the floor)

Unit 1102:

No violations noted

Unit 1103:

Bathroom A

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

Bathroom B

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

Unit 1104:

Bathroom B

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

Unit 1105, Unit 1106, Unit 1107:

No violations noted

Unit 1108:

Living Room

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

Unit 1109:

No violations noted

Unit 1110:

Living Room

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

Bedroom B

Verify the seals on the stationary windows are intact to eliminate the excessive condensation. BMC 16.04.060(c)

Unit 1111:

Living Room

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

Unit 1113:

Bathroom A

Secure the toilet paper holder to the vanity. BMC 16.04.060(a)

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

Bedroom B, Bathroom B

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

Unit 1114:

Kitchen

Secure the handle on the microwave. BMC 16.04.060(c)

Bedroom A

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

Bathroom A

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

Bedroom D

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

Unit 1115: (Model Unit) (Vacant)

No violations noted

Unit 1145:

Living Room

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

Bathroom A

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

Bedroom C

Repair the closet door to be on track. BMC 16.04.060(a)

Unit 1143:

Bathroom B

Secure loose electrical receptacle. BMC 16.04.060(b)

Bathroom C

Repair the base of the walls at the shower pan corners. BMC 16.04.060(a)

Bathroom D

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

Unit 1139:

General Condition

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

Unit 1137: (Vacant)

Bedroom A

Properly repair and surface coat the crack in the back left corner of the walls. BMC 16.04.060(a)

Bedroom B

Properly re-caulk around the countertop to eliminate water infiltration. BMC 16.04.060(a) (left side top of splash guard)

Unit 1134:

Living Room

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

Bathroom A

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

Bedroom B

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

Bathroom B

Secure loose electrical receptacle. BMC 16.04.060(b)

Bathroom C

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

Unit 1133:

No violations noted

2nd FLOOR

Unit 1201, Unit 1202:

No violations noted

Unit 1203:

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)

Bedroom A, Bathroom A

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

Unit 1204:

Bathroom B

Secure the loose sink faucet. BMC 16.04.060(c)

Unit 1205:

Bathroom C

Secure the loose shower faucet handle. BMC 16.04.060(c)

Common Hall Furnace Room (Across from Unit 1205)

Secure the smoke detector to the ceiling. BMC 16.04.060(b)

Unit 1206:

Bedroom B

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

Bedroom C

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

Bathroom C

Eliminate the drip at the shower head. BMC 16.04.060(c)

Unit 1207:

No violations noted

Unit 1208: (Vacant):

No violations noted.

Unit 1209:

No violations noted.

Unit 1210:

No violations noted

Unit 1211:

Bedroom B

Repair window to latch securely. BMC 16.04.060(b)

Unit 1212:

No violations noted

Unit 1213:

Bedroom B, Bathroom B

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

Unit 1214:

Kitchen

Verify the dishwasher functions as intended. BMC 16.04.060(c) (Tenant complaint)

Bedroom C

Re-install the closet door. BMC 16.04.060(a)

Unit 1215:

Kitchen

Repair the stove warmer drawer so it closes as intended. BMC 16.04.060(c)

Bedroom A

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

Unit 1216:

Bed A:

Secure loose electrical receptacle. BMC 16.04.060(b) (At entry.)

Hall between B & C beds:

Secure loose electrical receptacle. BMC 16.04.060(b)

Bed D:

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

Unit 1217:

Kitchen:

Replace missing grease filter on range hood. BMC 16.04.060(c)

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

Bed A:

Secure loose electrical receptacle. BMC 16.04.060(b) (At entry.)

Bed B:

Secure toilet to its mountings. BMC 16.04.060(c)

Bed C:

Secure loose shower controls. BMC 16.04.060(c)

Unit 1218:

No violations noted.

Unit 1219:

Bed A:

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

Unit 1220:

Kitchen:

Secure loose electrical receptacle. BMC 16.04.060(b) (On island.)

Bed D:

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

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

Unit 1221:

No violations noted.

Common Hall:

No violations noted.

Unit 1222:

Bed B:

Secure loose electrical receptacle. BMC 16.04.060(b) (Left of window.)

Unit 1223:

No violations noted.

Unit 1224:

No violations noted.

Unit 1225:

No violations noted.

Unit 1226:

Entry:

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

Bed D:

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

Unit 1233:

No violations noted

Unit 1234:

Living Room

Replace the broken window latch. BMC 16.04.060(Left window)

Bedroom D

Repair the shower door to open easily. BMC 16.04.060(a) (sticks)

Unit 1236:

Bedroom A, Bathroom A

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

Unit 1238:

No violations noted

Unit 1239:

Laundry Closet

Repair/replace the dryer exhaust line. BMC 16.04.060(c)

Unit 1240:

No violations noted

Unit 1241:

Bedroom A

Replace the broken window latch. BMC 16.04.060(a)

Unit 1242

No violations noted.

Unit 1243

No violations noted.

Unit 1244:

No violations noted

Unit 1245:

Bathroom A

Secure loose electrical receptacle. BMC 16.04.060(b)

Bedroom B

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

Bathroom B

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

3rd FLOOR

Unit 1301

No violations noted.

Unit 1302

No violations noted.

Unit 1303

Bath C:

Properly secure/rehang the toilet paper holder. BMC 16.04.060(a)

Unit 1304

No violations noted.

Unit 1305

No violations noted.

Janitor Room

No violations noted.

Mechanical Room

Properly reattach the smoke detector so that it may function as intended. BMC 16.04.060(b)

IDF Room

No violations noted.

Unit 1306

Kitchen:

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

Bath A

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

Bath C

Properly secure the loose toilet seat. BMC 16.04.060(c)

Unit 1307

Bath:

Properly secure the loose toilet seat. BMC 16.04.060(c)

Unit 1308

No violations noted.

Unit 1309

Living Room:

Properly secure the electrical strip to the wall or other stationary surface. Eliminate one of the strips to eliminate a fire safety hazard (one strip is plugged into the other one). BMC 16.04.060(b)

Unit 1310

No violations noted.

Unit 1311

No violations noted.

Unit 1312

No violations noted.

Unit 1313

Bath A:

Properly secure the loose toilet seat. BMC 16.04.060(c)

Bath B:

Repair the shower door to function as intended (hits on the shower at bottom). BMC 16.04.060(c)

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

Unit 1314

Bath B:

Properly secure/rehang the toilet paper holder. BMC 16.04.060(a)

Bedroom B:

Replace the broken fall protection latches on the window. BMC 16.04.060(b)

Storage Room

No violations noted.

Unit 1315

Bath B:

Repair the shower door to function as intended (hits on the shower at bottom). BMC 16.04.060(c)

Electric Room

No violations noted.

Unit 1316

Kitchen:

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

Properly secure the faucet to the sink. BMC 16.04.060(c)

Bath C:

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

Bath D:

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

Properly secure the loose toilet seat. BMC 16.04.060(c)

IDF Room

No violations noted.

HVAC Room

No violations noted.

Unit 1317

Bath C:

Properly secure the loose toilet seat. BMC 16.04.060(c)

Bath D:

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

Unit 1318

No violations noted.

Unit 1319

Bath B:

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

Unit 1320

Bath A:

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

Bath B:

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

Unit 1321

Bath A:

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

Bath B:

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

Mechanical Room

No violations noted.

Common Hall

Replace the broken exit sign. BMC 16.04.060(b)

Unit 1322

No violations noted.

Unit 1323

No violations noted.

Unit 1324

No violations noted.

Unit 1325

No violations noted.

Utility Room

No violations noted.

Mechanical Room

No violations noted.

Unit 1326

Bath A:

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

Unit 1327

Bath A

Properly secure the loose cove base. BMC 16.04.060(a)

Bath C:

Properly secure the loose cove base. BMC 16.04.060(a)

Unit 1328

No violations noted.

Unit 1329

Kitchen:

Properly secure the faucet handle to the stem so that it functions as intended. BMC 16.04.060(c)

Bath C:

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

Properly secure the loose toilet seat. BMC 16.04.060(c)

Unit 1330

Bath D:

Properly secure the loose sink faucet. BMC 16.04.060(c)

Unit 1331

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)

Bath:

Properly secure the loose toilet seat. BMC 16.04.060(c)

Unit 1332

Kitchen:

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

Bedroom B:

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

Unit 1333

Bath A:

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

Bath C:

Properly secure/rehang the toilet paper holder. BMC 16.04.060(a)

Bedroom D:

Replace the broken fall protection latches on the window. BMC 16.04.060(b)

Bath D:

Properly secure the faucet to the sink. BMC 16.04.060(c)

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

Unit 1334

No violations noted.

Unit 1335

No violations noted.

Unit 1336

No violations noted.

Unit 1337

No violations noted.

Unit 1338

Bath B:

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

Unit 1339

No violations noted.

Unit 1340

Bath A:

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

Bath B:

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

Bath D:

Repair the shower door to function as intended (does not open outward). BMC 16.04.060(c)

Unit 1341

No violations noted.

Unit 1342

No violations noted.

Unit 1343

Bedroom B:

Replace the broken latch on the left window. BMC 16.04.060(a)

Bath C:

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

Unit 1344

No violations noted.

Unit 1345

Bath C:

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

4th FLOOR

1401

Entire Unit:

Ensure that the hot water system is functioning as intended (tenant states hot shower lasts five minutes). BMC 16.04.060(c)

Bath:

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

1402

No violations noted.

1403

Kitchen:

Secure the loose GFCI receptacle at the end of the island/bar. BMC 16.04.060(b)

Bath C:

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Bath D:

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

1404

Bath B:

Repair the shower door to function as intended (jammed into wall). BMC 16.04.060(c)

1405

This unit was not inspected at the time of this inspection, as it was not accessible (tenant asked us to come back later). This unit must be inspected and brought into compliance within the same 60-day deadline as the remainder of this property. BMC 16.03.040

Hall Mechanical Room

No violations noted.

1406

Bath C:

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

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

Bath D:

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

1407

No violations noted.

1408

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)

1409

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)

Bath C:

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)

1410

No violations noted.

1411

Bath C:

Repair the doorknob to function as intended (will not lock). BMC 16.04.060(a)

1412

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)

1413

Bath A:

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

Bath B:

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

1414

Kitchen:

Properly secure the faucet handle to the stem. BMC 16.04.060(c)

Bath A:

Repair the shower door to function as intended (does not open outward). BMC 16.04.060(c)

1415

Bath B:

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

1416

Bath B:

Repair the shower door to function as intended (hits at bottom). BMC 16.04.060(c)

Bath D:

Properly secure the loose toilet seat. BMC 16.04.060(c)

1417

Bath D:

Repair the shower door to function as intended (drags) BMC 16.04.060 (c)

1418

No violations noted.

1419

No violations noted.

1420:

Right Rear Bath:

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

1421:

Right Bath:

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

1422:

Right Bath:

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

Laundry Closet:

Securely attach the dryer vent line to the dryer. BMC 16.04.060(c)

1423:

Right Bath:

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

1424:

No violations noted.

1425:

No violations noted.

1426:

Left Front Bedroom:

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

1427:

Laundry Closet:

Securely attach the dryer vent line to the dryer. BMC 16.04.060(c)

1428:

Kitchen:

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

Bathroom:

Repair the door to lock. BMC 16.04.060 (a)

1429:

Front Right Bath:

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) (Shower)

Front left bath

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) (Shower)

Kitchen:

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

1430:

No violations noted.

1431:

No violations noted.

1432:

No violations noted.

1433:

No violations noted.

1434:

Right Back Bath:

Repair the overhead light to function as intended. (Flickers) BMC 16.04.060 (a)

1435:

No violations noted.

1436:

No violations noted.

1437:

Left Front Bedroom:

Repair the door to latch. BMC 16.04.060 (a)

Right Back Bath:

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

Main Hallway:

Repair all emergency lighting to function as intended. IBC Sec. 1006.1 BMC 16.04.060 (b) (Exit sign in front of 1437)

1438:

Right Bath:

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

1439:

Kitchen:

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

1440:

No violations noted.

1441:

Laundry Closet:

Securely attach the dryer vent line to the dryer. BMC 16.04.060(e)

Repair the door to latch. BMC 16.04.060 (a)

Front Right Bedroom/Bath:

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

1442:

Kitchen:

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)

1443:

Left Front Bedroom/Bath:

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

1444:

Entry:

Repair the door to latch. BMC 16.04.060 (a)

Right Bath:

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

1445:

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

5th FLOOR

1501:

Laundry Closet:

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c)

Repair the door to latch. BMC 16.04.060 (a)

1502:

Bathroom:

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

1503:

1st Right Bedroom:

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

Laundry Closet:

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

1504:

Living Room:

Secure the loose ceiling vent. BMC 16.04.060 (a)

Right 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)

1505:

Entry Hallway:

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)

Left Bathroom:

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

Laundry Closet:

Repair the door to latch. BMC 16.04.060 (a)

1506:

1st Right Bedroom:

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

Living Room:

Repair/replace the broken window lock. BMC 16.04.060 (a)

Kitchen:

Repair/replace the broken microwave door handle. BMC 16.04.060 (a)

Back 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)

Middle Bedroom Left:

Repair/replace the damaged door. 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)

1507:

Laundry Closet:

Securely attach the dryer vent line to the dryer. BMC 16.04.060(c)

Bathroom:

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

1509:

Left Back Bedroom:

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

Laundry Closet:

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

1510:

Kitchen:

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)

1513: Vacant

Right Bath:

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

1514:

No violations noted.

1515:

Kitchen:

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

Left Bath:

Secure the loose sink faucet. BMC 16.04.060 (a)

1516:

No violations noted.

1517:

Living Room:

Remove the bowl covering the smoke detector. BMC 16.04.060 (b)

Left Back Bedroom:

Remove the bowl covering the smoke detector. BMC 16.04.060 (b)

1518:

No violations noted.

1519:

Right Front Bath:

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

Back Right Bath:

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

1521:

Right Bath:

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

Left Bath:

Secure the loose sink faucet. BMC 16.04.060 (a)

1523:

No violations noted.

1524:

No violations noted.

1528:

No violations noted.

1529:

Right Back Bath:

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

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

1531:

No violations noted.

1533:

No violations noted.

1534:

Left Front Bath:

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

Back Right 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)

Kitchen:

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

1535:

Laundry Closet:

Securely attach the dryer vent line to the dryer. BMC 16.04.060(c)

1536:

Back Right Bath:

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

1537:

Left Front 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)

1538:

Left Bedroom:

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

1539:

No violations noted.

1540:

Left Back Bedroom:

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

1541:

Left Front Bathroom:

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

Laundry Closet:

Repair the door to latch. BMC 16.04.060 (a)

Right Back Bath:

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

1542:

Laundry Closet:

Repair the door to latch. BMC 16.04.060 (a)

1543:

No violations noted.

1544:

No violations noted.

1545:

No violations noted.

EXTERIOR:

Main Structure (1425)

Secure the loose siding. BMC 16.04.050(a) (left of downspout – NE of convenient store)

Properly repair and surface coat the deteriorated window trim. BMC 16.04.050(a) (right of downspout – NE of convenient store)

Properly repair and surface coat the deteriorated window trim. BMC 16.04.050(a) (East wall – south end – 4th Level - behind convenient store – 2 windows)

Properly repair and surface coat the deteriorated window trim. BMC 16.04.050(a) (4th floor – 4th window east of the SW corner)

Secure the loose siding. BMC 16.04.050(a) (South wall – west end – above westernmost door – third level)

Properly repair and surface coat the deteriorated window trim. BMC 16.04.050(a) (West wall – south of courtyard entry – NW corner – 4th level)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(c)(e) (South end of courtyard – in alcove – between 1st and 2nd levels)

Replace the missing siding . BMC 16.04.050(a) (NW corner of North end – 2nd level window)

SW Building

Properly repair and surface coat the deteriorated window trim. BMC 16.04.050(a) (4th level – 3rd, 6th and 8th windows south of NE corner)

Properly repair and surface coat the deteriorated window trim. BMC 16.04.050(a) (4th level – 1st, 3rd, 5th and 7th set of double windows – south of the entry door)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(c)(e) (vertical trim in the alcove -east wall – south end of structure)

Remove the couch. BMC 16.04.050(a) (west side of structure)

Building 700 (Units 351-361)

Repair/replace the gutters. BMC 16.04.050(a) (South side of structure)

Secure the loose siding. BMC 16.04.050(a) (West side of structure)

Repair/replace the exhaust cover. BMC 16.04.050(a) (North wall – west end)

Building 600 (Units 1415-1419)

Repair/replace the gutters. BMC 16.04.050(a) (West side of structure)

Building 500 (Units 1441-1447)

Replace the glass in the entry door. BMC 16.04.050(a) (west entry – Unit 14445)

Repair/replace the gutters. BMC 16.04.050(a) (East side of structure above Unit 1445)

18th Street Building (Units 411-417)

Repair/replace the gutters. BMC 16.04.050(a) (Above Units 413 and 417)

OTHER REQUIREMENTS:

Fire Suppression/Fire Alarm System

Provide documentation of the fire suppression/fire alarm systems annual inspection as required by the Indiana Fire Prevention Code. BMC 16.01.060(f)

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)

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.

2 days 2 inspectors for reinspection.

Board of Housing Quality Appeals Staff Report

Meeting Date: Jun 16, 2026

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

Petition Number: BHQA2026-0139

Address: 1531 N Buena Vista Dr

Petitioner: Jocelyn Minks

Inspector: Sean Hampton , Jo Stong, Kenny Liford

Staff Report

- Mar 6, 2026 Cycle Inspection Conducted
- Mar 25, 2026 Cycle Report Mailed (60 Day Deadline May 24, 2026)
- May 21, 2026 BHQA Application Received (No information provided about extension length or items needing extension of time)
- Jun 3, 2026 Email Thread detailing length of extension and items to be addressed (Exterior Only)

During a cycle inspection of the aforementioned property, violations of the Housing Code were found. The petitioner is seeking an extension of time to complete the exterior repairs. Those repairs include installation of a new exterior light fixture and stone siding 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: Immediately (Interior Violations/Life Safety)

Jul 1, 2026 (Exterior Violations)

Attachments: Cycle Report, Appeal, Email Thread Detailing Appeal



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 #: BHQA2026-0139
Application Date: 5/20/2026

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1531 N Buena Vista DR
Parcel Number: 53-01-34-490-000.000-005

Applicant

Jocelyn Minks
1531 N Buena Vista Dr
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: 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:

Recent HAND Inspection violations - all completed except for installation of missing exterior light & repairing exterior stonework siding. Both waiting on contractors for completion. Requesting extension on these items.



Sean Hampton <sean.hampton@bloomington.in.gov>

BHQA Information Needed

4 messages

Sean Hampton <sean.hampton@bloomington.in.gov>

Wed, Jun 3, 2026 at 9:40 AM

To: jocelyn.minks@assetliving.com

Good morning,

I am reaching out in regards to your recent BHQA application. It seems you did not include what you are asking an extension for and how long you are requesting the extension to be.

Please get back to me as soon as possible with this information, so we can process your application and get you on the BHQA schedule.

Thanks!

--

Sean Hampton

Neighborhood Compliance Officer, Housing and Neighborhood Development

City of Bloomington | 401 North Morton Street

(812) 349-3420 | bloomington.in.gov

Jocelyn Minks <Jocelyn.Minks@assetliving.com>

Wed, Jun 3, 2026 at 9:45 AM

To: Sean Hampton <sean.hampton@bloomington.in.gov>

Hey Sean!

I am requesting this for the recent HAND inspection – we had a list of violations. All have been taken care of other than the missing exterior light and repairing some of the missing stonework siding on the building. The light fixture should arrive and be installed this week and the construction team is supposed to be doing the warranty work for the siding next week.

Could we have an extension until July 1st?

Thank you!



ASPEN HEIGHTS

Jocelyn Minks

Community Manager

P 812-287-4460

1531 N. Buena Vista Dr. Bloomington, IN 47404

aspensbloomington.com

[Click Here to Leave a Review!](#)

From: Sean Hampton <sean.hampton@bloomington.in.gov>
Sent: Wednesday, June 3, 2026 9:41 AM
To: Jocelyn Minks <Jocelyn.Minks@AssetLiving.com>
Subject: BHQA Information Needed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am reaching out in regards to your recent BHQA application. It seems you did not include what you are asking an extension for and how long you are requesting the extension to be.

Please get back to me as soon as possible with this information, so we can process your application and get you on the BHQA schedule.

Thanks!

--

Sean Hampton
Neighborhood Compliance Officer, Housing and Neighborhood Development
City of Bloomington | [401 North Morton Street](#)

(812) 349-3420 | bloomington.in.gov



Sean Hampton <sean.hampton@bloomington.in.gov>
To: Jocelyn Minks <Jocelyn.Minks@assetliving.com>

Wed, Jun 3, 2026 at 9:56 AM

Thank you for the quick response!

Yes, I will include this information in the application and recommend the deadline be **July 1st**. This extension of time will be for the **exterior violations only**. If you have all **interior violations** addressed, you should go ahead and get the reinspection scheduled. Once exterior violations are addressed and the deadline is reached, an inspector can conduct a drive-by of the property to reinspect those exterior items for compliance.

Please let me know if you have any other questions or concerns.

Thanks!

On Wed, Jun 3, 2026 at 9:46 AM Jocelyn Minks <Jocelyn.Minks@assetliving.com> wrote:

Hey Sean!

I am requesting this for the recent HAND inspection – we had a list of violations. All have been taken care of other than the missing exterior light and repairing some of the missing stonework siding on the building. The light fixture should arrive and be installed this week and the construction team is supposed to be doing the warranty work for the siding next week.

Could we have an extension until July 1st?

Thank you!



ASPEN
HEIGHTS

Jocelyn Minks

Community Manager

P 812-287-4460

1531 N. Buena Vista Dr. Bloomington, IN 47404

aspenbloomington.com

[Click Here to Leave a Review!](#)

From: Sean Hampton <sean.hampton@bloomington.in.gov>
Sent: Wednesday, June 3, 2026 9:41 AM
To: Jocelyn Minks <Jocelyn.Minks@AssetLiving.com>
Subject: BHQA Information Needed

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Good morning,

I am reaching out in regards to your recent BHQA application. It seems you did not include what you are asking an extension for and how long you are requesting the extension to be.

Please get back to me as soon as possible with this information, so we can process your application and get you on the BHQA schedule.

Thanks!

--

Sean Hampton
Neighborhood Compliance Officer, Housing and Neighborhood Development
City of Bloomington | 401 North Morton Street
(812) 349-3420 | bloomington.in.gov



--

Sean Hampton
Neighborhood Compliance Officer, Housing and Neighborhood Development
City of Bloomington | 401 North Morton Street

(812) 349-3420 | bloomington.in.gov



Jocelyn Minks <Jocelyn.Minks@assetliving.com>
To: Sean Hampton <sean.hampton@bloomington.in.gov>

Wed, Jun 3, 2026 at 9:58 AM

Thank you!



ASPEN
HEIGHTS

Jocelyn Minks

Community Manager

P 812-287-4460

1531 N. Buena Vista Dr. Bloomington, IN 47404

aspensbloomington.com

[Click Here to Leave a Review!](#)

From: Sean Hampton <sean.hampton@bloomington.in.gov>
Sent: Wednesday, June 3, 2026 9:57 AM
To: Jocelyn Minks <Jocelyn.Minks@AssetLiving.com>
Subject: Re: BHQA Information Needed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the quick response!

Yes, I will include this information in the application and recommend the deadline be **July 1st**.

This extension of time will be for the **exterior violations only**. If you have all **interior violations** addressed, you should go ahead and get the reinspection scheduled.

Once exterior violations are addressed and the deadline is reached, an inspector can conduct a drive-by of the property to reinspect those exterior items for compliance.

Please let me know if you have any other questions or concerns.

Thanks!

On Wed, Jun 3, 2026 at 9:46 AM Jocelyn Minks <Jocelyn.Minks@asselliving.com> wrote:

Hey Sean!

I am requesting this for the recent HAND inspection – we had a list of violations. All have been taken care of other than the missing exterior light and repairing some of the missing stonework siding on the building. The light fixture should arrive and be installed this week and the construction team is supposed to be doing the warranty work for the siding next week.

Could we have an extension until July 1st?

Thank you!



ASPEN
HEIGHTS

Jocelyn Minks

Community Manager

P 812-287-4460

1531 N. Buena Vista Dr. Bloomington, IN 47404

aspensbloomington.com

[Click Here to Leave a Review!](#)

From: Sean Hampton <sean.hampton@bloomington.in.gov>
Sent: Wednesday, June 3, 2026 9:41 AM
To: Jocelyn Minks <Jocelyn.Minks@AssetLiving.com>
Subject: BHQA Information Needed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am reaching out in regards to your recent BHQA application. It seems you did not include what you are asking an extension for and how long you are requesting the extension to be.

Please get back to me as soon as possible with this information, so we can process your application and get you on the BHQA schedule.

Thanks!

--
Sean Hampton
Neighborhood Compliance Officer, Housing and Neighborhood Development
City of Bloomington | [401 North Morton Street](http://401NorthMortonStreet.com)
(812) 349-3420 | bloomington.in.gov



--
Sean Hampton
Neighborhood Compliance Officer, Housing and Neighborhood Development
City of Bloomington | [401 North Morton Street](http://401NorthMortonStreet.com)
(812) 349-3420 | bloomington.in.gov



CYCLE INSPECTION REPORT

416

Owners

Bloomington IN Properties KP6, LLC
One Town Center Rd. STE 300
Boca Raton, FL 33486

Agent

Asset Living/Aspen Bloomington
1531 N. Buena Vista Drive, Leasing Office
Bloomington, IN 47404

Prop. Location: 1531 N. Buena Vista Dr./703 W. Gourley Pike

Number of Units/Structures: 237/4

Units/Bedrooms/Max # of Occupants: Bld 1: 43: 4-1 Bed, 1-3 Bed, 23-4 Bed, 15-5 Bed.
Bld 2: 151: 2- Eff., 31-1 Bed, 84-2 Bed, 34-3 Bed.
Bld 3: 43: 4-1 Bed, 1-3 Bed, 23-4 Bed, 15-5 Bed.
Bld 4: 4: 4-5 Bed.

Date Inspected: 03/04/2026

Primary Heat Source: Electric

Property Zoning: MS

Number of Stories: 4

Inspector: Hampton, Liford, Stong

Foundation Type: Slab

Attic Access: No

Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 2024.

Minimum requirements for emergency egress windows at the time of construction:

Openable area required: 5.0 sq. ft. for grade floors, 5.7 sq. ft. for all other floors

Clear width required: 20"

Clear height required: 22"

Maximum Allowable Sill Height: 44" above finished floor

Existing Egress Window Measurements:

Height: 55 inches

Width: 33 inches

Sill Height: 26 inches

Openable Area: 12.60 sq. ft.

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

Note: This structure is fully sprinklered and meets the exception for minimum egress requirements as outlined in the 2014 IBC Sec. 1029.1

INTERIOR:

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

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

BUILDING 1

LEVEL 4:

Units 1-419, 1-418, 1-417, 1-411, 1-406, 1-405, 1-404, 1-402, 1-401:

No violations noted.

Utility Room, IDF Room, Common Study, Common Trash, and Utility Room:

No violations noted.

Unit 1-415:

Bedroom B

Replace the missing sink stopper. BMC 16.04.060(a)

LEVEL 3:

Units 1-302, 1-303, 1-304, 1-305, 1-309, 1-315, 1-317, 1-319:

No violations noted.

Utility Room, Common Study Room, and Trash Room:

No violations noted.

Unit 1-301:

Entry:

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

Unit 1-306:

Bedroom D:

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

Unit 1-307:

Kitchen:

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

Unit 1-318:

Kitchen:

Properly secure the loose kick plate under the island counter. BMC 16.04.060(a)

LEVEL 2:

Units 1-217, 1-215, 1-211, 1-206, 1-205, 1-204, 1-202:

No violations noted.

Hall Utility Closet, IDF Room, Trash Room, Common Study Room, and Stair One / LEVEL Two

Landing:

No violations noted.

Unit 1-219:

Kitchen:

Repair the damaged microwave door handle. BMC 16.04.060(a)

Bedroom C:

Replace missing sprinkler escutcheon ring (**Bathroom**). BMC 16.04.060(c)

Unit 1-218:

Bedroom E:

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

Unit 1-201:

Kitchen:

Repair the damaged microwave door handle. BMC 16.04.060(a)

LEVEL 1:

Units 1-102, 1-104, 1-107, 1-117, 1-118, 1-119:

No violations noted.

Water Room, Common Hall Unlabeled Room across from Water Utility Room, Utility Room, Electrical Room, Common Lobby/Entrance from Parking Lot, Bike Storage, Janitor Closet, and Trash Compactor Room:

No violations noted.

Unit 1-101:

Bedroom B:

Properly secure the faucet on the sink. BMC 16.04.060(c)

Bedroom D:

Replace missing/broken vanity drawer. BMC 16.04.060(a)

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

Unit 1-103:

Bedrooms A:

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

Unit 1-105:

Kitchen:

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

Half Bath:

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

Bedroom A:

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

Remove the tape from the smoke detector. BMC 16.04.060(a)

Secure loose electrical receptacle by bathroom door. BMC 16.04.060(b)

Unit 1-106:

Bedroom B:

Repair the loose backsplash to the left of the sink. BMC 16.04.060(a)

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

Unit 1-109:

Bedroom C:

Remove the tape from the smoke detector. BMC 16.04.060(a)

BUILDING 3

LEVEL 4:

Units 3-419, 3-411, 3-406, 3-405, 3-401:

No violations noted.

Utility Room, IDF Room, Trash Room, and Common Study Area:

No violations noted.

Unit 3-418:

Bath B:

Repair the clogged sink. BMC 16.04.060(c)

Bedroom C:

Properly repair all damage from the roof leak and properly surface-coat all repairs. BMC 16.04.060(a)

Unit 3-417:

Kitchen:

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

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

Unit 3-415:

Bath C:

Repair or replace the cracked bathtub. BMC 16.04.060(c)

Unit 3-404:

Bath A:

Repair the clogged sink. BMC 16.04.060(c)

Bedroom/Bath B:

Properly repair all damage from the roof leak and properly surface-coat all repairs. BMC 16.04.060(a)

Unit 3-402:

Bath A:

Repair the clogged sink. BMC 16.04.060(c)

Common Stairway One:

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

LEVEL 3:

Units 3-305, 3-306, 3-309, 3-317, 3-319:

No violations noted.

Utility Room, Trash Room, and Common Study Area:

No violations noted.

Unit 3-301:

Bath C:

Repair the clogged sink. BMC 16.04.060(c)

Unit 3-302:

Bath E:

Repair the clogged sink. BMC 16.04.060(c)

Unit 3-303:

Bedroom C:

Provide a cover for the junction box on the ceiling just inside the door. BMC 16.04.060(a)

Bath D:

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

Unit 3-304:

Kitchen:

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

Bath D:

Repair the clogged sink. BMC 16.04.060(c)

Bedroom B:

Properly repair all damage from the roof leak and properly surface-coat all repairs. BMC 16.04.060(a)

Unit 3-307:

Bath C:

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

Unit 3-315:

Bedroom/Bath C:

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

Unit 3-318:

Bath B:

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

LEVEL 2:

Units 3-201, 3-202, 3-206, 3-211(Vacant), 3-215, 3-217, 3-219:

No violations noted.

Utility Room, Common Study Room, IDF Room, Utility Room, and Trash Room:

No violations noted.

Unit 3-204:

Bedroom/Bath A:

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

Bedroom B:

Properly repair all damage from the roof leak and properly surface-coat all repairs. BMC 16.04.060(a)

Bedroom/Bath C:

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

Unit 3-205:

Bath:

Repair the clogged sink. BMC 16.04.060(c)

LEVEL 1:

Units 3-119, 3-118, 3-117, 3-109, 3-107, 3-106, 3-104, 3-102, 3-101:

No violations noted.

Electrical Room, Water Room, Mail Room Common Area, Janitor Closet, Bike Storage, Trash Compactor Room, Utility Room (Next to Stairs), and Utility Room:

No violations noted.

Unit 3-105:

Bedroom A:

Properly re-hang the towel bar. BMC 16.04.060(a)

Unit 3-103:

Bedroom B:

Remove the tape from the smoke detector. BMC 16.04.060(b)

BUILDING 4

Unit 4-101:

Main Level

Hallway:

Remove the plastic bag from the smoke detector. BMC 16.04.060(a)

Upstairs

Bedroom D:

Remove the tape from the smoke detector. BMC 16.04.060(a)

Unit 4-102:

Main Level

Back Deck:

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

Exceptions:

1. One & Two family dwellings
2. Where the buildings & decks are protected by an automatic sprinkler system

LP gas burners shall not be located on combustible balconies or within 10 feet of combustible construction.

Exception:

1. One and two family dwellings.
2. Where buildings, balconies, and decks are protected by an automatic sprinkler system.

Charcoal grills may be stored in these locations. Gas grills may be stored in these locations without the propane tank attached. (Propane tanks shall not be stored in the living space, garage or storage shed).

BMC 16.04.020(a)(3), Indiana Fire Code Sec. 308.3.1 & Sec. 308.3.1.1

Upstairs

Bedroom E:

Remove the tape from the smoke detector. BMC 16.04.060(a)

Unit 4-103:

No violations noted.

Unit 4-104:

Main Level

Bedroom B:

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

BUILDING 2

LEVEL 5:

Units 2-502, 2-503, 2-507, 2-509, 2-520, 2-527, 2-524, 2-526, 2-528, 2-539, 2-545, 2-534, 2-549, 2-536:

No violations noted.

Hall Mechanical Closet, Common Study Room, Utility Room, Storage Room, and Utility Closet:

No violations noted.

Trash/Utility Room:

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

Unit 2-501:

Bedroom B:

Properly secure the faucet on the sink. BMC 16.04.060(c)

Bedroom A:

Replace the broken toilet paper holder. BMC 16.04.060(a)

Unit 2-504:

Living Room/Kitchen:

Determine the source and eliminate the leak in the ceiling. 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)

Unit 2-505:

Bedroom A:

Replace the broken toilet paper holder. BMC 16.04.060(a)

Unit 2-506:

Bedroom A:

Repair the damaged door to the vanity. BMC 16.04.060(a)

Unit 2-508:

Entry:

Determine the source and eliminate the leak in the ceiling. 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)

Bedroom A:

Remove the tape from the smoke detector. BMC 16.04.060(a)

Bedroom B:

Remove the tape from the smoke detector. BMC 16.04.060(a)

Unit 2-513:

Laundry Room:

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

Bedroom C:

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

Unit 2-510:

Laundry Room:

Repair the washer and dryer to function as intended. BMC 16.04.060(c)

Furnace Closet:

Properly secure the loose ductwork. BMC 16.04.060(a)

Unit 2-512:

Bedroom B:

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

Unit 2-525:

Bedroom A:

Properly ground the electrical receptacle.(By the door under the switch) 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 2-522:

Bedroom:

Replace the missing sink stopper. BMC 16.04.060(a)

Unit 2-537:

Kitchen:

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

Unit 2-543:

Bedroom:

Remove the tape from the smoke detector. BMC 16.04.060(a)

Unit 2-530:

Living Room

Properly ground the electrical receptacle.(Outlet behind the couch) 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 2-532:

Bedroom B:

Repair the wiring for the light fixture and exhaust fan so that they function as intended. BMC 16.04.060(b)

Bedroom A:

Repair the wiring for the light fixture and exhaust fan so that they function as intended. BMC 16.04.060(b)

Unit 2-547:

Bedroom B:

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

Unit 2-551:

Bedroom B:

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

Bedroom A:

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

LEVEL 4:

Units 2-401, 2-402, 2-404, 2-405, 2-407, 2-408, 2-409, 2-410, 2-415, 2-417, 2-419, 2-412, 2-421, 2-420, 2-422, 2-429, 2-431, 2-426, 2-433, 2-439, 2-443, 2-432, 2-447, 2-434, 2-449, 2-451:

No violations noted.

Common Hall Mechanical Room/ IDF, Trash/Utility/IDF Room, and Media/Mechanical Closet:

No violations noted.

Unit 2-436:

Bedroom A:

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

Unit 2-445:

Bathroom A:

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

Unit 2-430:

Maintenance Closet:

Fire caulk line set penetrations. BMC 16.04.060(b) and IRC-312.11-4

Unit 2-424:

Laundry:

Reconnect the dryer exhaust so that it vents to the exterior. BMC 16.04.060(c)

Unit 2-427:

Kitchen:

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

Unit 2-425:

Laundry:

Reconnect the dryer exhaust so that it vents to the exterior. BMC 16.04.060(c)

Unit 2-418:

Kitchen:

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

Unit 2-423:

Half Bath:

Secure the loose GFCI receptacle. BMC 16.04.060(b)

Unit 2-413:

Bedroom/Bath A:

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

Bedroom/Bath C:

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

Unit 2-406:

Bath A:

Repair the clogged sink. BMC 16.04.060(c)

Unit 2-403:

Bath:

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

Bedroom:

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

LEVEL 3:

Units 2-302, 2-304, 2-305(Vacant), 2-307, 2-308, 2-309, 2-313, 2-310, 2-312, 2-320, 2-325, 2-327, 2-322, 2-324, 2-326, 2-328, 2-335, 2-337, 2-336, 2-334, 2-349, 2-332, 2-339, 2-343:

No violations noted.

Common Hallway, Mechanical/Trash Room, Common Study Lounge, and Utility Room:

No violations noted.

Unit 2-301: Dog

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

Unit 2-303:

Bathroom 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 (**Wall to right of entry; towards bottom of wall near baseboard**)

Unit 2-306:

Bathroom A:

Secure the loose faucet. BMC 16.04.060(c)

Bathroom B:

Secure loose electrical receptacle. BMC 16.04.060(b)

Mechanical Room:

Fire caulk line set penetrations. BMC 16.04.060(b) and IRC-312.11-4

Unit 2-351:

Bedroom C:

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

Install a sprinkler cover over the sprinkler head. BMC 16.04.060(c)

Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b) (Left of hallway)

Unit 2-347:

Bedroom 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

Unit 2-330:

Mechanical 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)

Unit 2-345:

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

LEVEL 2:

Units 2-236(Vacant), 249, 232(Model), 247, 245, 243, 239, 228, 226, 218, 223, 213, 209, 207, 208, and 206:

No violations noted.

Utility Room/IDF, Common Area/Elevator 1, Trash Room, and Utility Room/IDF:

No violations noted.

Unit 2-251:

Kitchen:

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

Bathroom B:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 2-234: Dog

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 2-230:

Bedroom 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) **(Hole in closet ceiling)**

Unit 2-233:

Kitchen:

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

Bathroom B:

Secure the loose faucet. BMC 16.04.060(c)

Unit 2-231:

Kitchen:

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

Bathroom B:

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

Unit 2-224:

Kitchen:

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

Unit 2-229:

Half Bath:

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

Stairway:

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b) **(2nd level stairs; bracket pulling out of wall)**

Unit 2-222:

Kitchen:

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

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

Unit 2-227:

Bathroom A:

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

Bathroom B:

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

Unit 2-225:

Kitchen:

Secure the loose faucet. BMC 16.04.060(c)

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

Unit 2-220:

Kitchen:

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

Bathroom B:

Secure the loose faucet. BMC 16.04.060(c)

Unit 2-221:

Half Bath:

Secure the loose faucet. BMC 16.04.060(c)

Kitchen:

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

Living Room:

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) **(Under bar; Ground prong stuck inside)**

Unit 2-212:

Bathroom A:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 2-219:

Half Bath:

Secure the loose faucet. BMC 16.04.060(c)

Reinstall the toilet paper holder. BMC 16.04.060(c)

Bedroom A:

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) **(Right; Hard to lock)**

Bedroom B:

Install a sprinkler cover over the sprinkler head. BMC 16.04.060(c)

Unit 2-217:

Half Bath:

Secure loose electrical receptacle. BMC 16.04.060(b)

Kitchen:

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

Stairway:

Secure the handrail so it is capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b) **(1st level handrail)**

Bathroom B:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 2-210:

Kitchen:

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

Bathroom B:

Secure the loose faucet. BMC 16.04.060(c)

Bathroom A:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 2-215:

Kitchen:

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

Bedroom 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

Bathroom B:

Install a sprinkler cover over the sprinkler head. BMC 16.04.060(c)

Unit 2-205:

Bathroom B:

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

Unit 2-203:

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (Next to bath entry)

Unit 2-204:

Kitchen:

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

Unit 2-202:

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) (Hard to lock)

Unit 2-201:

Mechanical Closet:

Fire caulk line set penetrations. BMC 16.04.060(b) and IRC-312.11-4

Living Room:

Secure loose electrical receptacle. BMC 16.04.060(b) (GFCI under bar)

LEVEL 1:

Units 2-143, 145, 130, 132, and 134:

No violations noted.

Janitor Closet, Common Bathroom, Common Kitchen Area, Mechanical Closet, Main Common/ Game Room, Fitness Center, Mechanical Closet, Utility Room, Maintenance Shop, Pool Pump Room, Trash Room, Storage Closet, and Bike Storage Room:

No violations noted.

Unit 2-135:

Kitchen:

Replace the missing/broken microwave handle. BMC 16.04.060(c)

Unit 2-128:

Kitchen:

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

Bedroom A:

Secure loose electrical receptacle. BMC 16.04.060(b) (Next to entry)

Unit 2-139:

Kitchen:

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

Bedroom B:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 2-147:

Kitchen:

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

Bedroom A:

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

Unit 2-149:

Kitchen:

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

Bathroom:

Secure the loose faucet. BMC 16.04.060(c)

Unit 2-151:

Bathroom A:

Secure the loose faucet. BMC 16.04.060(c)

Unit 2-136:

Kitchen:

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

Unit 2-137 (Model):

Kitchen:

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

Mechanical/Water/Media Room:

Fire caulk line set penetrations. BMC 16.04.060(b) and IRC-312.11-4 (Above water door)

EXTERIOR:

Building 1:

No violations noted.

Building 2:

Properly repair or replace damaged or deteriorated siding in a manner that leaves the structure weather tight. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating siding and structural members. BMC 16.04.050(a) (**Missing bricks bottom row; Southwest corner next to stair 1**)

Repair all emergency lighting to function as intended. IBC Sec. 1006.1 BMC 16.04.060 (b) (**Stair 3 door**)

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

Install the missing exterior light fixture. BMC 16.04.050(c) (**South wall; Middle of building**)

Properly install approved exterior vent cover on the bathroom/laundry exhaust. BMC 16.04.050(a) (**Next to stair 3 door**)

Building 3:

Repair all emergency lighting to function as intended. IBC Sec. 1006.1 BMC 16.04.060 (b) (**Above trash compactor door next to stair 2**)

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

Building 4:

No violations noted.

OTHER REQUIREMENTS:

Fire Suppression/Fire Alarm System

Provide documentation of the fire suppression/fire alarm systems annual inspection as required by the Indiana Fire Prevention Code. BMC 16.01.060(f)

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)

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 time for reinspection 2 inspectors full day

Board of Housing Quality Appeals Staff Report

Meeting Date: June 16, 2026
Petition Type: TV
Petition Number: BHQA2026-0140
Address: 431 W. Amaryllis Dr. (Unit 435)
Petitioner: Karen Honeycutt
Inspector: Chastina Hayes/Rob Council

Staff Report

- 04/30/2026 - Complaint received and scheduled for 5/4/26
- 05/04/2026 - Complaint inspection conducted. Complaint valid.
- 05/06/2026 - Complaint report mailed to owner/agent/tenant.
- 05/21/2026 - Reinspection conducted. Not complied. RV report written.
- 05/28/2026 - Received BHQA request.

During a cycle inspection of the aforementioned property, violations of the Housing Code were found. The petitioner is seeking an extension of time to complete repairs.

Staff Recommendation

Deny 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: 06/16/2026

Attachments: Complaint reports, BHQA request.



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 #: BHQA2026-0140
Application Date: 5/26/2026

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 431 W Amaryllis DR
Parcel Number: 53-05-29-400-034.000-005

Applicant

Hunter Bloomington Properties
1200 S Rolling Ridge Way - Office
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 completed the work before our inspection date on 5/21. The night before we received a very hard rain and the water entered the apartment again. We are working on a new plan to prevent this from happening again. We need time to finish this up and for us to get another hard rain to make sure it is not going to leak again. I will be replacing the carpet in the affected area once we know that the leak has been properly repaired. I would like a 2-week extension.

Complaint Inspection Report

File # 4793

Date Inspected: 05/04/2026

Inspector: Chastina Hayes

Owner

Hunter Bloomington Properties
2201 Main St
Evanston, IL 60202

Agent

Hunter Bloomington Properties
Karen Honeycutt
1200 S Rolling Ridge Way-Office
Bloomington, IN 47403

Tenant

Dilip Nikhil Francies
435 W Amaryllis Dr
Bloomington, IN 47404

Property Attributes

Address: 431 W Amaryllis Dr
Number of units/structures: 36/6
Units/bedrooms/max # of occupants: Bld 1: 7/3/5, Bld 2: 2/3/5, Bld 3: 6/3/5, Bld 4: 6/3/5, Bld 5:
6/3/5, Bld 6: 9/3/5
Primary heat source: Electric
Foundation type: Basement
Number of stories: 2
Attic access: Yes
Accessory structure(s): None
Property zoning: MS

The following items are the result of a complaint inspection conducted on [05/04/2026]. **It is the responsibility of the property owner or agent 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 812-349-3420.

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

Interior

Downstairs:

Northwest Bedroom:

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

Living Room:

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

Exterior

Properly seal the perimeter on the west side of the structure to prevent water infiltration. BMC 16.04.050 (b)

This is the end of the report

Remaining Complaint Violations

File # 4793

Date Inspected: 05/04/2026 (Reins. 05/21/2026)

Inspector: Hayes / Council

Owner

Hunter Bloomington Properties
2201 Main St
Evanston, IL 60202

Agent

Hunter Bloomington Properties
Karen Honeycutt
1200 S Rolling Ridge Way-Office
Bloomington, IN 47403

Tenant

Dilip Nikhil Francies
435 W Amaryllis Dr
Bloomington, IN 47404

Property Attributes

Address: 431 W Amaryllis Dr
Number of units/structures: 36/6
Units/bedrooms/max # of occupants: Bld 1: 7/3/5, Bld 2: 2/3/5, Bld 3: 6/3/5, Bld 4: 6/3/5, Bld 5:
6/3/5, Bld 6: 9/3/5
Primary heat source: Electric
Foundation type: Basement
Number of stories: 2
Attic access: Yes
Accessory structure(s): None
Property zoning: MS

The following items are the result of a complaint inspection conducted on **05/04/2026**. This report is your **final notice** from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington.

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

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

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

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

Interior

Downstairs:

Northwest Bedroom:

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

Living Room:

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

Exterior

Properly seal the perimeter on the west side of the structure to prevent water infiltration. BMC 16.04.050 (b)

This is the end of the report.

Board of Housing Quality Appeals Staff Report

Meeting Date: 06/16/2026
Petition Type: TV
Petition Number: BHQA2026-0141
Address: 1333 S. Fenbrook Ln.
Petitioner: Tawnia Ames
Inspector: Stong/Council

Staff Report

- 01/21/2026 - Cycle inspection conducted.
- 02/12/2026 - Report mailed to owner/agent.
- 04/14/2026 - Reinspection scheduled.
- 05/27/2026 - Reinspection conducted. Not complied. RV report written.
- 05/29/2026 - Received BHQA request.

During a cycle inspection of the aforementioned property, violations of the Housing Code were found. The petitioner is seeking an extension of time to complete necessary repairs.

Staff Recommendation

Grant 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:

Jul 15, 2026

Attachments:

Remaining violations report.
BHQA request.



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 #: BHQA2026-0141
Application Date: 5/28/2026

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 1333 S Fenbrook LN
Parcel Number: 53-01-52-862-500.000-009

Applicant

Tawnia Ames
1333 S Fenbrook Ln
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:

Petition Type: TV – Extension of Time to Complete Repairs

Following a recent inspection at The Fields, several minor repair items were identified that require completion prior to full compliance. These items include general maintenance corrections noted by the inspector, which are currently in progress.

An extension is requested due to the timing of these additional items occurring during peak “turn” season, which impacts contractor availability and scheduling. Granting additional time will ensure all repairs are completed thoroughly and in accordance with housing standards, rather than rushed.

We are respectfully requesting an extension through July 15, 2026, to complete all remaining items and obtain final approval.

No modifications or alterations to code requirements are being requested—only additional time to complete the necessary repairs.

All life safety violations have been highlighted

REMAINING VIOLATIONS REPORT

Reinspection on 5/27/2026

7287

Owner

Wilkinson Indy
8902 N. Meridia St. Suite 205
Indianapolis, IN 46260

Agent

The Fields
1333 S. Fenbrook Lane
Bloomington, IN 47401

Prop. Location: 1333 S Fenbrook LN

Number of Units/Structures: 272/19

Units/Bedrooms/Max # of Occupants: Bld A: 2/3/3 10/2/3, Bld B: 4/1/3 10/2/3 2/3/3, Bld C: 4/1/3 10/2/3 2/3/3, Bld D: 4/1/3 10/2/3 2/3/3, Bld E: 4/1/3 10/2/3 2/3/3, Bld F: 4/1/3 10/2/3 2/3/3, Bld G: 4/1/3 10/2/3 2/3/3, Bld H: 4/1/3 10/2/3 2/3/3, Bld I: 10/2/3 2/3/3, Bld J: 10/2/3 2/3/3, Bld K: 4/1/3 10/2/3 2/3/3, Bld L: 4/1/3 10/2/3 2/3/3, Bld M: 4/1/3 10/2/3 2/3/3, Bld N: 4/1/3 10/2/3 2/3/3, Bld O: 8/2/3, Bld P: 12/2/3, Bld Q: 12/1/3, Bld R: 12/1/3, Bld S: 4/1/3 10/2/3 2/3/3

Date Inspected: 01/21/2026

Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Inspector: Council, Hampton, Stong

Foundation Type: Crawl Space

Attic Access: Yes

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: All life safety violations in this report have been highlighted.****Building A**

1421 –

Entry:

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

Building B

1371 –

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)

1359 –

Deck:

Replace broken or missing spindles in handrail/guardrail. BMC 16.04.020, BMC 16.04.050(b)

Building C

1305 –

Hall bath:

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

1307 –

Entry:

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

Replace missing trim. BMC 16.04.060(a)

Building D

1243 –

Entry Deck:

Secure all loose floorboards to eliminate trip hazards. BMC 16.04.050(b)

1251 –

Bath:

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

1261 –

Mechanical Room:

Reconfigure the TPR tube to meet the criteria below:

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
- **shall 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 F

1408 –

Ext:

Remove lint build-up from dryer vent cover. BMC 16.04.060(b)

1414 –

Deck:

Properly seal weathered deck and replace all rotting deck boards. BMC 16.04.050(a)

1422 –

Hall bath:

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

Building H

1290 –

Master bedroom:

Repair the smoke detector in this room 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)

1278 –

Hall Bath:

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

1274 –

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 J

3425 –

Laundry 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

Determine source and eliminate leak. BMC 16.04.060(a) **(Washer)**

Kitchen:

Repair the broken window. BMC 16.04.060(a) **(Transom)**

3433 –

Primary Bath:

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

Building L

3556 –

Kitchen:

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

Building N

3616 –

Laundry Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Master bedroom:

Trim bush to eliminate blocked egress window. BMC 16.04.060(b) BMC 16.04.050(b)

Building O

3464 –

Kitchen:

Provide electrical power to the receptacle so that it functions as intended. BMC 16.04.060(c) **(Right of stove)**

Note: At the reinspection the receptacle was not wired correctly (hot/neutral reverse).

Building P

3440 –

Secure loose shower head stem. BMC 16.04.060(c)

3438 –

Bathroom:

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

Building R

1433 –

Bath:

Repair the GFCI outlet to function as intended (will not trip). BMC 16.04.060(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.

One inspector half a day for reinspection.

Board of Housing Quality Appeals Staff Report

Meeting Date: 06/16/2026
Petition Type: TV
Petition Number: 2026 0142
Address: 2206 E 8th ST
Petitioner: Kathryn Sample
Inspector: Jo Stong

Staff Report

- March 13, 2026: Conducted cycle inspection
- April 4, 2026: Mailed cycle report
- May 29, 2026: Agent schedule reinspection for June 8, 2026
- May 29, 2026: Received appeal

During a cycle inspection of the aforementioned property, violations of the Housing Code were found. The petitioner is seeking an extension of time to complete the exterior painting violation, stating that they are working with a vendor to possibly replace wood, scrape and paint, and/or replace vinyl siding.

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: Aug 16, 2026

Attachments: Cycle Report, appeal



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 #: BHQA2026-0142
Application Date: 5/29/2026

Application For Appeal To The Board of Housing Quality Appeals

Property Address: 2206 E 8th ST
Parcel Number: 53-05-34-412-009.000-005

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.
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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:

We are requesting an extension of time for the following repair:
"Exterior: Scrape and paint exterior surfaces where paint is peeling or wood is exposed."

The property owner and contracted vendors are working out a plan to address siding needs on the home, including the possibility of wood replacement, scraping and painting, and/or adding vinyl siding.

Mackie Properties is requesting a 60-day extension (new deadline 7/31/26) to accommodate vendor planning, scheduling, and extensive repairs.



CITY OF
BLOOMINGTON

HOUSING AND NEIGHBORHOOD DEVELOPMENT

Rental Cycle Inspection Information

4/2/2026

Representative, Agent
Mackie Properties
PO Box 236
Ellettsville IN 47429

Owner
T2T Properties LLC
190 S Spriggs Boulevard
Bloomington IN 47403

RE: 2206 E 8th ST

We have recently completed an inspection at **2206 E 8th 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 **6/1/2026**.

Once violations have been corrected it is your responsibility to call the Housing and Neighborhood Development (HAND) office **no later than 6/1/2026** 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 6/1/2026 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

File # 2689

Date Inspected: 03/13/2026

Inspector: Jo Stong

Owner

T2T Properties LLC
190 S. Spriggs Boulevard
Bloomington, IN 47406

Agent

Mackie Properties
P.O. Box 236
Ellettsville, IN 47429

Property Attributes

Address: 2206 E. 8th Street
Number of units/structures: 1/1
Units/bedrooms/max # of occupants: 1/3/5
Primary heat source: Gas
Foundation type: Crawl Space
Number of stories: 1
Attic access: No
Accessory structure: None
Property zoning: RM

Monroe County Assessor's records indicate that this structure was built in 1950. 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 (16-9 x 13-6), Laundry Room:
No violations noted.

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

Hall Bathroom, Kitchen (11-7 x 13-5):
No violations noted.

NE Bedroom (11-8 x 11-8), SE Bedroom (11-8 x 10-9):

No violations noted.

Existing Egress Window Measurements:

Height: 24 inches

Width: 27 inches

Sill Height: 28 inches

Openable Area: 4.50 sq. ft.

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

West Bedroom (11-9 x 11-9):

No violations noted.

Existing Egress Window Measurements (double-hung; both sashes removable):

Height: 48 inches

Width: 30 ½ inches

Sill Height: 37 inches

Openable Area: 10.17 sq. ft.

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

West Bathroom:

Properly secure the loose shower head. BMC 16.04.060(c)

Exterior:

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

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

Crawlspace (gas furnace):

Not accessible (screwed shut). Furnace inspection documents provided prior to inspection.

Required Documents

Note: All documents were provided prior to the cycle inspection.

Requirement to Post Rental Occupancy Permit

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 the report

Estimated time for re-inspection: 15 minutes