

**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL McCLOSKEY CONFERENCE ROOM
Zoom Meeting
SEPTEMBER 15, 2021 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

I. **ROLL CALL**

II. **REVIEW OF SUMMARY** – August 18, 2021

III. **PETITIONS**

- 1) 21-TV-75, **3525-3527 S. Kennedy Drive**, Hometown Rentals. Request for an extension of time to complete repairs.
- 2) 21-TV-76, **151-157 E. Kennedy Court**, Hometown Rentals. Request for an extension of time to complete repairs.
- 3) 21-TV-77, **929 S. Sheridan Drive**, Brian Webster (XCEI Properties). Request for an extension of time to complete repairs.
- 4) 21-AA-78, **2606 S. Madison Street**, Thomas Muir. Request for relief from an administrative decision.
- 5) 21-TV-79, **1221 W. 6th Street**, Roger and Mary Kay Ballard. Request for an extension of time to complete repairs.
- 6) 21-TV-80, **1007 N. Summit Street**, Janice Price (Bloomington Housing Authority). Request for an extension of time to complete repairs.
- 7) 21-TV-81, **904 E. University Street**, Jamar Properties (James Eireman). Request for an extension of time to complete repairs.
- 8) 21-TV-82, **609 S. Walnut Street**, Mackie Properties (Stefen Shirley). Request for an extension of time to complete repairs.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

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

Agenda - September 15, 2021 BHQA	1
HAND Staff inviting you to Zoom meeting	3
3525-3527 S. Kennedy Court	4
151-157 E. Kennedy Court	12
929 S. Sheridan Drive	19
2606 S. Madison Street	27
1221 W. 6th Street	30
1007 N. Summit Street	36
904 E. University Street	82
609 S. Walnut Street	87

HAND Staff is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting

Time: September 15, 2021 04:00 PM Eastern Time (US and Canada)

Sep 15, 2021 04:00 PM

Join Zoom Meeting

<https://bloomington.zoom.us/j/93193636060?pwd=S0NyRC9zajFkNFhzSU1aNzVsbUpQUT09>

Meeting ID: 931 9363 6060

Passcode: 088348

One tap mobile

+19292056099,,93193636060# US (New York)

+13017158592,,93193636060# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 931 9363 6060

Find your local number: <https://bloomington.zoom.us/u/kemL5j86py>



City of Bloomington
H.A.N.D.

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

Meeting Date: September 15th, 2021
Petition Type: An extension of time to complete repairs.
Petition Number: 21-TV-75
Address: 3525-3527 S. Kennedy Ct.
Petitioner: Taylar Baughman/Hometown Rentals
Inspector: Kenny Liford
Staff Report: May 13th, 2021 Completed Cycle Inspection Report
July 27th, 2021 BHQA application received

The agent has requested an extension of time to complete repairs due to a delay in receiving parts to repair the window.

Staff recommendation: Approve the request.

Conditions: Have all repairs completed and a re-inspection scheduled by the deadline listed below.

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

Compliance Deadline: October 5th, 2021

Attachments: Cycle report, BHQA Appeal

SLW



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

RECEIVED JUL 26 2021

BY:

Property Address: 3525-3527 S. Kennedy Drive Bloomington, Indiana 47401

Petitioner's Name: Taylor Baughman/ Hometown Rentals

Address: PO Box 2655

City: Bloomington State: Indiana Zip Code: 47402

Phone Number: 8126063107 E-mail Address: Taylor_B@hometownrentalsbtown.com

Owner's Name: Matthew Cascio/ Hometown Rentals

Address: PO Box 2655

City: Bloomington State: Indiana Zip Code: 47402

Phone Number: 8123228733 E-mail Address: mvcascio@hotmail.com

Occupants: 3525- Laura Scroggins and children 3527- Jamie Taylor and children

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

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

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

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

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

(Will be assigned by BHQA) Petition Number: 21-TV-75

KL

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

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

The units 3525 and 3527 Kennedy Drive have a deadline for scheduling reinspections by July 27th, 2021. We have called and scheduled the inspection for August 3rd, however the unit 3527 has a cracked window which unfortunately cannot be repaired in time for the inspection. We have called City Glass who does our custom window repairs and they are scheduling four weeks out at this time. We have requested an appointment with them but they have not set a date at this time. We will be fixing this as soon as possible. All other repairs for the 3525-3527 will be completed by August 3rd, 2021.

We are asking for an extension of 60 days in order to allow adequate time for City Glass to come and inspect/measure the window as well as order and install the new glass. An extension of this unit would be very helpful in allowing us to properly fix the issue.

Signature (Required): _____

Name (Print): Taylor Buaghman

Date: _____

Important information regarding this application format:

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



7/28/2021

City of Bloomington, Indiana Mall - 3525/3527 S. Kennedy Drive BHQA



John Hewett <hewettj@bloomington.in.gov>

3525/3527 S. Kennedy Drive BHQA

1 message

taylor baughman <taylor_b@hometownrentalsbtown.com>
To: hewettj@bloomington.in.gov

Wed, Jul 28, 2021 at 3:01 PM

John,

We have reinspections for 3525/3527 S. Kennedy Drive on August 3rd with Kenny Lifford. I have already filed and payed for a BHQA extension of time for these units due to a broken window. If possible, I would like to file an addendum for this structure for another repair as well. The current tenants will be moving out July 31st and August 31st. In order to potentially avoid more damage, we would like to extend time on replacing the bifold doors in the garage utility rooms. These doors have already been broken and are somewhat costly. If we could have an extension for the same amount of time as originally requested for these repairs that would be helpful. Once the tenants move out we will be doing a complete remodel of both units and will make sure these get replaced. All other repairs will be completed at the reinspection in August.

Thank you,
Taylar Baughman
Hometown Rentals



**City Of Bloomington
Housing and Neighborhood Development**

RENTAL INSPECTION INFORMATION

MAY 28 2021

Matthew Cascio Dba Hometown Rentals
P.O. Box 2655
Bloomington, IN 47402

RE: 3525 S Kennedy DR

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. **You have sixty (60) days from the date of this letter to correct the violations listed on the report.**

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **JUL 27 2021** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,
Xc: Whaley, Jearia: P.O. Box 2655, Bloomington, IN 47402

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

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

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



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

5201

Owner(s)

Matthew Cascio Dba Hometown Rentals
P.O. Box 2655
Bloomington, IN 47402

Agent

Whaley, Jeania
P.O. Box 2655
Bloomington, IN 47402

Prop. Location: 3525 S Kennedy DR
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/4/5

Date Inspected: 05/11/2021
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2

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

The Monroe County Assessor's records indicate that this structure was built in 1996.
Minimum egress requirements for a one and two family dwelling built at the time of construction.
Openable area: 4.75 Sq. Ft.
Clear height: 24 inches
Clear width: 18 inches
Sill height: Not more than 44 inches above finished floor.

GENERAL STATEMENT:

Egress window measurements for structure are as follows:

Existing Egress Window Measurements: Dbl hung pop out: const. yr. - 1996
Height: 24 inches
Width: 31.25 inches
Sill Height: 27 inches
Openable Area: 5.20 sq. ft.

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

INTERIOR

UNIT 3525

MAIN LEVEL

Entryway

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

Living/Dining Room (20-5 x 16-6)

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

Repair the right window to latch securely. BMC 16.04.060(b) *fixed.*

Kitchen (10-3 x 10)

Replace/Repair the rotten shelving under the sink. BMC 16.04.060(a)

Laundry Room, 1/2 Bath

No violations noted.

SE Bedroom (11-10 x 11-5) See general statement.

No violations noted

Garage

No violations noted.

Furnace Closet *BH&A*

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

2nd LEVEL

Stairway/Hallway

Properly repair or replace loose, damaged, or missing floor covering (Carpet at top of stairs). BMC 16.04.060(a)

Master Bedroom/Bath (19-7 x 13-1) See general statement.

No violations noted.

Closet, Attic

No violations noted.

Hall Bath

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

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

NE Bedroom (14-3 x 10-9), SE Bedroom (11-11 x 11-4) See general statement.

No violations noted.

UNIT 3527

MAIN LEVEL

Entryway

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

Garage

No violations noted.

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

Living Room/Dining Room (20-5 x 16-6), Kitchen (10-3 x 10), Bathroom, Laundry Room
No violations noted.

BHRA NE Bedroom (11-10 x 11-5) See general statement.
Repair the broken window. BMC 16.04.060(a)

2nd LEVEL

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

Hall Bath, Closet
No violations noted.

NE Bedroom (11-7 x 11-2), SE Bedroom (14-3 x 10-9), Master Bedroom/Bath 19-7 x 13-1: See general statement.
No violations noted.

EXTERIOR

C 3527
Properly install approved exterior vent cover on the bathroom/laundry exhaust. BMC 16.04.050(a)

OTHER REQUIREMENTS

Furnace Inspection Documentation X 2

MC
8-17-21
xl
Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level: 0 parts per million (ppm)
Acceptable level in a living space: 9 ppm
Maximum concentration for flue products: 50 ppm
BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)

C Inventory Damage List X 2

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 15 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-076

Address: 151-157 E Kennedy Ct

Petitioner: Taylar Baughman/Hometown Rentals

Inspector: Michael Arnold

Staff Report:

January 10 2020	Cycle Inspection Scheduled
February 3 2020	No Show
February 5 2020	Cycle Inspection Re-scheduled
February 18 2020	No Show
February 18 2020	Cycle Inspection Re-scheduled
March 10 2020	No Show
March 10 2020	Cycle Inspection Re-scheduled
March 27 2020	Cycle Inspection Re-scheduled by Owner
June 15 2020	Cycle Inspection Completed
June 24 2020	Sent Cycle Inspection Report
August 31 2020	Reinspection Scheduled
September 2 2020	Sent Remaining Violations Report
October 23 2020	Reinspection Complete
October 28 2020	Sent Remaining Violations Report
November 18 2020	Reinspection Scheduled
December 1 2020	Reinspection Re-scheduled
December 7 2020	Received BHQA Application
February 2 2021	Reinspection Scheduled
March 23 2021	Reinspection Complete
April 1 2021	Sent Remaining Violations Report
April 16 2021	Reinspection Scheduled
June 14 2021	Reinspection Complete
June 28 2021	Sent Remaining Violations Report
July 27 2021	Received BHQA Application
August 26 2021	BHQA Report Written

The Permit for this property expired on March 14 2020. All violations for Units 151, 153, 157 were in compliance after the June 14 2021 reinspection. At multiple reinspections the tenants denied entry or the agents indicated that work had not been completed because they were denied entry to the Unit. Petitioner is requesting additional time to complete repairs for Unit 155.

Staff recommendation: Grant the request for Extension of Time

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

Compliance Deadline: November 15, 2021

Attachments: Remaining Violations Report, Application



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

RECEIVED
 JUN 27 2021

Property Address: 155 E. Kennedy Court

Petitioner's Name: Taylor Baughman/ Hometown Rentals

Address: PO Box 2655

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

Phone Number: 8126063107 **E-mail Address:** Taylor_B@hometownrentalsbtown.com

Owner's Name: Matthew Cascio

Address: PO Box 2655

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

Phone Number: 8123228733 **E-mail Address:** mvcascio@hotmail.com

Occupants: William Coll
Julia Black

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

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

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

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

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

(Will be assigned by BHQA)
 Petition Number: 21-TV-76

MA

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

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

We recently received a notice from HAND to schedule inspections at the address 155 E. Kennedy Court. This unit has had many issues in the past year with the current tenants. The property has been severely damaged included but not limited to doors and windows being broken, drywall being ripped out, appliances being stolen, defacing the property and graffiti, as well as other damages. The inside of the unit is destroyed. The tenants have clutter to the ceilings along with human excrement, rotting food, and needles all over the house. They had also previously created an unsanitary mess in the back area of the property which ended up being over 3 tons of garbage and needles that we cleaned up. We have taken measures to board up the property as it started attracting a number of homeless people that claimed they had permission from the tenants to be there, so the Bloomington Police Department could do nothing about. The court system in Bloomington did not grant us an eviction on this property despite the mass amount of problems these tenants were causing to the property and to other tenants in the area due to the moratorium for COVID. We were not allowed to board up all access to the property however as we are not legally allowed to keep tenants out of their unit while their lease is active. We have sent notices to the tenants although we are positive they are not the ones who have been going in there. We have been looking forward to their lease end date of July 31st, 2021 in order to secure the unit and begin cleaning it out and beginning repairs. Unfortunately this is going to be a very large project to get the unit up to standards again, and we are also waiting for our insurance company to contact us about the vandalism claim we have submitted to help us with repairs. The most recent HAND notice we received stated:
 No access to unit, Check windows, Repair holes in walls and doors, Replace missing cabinet doors, Making sure smoke detectors are operable, Plumbing issues, Replace/repair several doors, Fix the back porch
 Since this inspection was done, several other damage has occurred in addition to the damage that was already recorded. Until we get the unit cleaned out once the tenant lease ends, we will not know exactly what all repairs will need done. We also do not feel comfortable doing a walk through of this unit ourselves or with others as the

Signature (Required): _____

Name (Print): Taylor Baughman

Date: _____

Important information regarding this application format:

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

Print Form



City Of Bloomington
Housing and Neighborhood Development
REMAINING VIOLATION INSPECTION REPORT

JUN 24 2021

5649

Owner(s)

Matthew Cascio DbA Hometown Rentals
 P.O. Box 2655
 Bloomington, IN 47402

Agent

Whaley, Jeania
 P.O. Box 2655
 Bloomington, IN 47402

Prop. Location: 157 E Kennedy CT
 Number of Units/Structures: 4/1
 Units/Bedrooms/Max # of Occupants: Bld 1: 4/3/5

Date Inspected: 06/15/2020
 Primary Heat Source: Gas
 Property Zoning: RM
 Number of Stories: 2

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

REINSPECTION REQUIRED

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

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

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

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

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

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

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

Interior:

Unit 155:

No Access at previous inspection

Main Level:

Living Room:

Check windows at reinspection

Mechanical Room:

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a)

Upper Level:

Master Bedroom:

Properly repair and surface coat the holes in the walls. BMC 16.04.060(a)

Provide operating power to the smoke detector. IC 22-11-18-3.5 (Needs battery)

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

Bathroom:

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

Replace the missing cabinet doors. BMC 16.04.060(a)

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

NW Bedroom:

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

Replace the missing entry door. BMC 16.04.060(a)

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

SW Bedroom:

Check the window at reinspection

Hallway:

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

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

Repair/replace the damaged attic access panel/frame. BMC 16.04.060(a)

Exterior:

Unit 155:

Provide a secure, level and code compliant step from the deck to the backyard. BMC 16.04.050(a)

Other Requirements:**Furnace Inspection Documentation:**

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

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm
BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)	

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

This is the end of this report.



City of Bloomington
H.A.N.D.

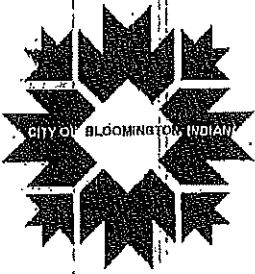
**Board of Housing Quality Appeals
Staff Report: Petition for Extension of Time**

Meeting Date: September 15, 2021
Petition Type: An extension of time to complete repairs
Petition Number: 21-TV-77
Address: 929 S. Sheridan Drive
Petitioner: Brian Webster
Inspector: Jo Stong
Staff Report: May 25, 2021: Conducted cycle inspection
June 10, 2021: Mailed inspection report
August 6, 2021: Received appeal

During a new cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found. The petitioner is requesting an extension of time until after September 23, 2021, when it is estimated that carpet damaged from a recent basement flood can be replaced. This property is vacant and still being renovated as of August 12, 2021.

Staff recommendation: Grant an extension of time
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: September 29, 2021
Attachments: Cycle report, appeal

JA



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

RECEIVED
 AUG 05 2021
 BY:

NOTE: A \$20 filing fee must accompany this application. The property will not be placed on the meeting agenda until the filing fee is received.

Property Address: 929 S. Sheridan Drive, Bloomington
 Petitioner's Name: Brian Webster
 Address: 2361 Finchley Road
 City: Carmel State: IN Zip Code: 46032
 Phone Number: 317-652-7009 Email Address: brianw714@gmail.com
 Property Owner's Name: XCFI Properties
 Address: 4000 W. 106th Street
 City: Carmel State: IN Zip Code: 46032
 Phone Number: 317-652-7009 Email Address: brianw714@gmail.com
 Occupants: 0

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

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

Please check the petition type that you are requesting:

- An extension of time to complete repairs (Petition type TV)
- A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- Relief from an administrative decision (Petition type AA)
- Rescind a variance (Petition type RV)

OFFICE USE ONLY

Petition Number 21-TV-77

SEE REVERSE

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

Signature (required): Brian Webster

Name (please print):

Date:

Brian Webster

8.5.21

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

I recently replaced the roof and gutters. During the update my basement flooded. I had to remove the carpet. New carpet installed is estimated for September 23, 2021



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

JUN 10 2021

Xcel Properties LLC
4000 W 106th Street
Carmel, IN 46032

RE: 929 S Sheridan DR

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. **You have sixty (60) days from the date of this letter to correct the violations listed on the report.**

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **AUG 09 2021** schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report

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

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

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



City Of Bloomington
Housing and Neighborhood Development

NEW CYCLE INSPECTION REPORT

11216

Owner

Xcel Properties LLC
4000 W 106th Street
Carmel, IN 46032

Prop. Location: 929 S Sheridan DR
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 05/25/2021
Primary Heat Source: Gas
Property Zoning: R2
Number of Stories: 1

Inspector: Jo Stong
Foundation Type: Basement
Attic Access: No
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1955.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Note: Property was vacant at the time of inspection

Living Room (19-2 x 13-3):

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

Kitchen (15-9 x 8-11):

No violations noted.

Family Room/Dining Room (16-2 x 10-1):

Replace the missing carpet in front of the sliding glass door (tack strip is exposed). BMC 16.04.060(a)

Screened-In Porch:

No violations noted.

Hallway:

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

Bath:

Replace the missing light switch cover plate on the south wall. BMC 16.04.060(b)

Northwest Bedroom (12-1 x 11-1):

No violations noted.

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

Height: 46.5 inches

Width: 34.75 inches

Sill Height: 31.5 inches

Openable Area: 11.22 sq. ft.

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

West Bedroom (measure at reinspection):

Replace the broken outlet on the east wall. BMC 16.04.060(b)

Existing Egress Window Measurements (sliding; both sashes removable):

Height: 31.5 inches

Width: 43.5 inches

Sill Height: 47.5 inches

Openable Area: 9.52 sq. ft.

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

Southwest Bedroom (measure at reinspection):

No violations noted.

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

Height: 46 inches

Width: 30.5 inches

Sill Height: 33.5 inches

Openable Area: 9.74 sq. ft.

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

Southwest Bath:

No violations noted.

BASEMENT

Laundry/Mechanical (gas furnace here):

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

Central West Room:

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

It is strongly recommended that the old fire extinguisher be removed or replaced.

Southeast Room (sump room):

Note: This room is not approved for sleeping.

Properly secure all electrical receptacles and wiring. BMC 16.04.060(b)

Properly terminate the live wire on the ceiling south of the exhaust fan. BMC 16.04.060(b)

Southwest Room:

Note: This room is not approved for sleeping.

No violations noted.

Garage:

No violations noted.

Bath:

Install a properly-fitting seat for the toilet. BMC 16.04.060(a)

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

Family Room/Bedroom (34 x 12):

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

Properly secure the fireplace screen. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: inches

Width: inches

Sill Height: inches

Openable Area: sq. ft.

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

EXTERIOR:

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

Seal openings around the electrical lines of the air conditioner. BMC 16.04.050(a)

Seal the openings on the east porch where the porch meets the house. BMC 16.04.050(a)

OTHER REQUIREMENTS:

Fireplace Inspection Documentation

Show documentation that the two fireplaces have been inspected within the last twelve months, and that they are safe for use, or permanently and visibly seal the fireplaces to prevent their use. Service and inspection shall include the fireboxes, dampers, chimneys and/or flues. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

Furnace Inspection Documentation

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

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

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

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 15, 2021

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to register and inspect.

Petition Number: 21-AA-78

Address: 2606 S Madison Ave.

Petitioner: Thomas & Loretta Muir

Inspector: John Hewett

Staff Report: March 22, 2021 Hand Staff spoke with owner. This house is home of her parents. August 4, 2021 Owner appealed Administrative decision to register.

This house was the home of the owner's parents. The parents deeded the house to her in case they needed to go into assisted living housing. The mother still lives here.

Staff recommendation: Grant the relief from administrative decision.

Conditions: This unit will be granted relief from the requirements of Title 16 for as long as the current owner and tenant are unchanged from the current status. The property status will be checked yearly via occupancy affidavit. If this status changes, the requirements of Title 16 may be re-instated.

Compliance Deadline: none

Attachments: Appeal form

JS



RECEIVED
AUG 09 2021
BY:

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

Property Address: 2602 S. Madison St.
Petitioner's Name: Thomas, Rosetta Muir
Address: 2602 S. Madison St
City: Bloomington State: IN Zip Code: 47403
Phone Number: 217-210-1001 Email Address: Redandtom@royell.org
Property Owner's Name: Thomas, Rosetta Muir
Address: P.O. Box 287
City: Thayer State: Ill. Zip Code: 62468
Phone Number: 217-210-1001 Email Address: Redandtom@royell.org
Occupants: Carolyn Hall - Rosetta's mother

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

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

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Housing Property Maintenance Code (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY
Petition Number 21-V-78

SEE REVERSE

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

My name is Lorretta Muir. The property at 2606 S. Madison St. Bloomington, Ill. is in myself and husband Thomas belongs to us. Donald and Carolyn Hall are my parents. A few years ago we were ask by Dad if he willing to take over the house. He was as well as mother were having some health issues. Do to my oldest Sister wanting them in a nursing home. Dad ask to take the house so it wouldn't be taken away and them kicked out. Dad passed away just two months ago. But mother still lives in the home rent free. We helped with dad until he pass.

Signature (required): Lorretta Muir
Name (please print): Lorretta Muir Date: 8/4/21

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



City of Bloomington
H.A.N.D.

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

Meeting Date: September 15, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-79

Address: 1221 W. 6th Street

Petitioner: Roger & Mary Kay Ballard

Inspector: Jo Stong

Staff Report: August 18, 2020: Conducted cycle inspection
September 4, 2020: Mailed inspection report
February 17, 2021: Conducted reinspection
February 25, 2021: Sent temporary permit
June 25, 2021: Conducted drive-by inspection. Painting not done
July 9, 2021: Mailed Exterior Extension Reminder
August 9, 2021: Received appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted, including peeling or flaking paint on the exterior of the structure. The property is currently owner-occupied and not yet a rental. The petitioner is requesting an extension of time to complete the exterior painting. The petitioners state that they have a painting contractor and a contract but painting needs to be scheduled.

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: October 31, 2021

Attachments: Cycle report, appeal

Let



RECEIVED
AUG 09 2021
BY:.....

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

hand@bloomington.in.gov

Property Address: 1221 W. 6th St. Bloomington, IN 46404
 Petitioner's Name: Roger and Mary Kay Ballard
 Address: 1221 W. 6th St.
 City: Bloomington State: IN Zip Code: 46404
 Phone Number: 815-867-0207 Email Address: marykayballard@yahoo.com
 Property Owner's Name: Roger and Mary Kay Ballard
 Address: 1221 W. 6th St.
 City: Bloomington State: IN Zip Code: 46404
 Phone Number: 815-867-0207 Email Address: marykayballard@yahoo.com
 Occupants: Roger and Mary Kay Ballard

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

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

Please circle the petition type that you are requesting:

- A) An extension of time to complete repairs (Petition type TV)
- B) A modification or exception to the Residential Rental Unit and Lodging Establishment Inspection Program (Petition type V)
- C) Relief from an administrative decision (Petition type AA)
- D) Rescind a variance (Petition type RV)

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

OFFICE USE ONLY
Petition Number 21-TV-29

SEE REVERSE

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

We are requesting an extension of time (2 months) to get the outside of our property at 1221 W. 6th St, Bloomington painted. We are in contact currently with a paint contractor - we just need to schedule a time to get the work done - our current deadline (yr.) is August 18, 2021 - that is why we need the extension. We are not permanent residents here - the property is currently not rented - we are occupying.

Signature (required): Mary Kay Ballard
Name (please print): Mary Kay Ballard Date: 8-9-21

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



City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

SEP 04 2020

Ballard, Mary Kay & Roger
207 N. Walnut Street
Onarga, IL 60955

Being 2.17.21 wed JS

RE: 1221 W 6th ST

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. **You have sixty (60) days from the date of this letter to correct the violations listed on the report.**

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **NOV 03 2020** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report

Xc: Timothy Ballard: 5993 S. Handy Road, Bloomington, IN 47401

<p>City Hall Email: hand@bloomington.in.gov Neighborhood Division (812) 349-3421</p>	<p>401 N Morton St https://bloomington.in.gov/hand Housing Division (812) 349-3401</p>	<p>Bloomington, IN 47404 Rental Inspection (812) 349-3420 Fax (812) 349-3582</p>
---	--	--

702



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

7726

Owners

Ballard, Mary Kay & Roger
207 N. Walnut Street
Onarga, IL 60955

Agent

Timothy Ballard
5993 S. Handy Road
Bloomington, IN 47401

Prop. Location: 1221 W 6th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/2/3

Date Inspected: 08/18/2020
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1

Inspector: Jo Stong
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate this structure was built in 1899.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Living Room (15-3 x 13-4):

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

Northwest Bedroom (15-3 x 15-3):

No violations noted.
This room has a door to the exterior for emergency egress.

Southwest Bedroom (15-6 x 15-4):

No violations noted.

Existing Egress Window Measurements (single-hung):

Height: 26 inches
Width: 39.5 inches
Sill Height: 36 inches
Openable Area: 7.13 sq. ft.

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

Bath, Kitchen (15-10 x 9-7):
No violations noted.

Attic (gas furnace here):

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

EXTERIOR:

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

Met (August 18, 2021)

OTHER REQUIREMENTS:

Furnace Inspection Documentation

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

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50ppm BMC 16.01.060(f), BMC 16.04.060(b), (c)

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

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 15, 2021
Petition Type: An extension of time to complete repairs
Petition Number: 21-TV-80
Address: 1007 N. Summit St.
Petitioner: Janice Price
Inspector: M. McCormick/M. Arnold/C. Chipman
Staff Report: July 13, 2021 Completed Cycle inspection
August 13, 2021 Received BHQA Application

At the cycle inspection there were several violations noted. This property is starting a complete renovation of the interior and exterior of all units starting in November 2021 with projected completion in November of 2023. Due to the extensive nature of these renovations the petitioner is requesting an extension of time to complete the repairs until all renovations have been completed in 2023.

Staff recommendation: Grant the extension of time.
Conditions: Complete all repairs and schedule for re-inspection no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.
Compliance Deadline: October 15, 2021 - All Life safety and basic habitability violations listed in *Italics* on the attached report.
November 30, 2023 – all other violations.
Attachments: BHQA Application, Annotated Cycle Report



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

RECEIVED
AUG 13 2021

BY:

Property Address: 1007 N. Summit St., Bloomington, IN 47404

Petitioner's Name: Janice Price

Address: 1007 N. Summit St.

City: Bloomington

State: Indiana

Zip Code: 47404

Phone Number: (812) 339-3491

E-mail Address: jprice@blha.net

Owner's Name: Bloomington Housing Authority

Address: 1007 N. Summit St.

City: Bloomington

State: Indiana

Zip Code: 47404

Phone Number: 812-339-3491

E-mail Address: jprice@blha.net

Occupants: Multiple public housing tenants.

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

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

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

Variance Type: Relief from an administrative decision. (Petition Type: AA)

Reminder:

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

(Will be assigned by BHQA)

21-TV-80

Petition Number: ~~21-TV-80~~

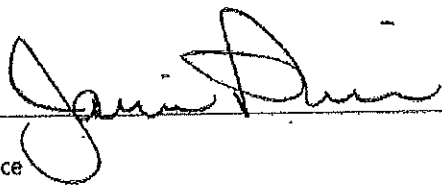
MA, MM, CC

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

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

The Crestmont development of the Bloomington Housing Authority will be undergoing extensive remodeling starting November of 2021. We believe that it would be an economic hardship to perform the work requested during the recent inspection just to have it torn out during the remodel. All items found during the inspection will be addressed during the renovation process. Thank you for your consideration in this matter.

Please see attached renovation overview.

Signature (Required): 
Name (Print): Janice Price Date: 8/13/21

Important information regarding this application format:

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

Print Form

Crestmont Renovation Overview:

The Crestmont property consists of an approximately 14-acre parcel of developed land that contains 15 single story apartment buildings, 39 two story apartment buildings and a single story community building which are located along Illinois Court, North Illinois Street, North Lindbergh Drive, North Monroe Street, North Summit Street, West 12th Street and West 13th Street in Bloomington, Monroe County, Indiana. The buildings were originally constructed between 1964 and 1967 and approximately a quarter of the units have been renovated between 2002 and 2018. The property contains 196 units totaling 177,619 square feet of net rentable space.

The renovation work is expected to begin in October 2021 and continue for 24 months. There will be 41 units in each phase of renovation along with site improvements.

Financing:

The conversion financing plan will include:

- 4% LIHTC
- Tax exempt bond financing
- Private Loan
- PHA sponsor loan
- Land lease

A Small Agency Section 18 RAD/SAC Blend approach will be pursued to tie TPVs to 80% of the units. 40 units will be RAD PBV and 156 Section 18 TPVs. The other 8 units will be subsidized with a project-based voucher contract from the Bloomington Housing Authority.

We are adding 22 one-bedroom units and reducing the 3-bedroom unit count by 10 units. We are renovating a building with 4 studio units to be 2 1-bedroom units. Overall, the unit count will increase from 196 units to 204 units total.

General Scope of Work:

Moderate to significant rehab of units, particularly those that have not been extensively renovated since constructed in 1960s. We plan on taking this 196 unit development, and reconverting some the three bedroom units to create two one bedroom apartments and combining all of the studio apartments to create larger one bedroom units. The final mix will include 204 units. All units will remain on site.

Detailed Scope of Work: Not Previously Renovated Units:

Unit Interior

Finishes

- o Remove all solid gypsum panel walls and install new 2x4 interior stud walls with new drywall per the unit plans.
 - Replace existing damaged drywall as needed.
 - Fur out all block walls with wood studs, unless noted otherwise.
 - Install a minimum of one layer of drywall glued to the block wall at all stairways because the existing stairs are not wide enough to fur out.
 - Install furring on all kitchen and bathroom walls that require plumbing.
- o Repair CMU fire wall cracks and some significant gaps between blocks at stairway walls.

- This issue has been covered with drywall in the past. This seems to have worked without further cracking or settlement.
- o Repaint all units.
- As needed, prime existing drywall with sealing/stain blocking primer, such as KILZ.
- o Install new LVT flooring throughout all units and sheet vinyl in the bath and laundry rooms.
- Encapsulate all asbestos flooring and mastic. Pour floor leveling material.
- Level sub-floor, slab, and/or structure as needed in preparation for new flooring.
- Install new wood wall base throughout units following installation of new flooring.
- Install new rubber treads and risers on all stairs.
- o Replace all existing interior doors with new six panel, hollow core Masonite doors.
- Install new ADA-compliant door levers.
- o Replace all existing mini-blinds.
- o Install new rod and shelves in all closets.

Kitchens

- o Update and/or reconfigure kitchens as needed.
- Install new kitchen cabinets and counter tops in all units.
- Install new kitchen sink and faucet.
- o Supply and install new refrigerators and ranges in every unit.
- o Install dishwashers in all units with 2 bedrooms or more.
- o Replace kitchen exhaust hoods with new exhaust hood vented directly to the exterior.
- Enclosed in bulkheads above the cabinets.

Bathrooms

- o Replace the shower stall, grab bars, vanity, and plumbing fixtures.
- Update existing accessible/504 units to meet current accessibility standards.

HVAC & Plumbing Equipment

- o Vacate any and all ducts that run under the slab and remove as much ductwork as possible.
- Repair the slab as needed and infill the ductwork cavities with concrete.
- Install new ductwork in or below floor-ceiling system above.
- o Install new furnace and A/C for each unit.
- 95% high efficiency sealed combustion gas fired furnaces.
- 14 SEER - condensing unit.
- Install condensing unit supports to raise the units off of the ground.
- Replace existing water heaters with new tankless on-demand water heaters.
- Install air-return chase and grills to second floor in all townhome units.
- o Clean, salvage, and reconnect existing duct work to new mechanical systems.
- o Replace any damaged plumbing lines.
- Install new clean outs at each building.
- Install shut-off valves at all buildings, units, and each fixture.
- o Supply and install new side by side washers and dryers in every unit.
- Relocate washer and dryer hookups as needed.
- Install new bird-proof dryer vents.
- Install new upper cabinet above the dryer.
- Install new wire shelf above the washer.

Electrical & Fire Alarm

- o Install new electrical panel and all new wiring as needed through the stud walls.

- Remove all surface run conduits.
- o Install phone and cable jacks, one in each bedroom and 2 in living room.
- o Install new hard wired smoke/CO detectors at all units according to drawings.
- o Install ceiling fan/light combo in all bathrooms (half and full baths).

Building Exterior

Envelope and Insulation

- o Replace exterior wall insulation and attic insulation only as needed.
- o Replace windows only as needed.
- o Replace existing shingles only as needed.
- Install new ice and water shield under shingles at all roof pitches 3:12 and less.
- o Install new pre hung six panel hollow metal doors on wood frames at unit entrances.
- Field painted per colors selected and approved by RCA and BHA.
- o Install new exterior fiberglass doors with wood frames at all storage closets.
- o Perform selective tuck pointing of stone and brick facades where needed.
- o Pressure wash all buildings and storage sheds.
- Repair soffit, fascia, gutters, downspouts, siding, and masonry as needed.
- o Replace all porch post trim at top and bottom. Caulk and repaint entire post and trim.

Electrical

- o Install new electrical panel as needed in each unit.
- o Install new electrical wiring and meter banks for reconfigured meter locations.
- Convert all units to individual metering.
- o Install new exterior porch lights and address number.

Plumbing

- o Replace sanitary lateral from building clean out to stack within building at all one story buildings not on a slab.
- o Replace sanitary lateral from sanitary main to stack within building at all two story buildings.
- o Remove all hose bibbs on the rear of buildings and patch masonry.
- o Replace 1 existing hose bibb on the front of each building. Remove any additional hose bibbs and patch masonry.
 - Many have already been removed and patched with mortar.
 - All buildings need 1 locking hose bibb on front, or at least one at every other building in order to water landscaping.

Previously Renovated Units:

Unit Interior

Finishes

- o Replace damaged drywall and fur out studs on all block walls where needed.
- Install a minimum of one layer of drywall glued to the block wall at all stairways because the existing stairs are not wide enough to fur out.
- Confirm all kitchen and bathroom walls that require plumbing have been furred out. If missing, fur out a stud wall and install new drywall.
- o Repair CMU fire wall cracks and some significant gaps between blocks at stairway walls.
- o Repaint all units.

- As needed, prime existing drywall with sealing/stain blocking primer, such as KILZ.
- o Install new LVT flooring throughout all units with sheet vinyl in the bath and laundry rooms.
 - Encapsulate all asbestos flooring and mastic. Pour floor leveling material.
 - Level sub-floor, slab, and/or structure as needed in preparation for new flooring.
 - Install new wood wall base throughout units following installation of new flooring.
 - Install new rubber treads and risers on all stairs.
- o Confirm all existing interior doors are six panel, hollow core Masonite doors with ADA-compliant door levers.
 - Replace doors only as needed.
 - Repaint existing doors to remain.
- o Replace all existing mini-blinds.
- o Replace rod and shelves in closets as needed.

Kitchens

- o Adjust the kitchens as needed.
 - Install new kitchen cabinets and counter tops in all units.
 - Install new kitchen sink and faucet.
 - Install new dishwasher in all units with 2 bedrooms or more.
- o Replace refrigerators and ranges in every unit.
- o Replace kitchen exhaust hoods with new exhaust hood vented directly to the exterior.
 - Use existing bulkhead above the cabinets. Add bulkhead as needed.

Bathrooms

- o Replace the shower stall, grab bars, vanity, cultured marble tops, medicine cabinets, and plumbing fixtures only as needed.
 - Confirm walls that require plumbing have been furred out. If missing fur out a stud wall and install new drywall.
 - Update existing accessible/504 units to meet current accessibility standards.

HVAC & Plumbing Equipment

- o Replace Furnaces as needed - 95% high efficiency sealed combustion gas fired furnaces
- o Replace A/C as needed - 14 SEER
 - Install condensing unit supports to raise the units off of the ground.
- o Replace existing tank water heaters with new tankless on-demand water heaters.
- o Clean, salvage, and reconnect existing duct work to new mechanical systems.
- o Replace damaged interior plumbing lines as needed.
 - Install clean outs where missing.
 - Install new building shut-off valves at all buildings, units, and each fixture.
- o Supply and install new side by side washers and dryers in every unit.
 - Install bird-proof dryer vents as needed.
 - Install new upper cabinet above the dryer as needed.
 - Install new wire shelf above the washer as needed.

Electrical & Fire Alarm

- o Confirm each unit has phone and cable jacks, one in each bedroom and 2 in living room.
 - Install new or additional where missing.
- o Confirm each unit has hard wired smoke/CO detectors. Install new or additional where missing.
- o Confirm each unit has ceiling fans in all bedrooms and living rooms.

- Install new or additional where missing. Provide new wiring as needed.
- o Confirm each unit has a ceiling fan/light combo in all bathrooms (half and full baths).
- Install new or additional where missing. Provide new wiring as needed.

Building Exterior

Envelope and Insulation

- o Replace windows as needed.
- o Replace existing shingles as needed.
- Install ice and water shield under new shingles at all roof pitches 3:12 and less.
- o Confirm each unit has a pre-hung six panel hollow metal door with wood frame at unit entrances. Provide new door if needed.
- Field paint all existing and new doors per colors selected and approved by RCA and BHA.
- o Install new exterior fiberglass doors with wood frames at storage closets only as needed.
- o Perform selective tuck pointing of stone and brick facades where needed.
- o Pressure wash all buildings and storage sheds.
- Repair soffit, fascia, gutters, downspouts, siding, and masonry as needed.
- o Replace porch post trim as needed. Caulk and repaint all posts and trim.

Electrical

- o Install new electrical panel as needed in each unit.
- o Install new electrical wiring and meter banks for reconfigured meter locations.
- Convert all units to individual metering.
- o Install new exterior porch lights and address numbers as needed.

Plumbing

- o Replace sanitary lateral from building clean out to stack within building at all one story buildings not on a slab.
- o Replace sanitary lateral from sanitary main to stack within building at all two story building.
- o Remove all hose bibbs on the rear of buildings and patch masonry.
- o Replace 1 existing hose bibb on the front of each building. Remove any additional hose bibbs and patch masonry.
- Many have already been removed and patched with mortar.
- All buildings need 1 locking hose bibb on front, or at least one at every other building in order to water landscaping.

Conversion Units:

Unit Interior

Finishes

- o Demo all existing interior walls, flooring, and casework, mechanical and plumbing fixtures.
- Salvage the existing stair framing as shown on the plan.
- Replace treads as needed.
- Encapsulate all asbestos flooring and mastic. Pour floor leveling material.
- o Install new interior stud walls and drywall.
- o Salvage the second floor framing and create new 1-hour floor/ceiling assembly between flats units.
- Install 2 layers of 5/8" type X gypsum board on the bottom side of all floor joists and stair stringers.

- GA FILE NO. FC 5406 - Generic - 1 Hour Rating
- o Demo sections of the block wall as marked on the demolition plan.
- Install new lintel support as needed to brace the opening.
- o Fur out studs on all block walls.
- Install a minimum of one layer of drywall glued to the block wall at all stairways because the existing stairs are not wide enough to fur out.
- Install furring on all kitchen and bathroom walls that require plumbing.
- o Repair CMU fire wall cracks and some significant gaps between blocks at stairway walls.
- o Paint all units.
- o Install new LVT flooring throughout all units with sheet vinyl in the bath and laundry rooms.
- Level sub-floor, slab, and/or structure as needed in preparation for new flooring.
- Install new wood wall base throughout units following installation of new flooring.
- Install new rubber treads and risers on all stairs.
- o Install all new six panel, hollow core Masonite doors with ADA-compliant door lever styles.
- o Replace all existing mini-blinds.

Kitchens

- o Adjust wiring and/or plumbing for new unit layouts.
- o Install new kitchen cabinets and counter tops in all units.
- o Install new kitchen sink and faucet.
- o Supply and install new refrigerators and ranges in every unit.
- o Install dishwashers in all units with 2 bedrooms or more.
- o Install new exhaust hood vented directly to the exterior.
- Enclosed in bulkheads above the cabinets.

Bathrooms

- o Adjust plumbing for new unit layouts.
- o Install new cabinets, cultured marble tops, medicine cabinets, shower stall, and plumbing fixtures in all unit bathrooms.
- o Provide grab bars and required reinforcement at all accessible Type A/504 units and reinforcement only at adaptable units.

HVAC & Plumbing Equipment

- o Vacate any and all ducts that run under the slab and remove as much ductwork as possible. Repair the slab as needed and infill the ductwork cavities with concrete.
- o Install new furnace and A/C for each unit.
 - 95% high efficiency sealed combustion gas fired furnaces.
 - 14 SEER - condensing unit.
 - Install condensing unit supports to raise the units off of the ground.
 - Install all new ducts and registers.
 - Install bulkheads as needed to avoid fire-rated ceilings and the need for dampers and or reverse drywall soffits.
- o Install new tankless on-demand water heater.
- o Replace interior plumbing lines.
 - Install new clean outs at each building.
 - Install shut-off valves at all buildings, units, and each fixture.
- o Supply and install new side by side washers and dryers in every unit.
 - Relocate washer and dryer hookups.
 - Install new bird-proof dryer vents.

- Install new upper cabinet above the dryer.
- Install new wire shelf above the washer.

Electrical & Fire Alarm

- o Install new electrical panel in each unit.
- o Install all new outlets and light switches.
 - Salvage existing outlets where possible.
- o Install phone and cable jacks, one in each bedroom and 2 in living room
- o Install new hard wired smoke/CO detectors at all units according to drawings.
- o Install new ceiling fans in all bedrooms and living rooms.
 - Provide new wiring as needed.
- o Install ceiling fan/light combo in all bathrooms (half and full baths).
 - Provide new wiring as needed.

Building Exterior

Envelope and Insulation

- o Replace wall insulation and attic insulation only as needed.
- o Replace windows only as needed.
- o Replace existing shingles only as needed.
 - Install ice and water shield under new shingles at all roof pitches 3:12 and less.
- o Reconfigure porch roofs and add additional entry door for 2nd floor unit entries at all type G buildings that are converted from 3 bedroom townhomes into 1 bedroom flats.
 - Unit Types G-C and G-C(A).
- o Install new pre hung six panel hollow metal doors on wood frames at unit entrances.
 - Field painted per colors selected and approved by RCA and BHA.
- o Install new exterior fiberglass doors with wood frames at all storage closets.
- o Perform selective tuck pointing of stone and brick facades where needed.
- o Pressure wash all buildings and storage sheds.
 - Repair soffit, fascia, gutters, downspouts, siding, and masonry as needed.
- o Replace porch post trim as needed. Caulk and repaint all posts and trim.

Electrical

- o Install new electrical wiring and meter banks for reconfigured meter locations.
 - Convert all units to individual metering.
- o Install new electrical panel in each unit.
- o Install new exterior porch lights and address number.

Plumbing

- o Replace sanitary lateral from building clean out to stack within building at all one story buildings not on a slab.
- o Replace sanitary lateral from sanitary main to stack within building at all two story building.
- o Remove all hose bibbs on the rear of buildings and patch masonry.
- o Replace 1 existing hose bibb on the front of each building. Remove any additional hose bibbs and patch masonry.
 - Many have already been removed and patched with mortar.
 - All buildings need 1 locking hose bibb on front, or at least one at every other building in order to water landscaping.

General Site:

- o Repair existing concrete ramps for access to fully accessible units/buildings. Install new ramps as needed.
- o Reconfigure existing curb ramps to meet accessibility standards.
- o Install new handrails as needed at any existing or new concrete ramp locations for fully accessible unit/building entries.
- o Seal and re-stripe all parking lots.
- o Replace and/or add signage to all existing and new accessible parking spaces.
 - Re-stripe access aisles.
- o Install new site lighting.
 - Convert to all LED bulbs.
 - Install new wiring as needed.
 - Replace light posts as needed.
 - Potentially look at installing solar panels to power all site lighting.
- o Replace all dumpster enclosures in their entirety.
- o Widen existing sidewalks only as needed at Type A/504 Units to meet accessibility standards.
- o Repair site drainage issues.
 - Reconfigure storm drains per the civil engineer drawings.
 - Provide additional drainage as needed in areas designated by civil engineer.
 - Repair existing concrete around storm drain inlets as needed.
- o Install bike racks and/or hooks in concrete at each unit.
- o Replace existing curb cuts with new at sidewalk to street/parking transitions at Type A/504 units and accessible parking spots.
- o Provide roof covering over mailboxes.
- o Bury all overhead electrical underground.
 - To be coordinated with Duke Energy
 - Convert all electrical ownership to Duke Energy.

Landscaping

- Trim/Remove/Replace Trees as needed.
- Install fruit tree orchard in communal green space between 12th & 13th street.
- Plant large shrubs in front of all units and mulch landscape beds.
- Dark Brown Mulch
- Hardy Shrubs
- Provide shared community gardens.
- Alternate as requested by BHA - Install raised planter boxes on all back patios.

Community Building:

Interior

- o Demo all existing cabinetry and flooring.
- o Install all new storage cabinetry in the existing Community Room.
- o Install all new LVT flooring.
 - Level and repair the slab as needed in preparation for new flooring.
- o Demo existing community kitchen and restroom.
 - Convert existing kitchen into a single use accessible restroom with storage pantry.
 - Install all new plumbing fixtures, grab bars, cabinetry, and countertop.
- o Install new stud wall and drywall for the new front offices.



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

Bloomington Rad 1 Llc/Bloomington Housing Auth.
1007 N. Summit Street
Bloomington, IN 47404

RE: 1007 N Summit ST

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. **You have sixty (60) days from the date of this letter to correct the violations listed on the report.**

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than _____ to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl:Inspection Report,

Xc:Mike H. Bolton: 1007 N. Summit St., Bloomington, IN 47404

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

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

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



**City Of Bloomington
Housing and Neighborhood Development**

RENTAL INSPECTION INFORMATION

JUL 30 2021

Bloomington Rad 1 Llc/Bloomington Housing Auth.
1007 N. Summit Street
Bloomington, IN 47404

RE: 1007 N Summit ST

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. **You have sixty (60) days from the date of this letter to correct the violations listed on the report.**

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **SEP 28 2021** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
Encl: Inspection Report,
Xc: Mike H. Bolton: 1007 N. Summit St., Bloomington, IN 47404

<p>City Hall Email: hand@bloomington.in.gov Neighborhood Division (812) 349-3421</p>	<p>401 N Marlon St https://bloomington.in.gov/hand Housing Division (812) 349-3401</p>	<p>Bloomington, IN 47404 Rental Inspection (812) 349-3420 Fax (812) 349-3582</p>
---	--	--

4



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

5807

Owner(s)

Bloomington Rad I Llc/Bloomington Housing Auth.
1007 N. Summit Street
Bloomington, IN 47404

Agent

Mike H. Bolton
1007 N. Summit St.
Bloomington, IN 47404

Prop. Location: 1007 N Summit ST

Number of Units/Structures: 196/54

Units/Bedrooms/Max # of Occupants: Bld 1: 4/3/5, Bld 2: 4/2/5, Bld 3: 4/3/5, Bld 4: 4/2/5, Bld 5: 4/2/5, Bld 6: 4/3/5, Bld 7: 4/2/5, Bld 8: 4/3/5, Bld 9: 4/3/5, Bld 10: 4/2/5, Bld 11: 4/2/5, Bld 12: 4/2/5, Bld 13: 4/3/5, Bld 14: 4/2/5, Bld 15: 4/3/5, Bld 18: 4/2/5, Bld 19: 2/4/5, Bld 20: 2/4/5, Bld 21: 2/4/5, Bld 22: 4/2/5, Bld 23: 4/2/5, Bld 24: 4/3/5, Bld 25: 4/2/5, Bld 26: 4/3/5, Bld 27: 4/2/5, Bld 28: 4/3/5, Bld 29: 4/3/5, Bld 30: 4/2/5, Bld 31: 2/3/5, Bld 32: 2/1/5, Bld 33: 4/1/5, Bld 34: 2/2/5, Bld 35: 4/1/5, Bld 36: 4/1/5, Bld 37: 4/2/5, Bld 38: 4/3/5, Bld 39: 4/3/5, Bld 40: 4/4/5, Bld 41: 4/3/5, Bld 42: 4/3/5, Bld 43: 4/1/5, Bld 44: 4/1/5, Bld 45: 4/1/5, Bld 46: 4/1/5, Bld 47: 4/1/5, Bld 48: 2/4/5, Bld 49: 2/5/5, Bld 50: 2/4/5, Bld 51: 2/5/5, Bld 52: 4/1/5, Bld 53: 4/1/5, Bld 54: 4/1/5, Bld 55: 4/1/5, Bld 56: 4/1/5

Date Inspected: 07/13/2021

Primary Heat Source: Gas

Property Zoning: RH

Number of Stories: 2

Landlord Has Affidavit: N/A

Variance: 07/16/2019 Permit Upgrade: Inspection conducted 05/28/2019 for 1033-1037 W. 12th Street (2 units) complied 07/16/2019.

Inspector: Arnold/Chipman/McCormick

Foundation Type: Slab

Attic Access: Yes

Accessory Structure: None

Monroe County Assessor's records indicate that these structures were built in 1965. At that time there were no minimum requirements for emergency egress.

Note: Room inventory, room dimensions and floor plans are in the file. Only rooms with violations will be listed.

<p>City Hall Email: hand@bloomington.in.gov Neighborhood Division (812) 349-3421</p>	<p>401 N Morton St https://bloomington.in.gov/hand Housing Division (812) 349-3401</p>	<p>Bloomington, IN 47404 Rental Inspection (812) 349-3420 Fax (812) 349-3582</p>
---	--	--

INTERIOR:

Summit St

Unit 1019

Bathroom:

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

Upper Level

Front Bedroom:

Secure the door frame/trim work. BMC 16.04.060(a)

Bedroom:

Properly repair and surface coat the hole in the wall. BMC 16.04.060(a) (Behind the door)

Bathroom:

Repair the door so it does not rub the floor. BMC 16.04.060(a)

Unit 1021

No violations noted

Unit 1025

No violations noted

Unit 1029

Kitchen:

Repair the cabinet front. BMC 6.04.060(a) (Adjacent to the stove)

Bathroom:

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

Stairway:

Repair the wall and secure the handrail. BMC 16.04.060(a)

Upper Level

Bathroom:

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

Unit 1033

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 1037

Upper Level

Bathroom:

Repair the ceiling where nails protruding through the ceiling. BMC 16.04.060(a)

Unit 1041

Bathroom:

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

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

- Unit 1045**
No violations noted.
- Unit 1046**
No violations noted.
- Unit 1042**
No violations noted.
- Unit 1038**
No violations noted.
- Unit 1034**
No violations noted.
- Unit 1016**
No violations noted.
- Unit 1014**
No violations noted.
- Unit 1012**
No violations noted.
- Unit 1010**
No violations noted.
- Unit 1008**
No violations noted.
- Unit 920**
No violations noted.
- Unit 918**
No violations noted.
- Unit 916**
No violations noted.
- Unit 914**
No violations noted.
- Unit 910**
No violations noted.
- Unit 908**
No violations noted.
- Unit 906**
No violations noted.

Unit 904

No violations noted.

Unit 902

No violations noted

Unit 1006

Bathroom:

Secure the shower faucet handle. BMC 16.04.060(a)

Unit 912

General Condition:

Verify the upper sashes stay up when lower sashes are opened. BMC 16.04.060(c)

Unit 913

No violations noted.

Unit 915

No violations noted.

Unit 903

No violations noted

Unit 911

Bathroom:

Re-attach/install dryer exhaust line. BMC 16.04.060(c)

Unit 907

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 905

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

Monroe St

Unit 1015

No violations noted.

Unit 1013

No violations noted.

Unit 1011

No violations noted.

Unit 1009

No violations noted.

Unit 923

No violations noted.

Unit 919

No violations noted.

Unit 915

No violations noted.

Unit 913

No violations noted.

Unit 911

No violations noted.

Unit 907

No violations noted.

Unit 905

No violations noted

Unit 1007

Bedroom:

Repair the light so it does not flicker. BMC 16.04.060(b)

Unit 1005

Bathroom:

Re-attach the exhaust fan/light cover. BMC 16.04.060(b)

Unit 921

Tenant Violation

Living Room:

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

Hallway:

Repair the wall and the trim. BMC 16.04.060(a) (North wall)

Bedroom, Bathroom:

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

Unit 917

Bathroom:

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

Unit 909

Living Room:

Repair/replace the loose/missing floor tiles. BMC 16.04.060(a) (At the entry door)

Kitchen:

Replace the broken floor tiles. BMC 16.04.060(a) (In front of the sink)

W 12th St

Unit 1100

Bedroom:

Repair the broken track for the window sashes. BMC 16.04.060(c)

Unit 1102

Hallway:

Re-attach the dryer exhaust line. BMC 16.04.060(c)

Unit 1110

No violations noted

Unit 1112

Kitchen:

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

N Lindbergh Dr.

Unit 1118

Dining Area:

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

Kitchen:

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

Upper Level

SW Bedroom:

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

NW Bedroom:

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

East Bedroom:

Replace the broken/loose floor tiles. BMC 16.04.060(a)

Bathroom:

Replace the broken/loose floor tiles. BMC 16.04.060(a)

Unit 1116

Living Room:

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

Kitchen:

Properly repair and surface coat the wall around the back entry door. BMC 16.04.060(a)

Upper Level

Hallway:

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

Repair and surface coat the hole in the wall. BMC 16.04.060(a)

East Bedroom:

Replace the damaged entry door. BMC 16.04.060(a)

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

Repair and surface coat the hole in the wall. BMC 16.04.060(a) (West wall)

Unit 1114

Master Bedroom:

Install a properly sized vent cover. BMC 16.04.060(a)

Unit 1112

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 1108

Hallway:

Repair and surface coat the walls. BMC 16.04.060(a) (Hallway entry to the kitchen)

Unit 1106

Living Room:

Repair and surface coat the hole in the wall. BMC 16.04.060(a) (East wall)

Unit 1104

Upper Level

Bathroom:

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

Unit 1102

Living Room:

Repair and surface coat the wall. BMC 16.04.060(a) (Base of stairs)

Kitchen:

Replace the damaged stove top. BMC 16.04.060(c)

Upper Level

Front Bedroom:

Repair and surface coat the hole in the wall. BMC 16.04.060(a)

Unit 1018

Living Room:

Repair/replace the loose/missing floor tiles. BMC 16.04.060(a) (At front entry)

Upper Level

Tenant Violation

NW Bedroom:

Repair and surface coat the hole in the wall. BMC 16.04.060(a) (Under the light switch)

East Bedroom:

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

Unit 1016

Tenant Violation

Living Room:

Repair and surface coat the hole in the wall. BMC 16.04.060(a) (At entry to the kitchen)

Hallway:

Replace the missing door slats. BMC 16.04.060(a) (Furnace closet doors)

Kitchen:

Secure the cabinet door. BMC 16.04.060(Adjacent to the range)

Upper Level

Bathroom:

Repair the cabinet door. BMC 16.04.060(a)

NW Bedroom:

Repair and surface coat the holes in the walls. BMC 16.04.060(a)

SW Bedroom:

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

East Bedroom:

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

Unit 1014

East Bedroom:

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

Bathroom:

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

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

Unit 1012

Bathroom:

Repair/replace the shower surround. BMC 16.04.060(a) (surface is peeling/flaking)

Unit 1008

Kitchen:

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

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

Unit 1006

Bathroom:

Repair/replace the loose/damaged floor tiles. BMC 16.04.060(a)

Unit 1004

Bathroom:

Repair/replace the shower surround. BMC 16.04.060(a) (surface is peeling/flaking)

Unit 1002

Kitchen:

Secure the sink faucet. BMC 16.04.060(c)

Upper Level

Bathroom:

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

Unit 920

General Condition:

Replace the missing smoke detector batteries. BMC 16.04.060(b)

Living Room:

Repair and surface coat the hole in the wall. BMC 16.04.060(a) (adjacent to the entry door)

Hallway:

Secure the loose floor tiles. BMC 16.04.060(a)

Kitchen:

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

Stair:

Repair and surface coat the hole in the ½ wall. BMC 16.04.060(a)

Upper Level

SW Bedroom:

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

Bathroom:

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

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

Unit 922

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 924

Hallway:

Repair and surface coat the hole in the wall. BMC 16.04.060(a) (Below the outlet)

North Bedroom:

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f) (vertical member between the two windows)

Bathroom:

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

Unit 926

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 918

Bedroom:

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

Upper Level

Bathroom:

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

Unit 916

Kitchen:

Verify the gas line to the stove in in good condition and functions safely. BMC 6.04.060(c) (Rusted)

Bathroom:

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

Scrape and paint interior surfaces where paint is peeling or bare surfaces are exposed. BMC 16.04.060(f) (Window sill)

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

Hallway:

Secure loose electrical receptacle. BMC 16.04.060(b)

Unit 914

No violations noted

Illinois Street –

Unit 907

Bathroom:

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

Unit 909

Kitchen:

Repair the range (rear left) burner to function as intended. BMC 16.04.060(c)

Furnace Closet:

A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. The aisle(s) shall be continuous, unobstructed, and a minimum of 36 inches in width in accordance with the locally adopted fire code. IFC 1003.6 & BMC 16.04.020(a)

Bathroom:

Properly repair the sink faucet to function as intended. (Dripping water) BMC 16.04.060 (a)

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

Unit 911

Living Room:

Properly secure the smoke detector to the ceiling. BMC 16.04.060 (a)

Kitchen:

Repair the range. (Front left) burner to function as intended. BMC 16.04.060(c)

Bathroom:

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

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

Unit 913

Kitchen:

Repair/replace the dryer vent hose so that it functions as intended. (Hole) BMC 16.04.060 (b)

Bath:

Properly seal the sink to prevent water infiltration. BMC 16.04.060 (a)

Unit 917

Living Room:

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

Clean the return air grille. BMC 16.04.060 (a)

Kitchen:

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

W Bedroom:

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

Upstairs

Hallway:

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

Bathroom:

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

Repair the drywall on south wall. BMC 16.04.060 (a)

Unit 919

Utility Closet:

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

Bathroom:

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

Properly seal the sink to prevent water infiltration. BMC 16.04.060 (a)

Unit 921

Bathroom:

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

Properly seal the sink to prevent water infiltration. BMC 16.04.060 (a)

Unit 923

Utility Closet:

Locate and repair the water leak. BMC 16.04.060 (a)

Unit 1003

Kitchen:

Repair the water leak from the shower above. (Tenant says ceiling leaks when running shower) BMC 16.04.060 (a)

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

Unit 1005

Bathroom:

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

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

Unit 1007

This unit was not inspected at the time of this inspection, as it was not accessible. (Roaches) 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

All residential rental units, their accessory structures and exterior premises shall be kept free from pests. All residential rental units or accessory structures thereof in which pests are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination proper precautions shall be taken to prevent reindentation. (a) The owner of any residential rental unit shall be responsible for extermination within the unit. Its accessory structures or on the exterior premises for extermination of pests prior to letting the unit. (d)The owner of a

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

Unit 1009

No violations noted.

Unit 1011

Living Room:

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

Kitchen:

Repair the range (Front left) burner to function as intended. BMC 16.04.060(c)

Utility Closet:

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

Unit 1013

SE Bedroom:

Replace the outlet on the south wall so that it functions as intended. (Ground blocked) BMC 16.04.060 (b)

Unit 1015

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

Unit 1017

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

Unit 1101

Kitchen

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

Unit 1103

Living Room:

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

Kitchen:

Replace the missing outlet cover on the west wall. BMC 16.04.060 (b)

Utility Closet:

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

Upstairs

Hallway:

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

E Bedroom:

Replace the missing outlet cover on the west wall. BMC 16.04.060 (b)

Unit 1105

Kitchen:

Repair the range (rear left) burner to function as intended. BMC 16.04.060(c)

Utility Closet:

A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. The aisle(s) shall be continuous, unobstructed, and a minimum of 36 inches in width in accordance with the locally adopted fire code. IFC 1003.6 & BMC 16.04.020(a)

Unit 1107

Living Room:

Repair the hole in west wall adjacent to the window. BMC 16.04.060 (a)

Repair the broken glass on the north window. BMC 16.04.060(a)

Bathroom:

Replace the electrical receptacle that it functions as intended. (Ground blocked) BMC 16.04.060 (b)

W Bedroom:

Replace the broken outlet cover on the east wall. BMC 16.04.060 (b)

Unit 1111

Living Room:

Repair the holes in the east wall. BMC 16.04.060 (a)

Replace the missing floor vents. BMC 16.04.060 (a)

Kitchen:

Repair the peeling paint on the ceiling. BMC 16.04.060 (a)

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

Bathroom:

Properly seal the sink to prevent water infiltration. BMC 16.04.060 (a)

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

SW Bedroom:

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

Unit 1113

Kitchen:

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

W Bedroom:

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

NE Bedroom:

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

Unit 1115

No violations noted.

Unit 1117

Kitchen:

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

W Bedroom:

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

Upstairs

Hallway:

Replace the missing floor tile. BMC 16.04.060 (a)

Bathroom:

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

Repair the tub faucet to function as intended. (Low cold water pressure) BMC 16.04.060 (a)

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

Illinois Court –

Unit 1417

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

Unit 1415

No violations noted.

Unit 1413

No violations noted.

Unit 1411

No violations noted.

Unit 1409

Living Room:

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

Kitchen:

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

Repair the range (rear right) burner to function as intended. BMC 16.04.060(c)

S Bedroom:

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

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

Upstairs

Laundry:

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

Bathroom:

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

Unit 1407

Living Room:

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

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

Repair/replace the carpet at the door. BMC 16.04.060 (a)

Utility closet:

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

Upstairs

Hallway:

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

N Bedroom:

Replace the missing floor tile. BMC 16.04.060 (a)

Bathroom:

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

Unit 1405

Kitchen:

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

Unit 1403

Bedroom:

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

Upstairs

Bathroom:

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

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) (W window won't stay open)

Unit 1404

Living Room:

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

Kitchen:

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

Bedroom:

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

Bathroom:

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

Upstairs

SE Bedroom:

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

Bath:

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

Unit 1406

Bath:

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

Upstairs

N Bedroom:

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

Unit 1408

Living Room:

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

Kitchen:

Replace the missing drawer front to the left of the stove. BMC 16.04.060 (a)

Upstairs

Bathroom:

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

Unit 1410

No violations noted.

Unit 1412

Laundry Closet:

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

Repair the stair tread to prevent trip hazard. BMC 16.04.060 (b)

Upstairs

Bathroom:

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

N Bedroom:

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

Unit 1414

Bathroom:

Replace the electrical outlet so that it functions as intended. (Ground blocked) BMC 16.04.060 (b)

Illinois St. –

Unit 1006

SW 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) (W window won't open)

Unit 1008

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

Living Room:

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

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

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

Kitchen:

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

Repair the kitchen drawer right of sink. BMC 16.04.060(a)

Replace the missing cabinet door. BMC 16.04.060 (a)

Locate and repair the water leak on the floor. BMC 16.04.060 (a)

Stairs:

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

Upstairs

Bathroom:

Repair the towel bar to function as intended. 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)

SW Bedroom:

Replace the missing outlet plate on the west wall. BMC 16.04.060 (b)

NW Bedroom:

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

Unit 1010

Living Room:

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

Utility Closet:

A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. The aisle(s) shall be continuous, unobstructed, and a minimum of 36 inches in width in accordance with the locally adopted fire code. IFC 1003.6 & BMC 16.04.020(a)

Kitchen:

Replace the missing cabinet door. BMC 16.04.060 (a)

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

Bathroom:

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

Upstairs

Bedrooms:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. BMC 16.04.060(b) (E window)

NW Bedroom:

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

Unit 1012

Living Room:

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

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

Repair the ceiling leak. (Tenant said leaks when upstairs tub is in use) BMC 16.04.060 (a)

Repair the broken door frame. BMC 16.04.060 (a)

Bathroom:

Replace the broken sink. BMC 16.04.060 (a)

Upstairs:

Replace the missing transition strip at the top of the stairs. BMC 16.04.060 (a)

Bathroom:

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)

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

Hallway:

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

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

NW Bedroom:

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

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)

NE 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) (North window)

Unit 902

Living Room:

Clean the return air grille. BMC 16.04.060 (a)

Kitchen:

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

SE Bedroom:

Repair the broken glass in the east window. BMC 16.04.060(a)

Unit 904

Living Room:

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

Unit 906

Utility Closet:

Secure the cover for the furnace. BMC 16.04.060 (a)

Unit 908

Living Room:

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

Lindbergh Drive –

Unit 904

Bathroom:

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

Unit 906

S Bedroom:

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

Unit 908

Living Room:

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

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

Upstairs

Bathroom:

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

Unit 910

Kitchen:

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

Upstairs

Bathroom:

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

Unit 912

Kitchen:

Locate and repair the water leak. BMC 16.04.060 (a)

Upstairs

Bathroom:

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

12th Street –

Unit 1200

No violations noted.

Unit 1202

Living Room:

Replace the broken window. BMC 16.04.060(a)

Unit 1210

Bathroom:

Eliminate the leak in the ceiling and properly repair the damaged ceiling. BMC 16.04.060(a)

Unit 1212

Kitchen:

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

Bathroom:

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

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

Unit 1214

No violations noted.

Unit 1216

Living Room:

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

Properly repair the ceiling adjacent to the kitchen. BMC 16.04.060(a)

Unit 1220

Bathroom:

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

Unit 1222

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

Unit 1224

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

Unit 1226

Kitchen:

Properly secure the bottom panel of the stove. BMC 16.04.606(a)

Bathroom:

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

SW Bedroom:

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

Unit 1300

Living Room:

Remove the bed from the living room. BMC 16.04.060(a)

Bathroom:

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

Unit 1302

This unit was not inspected at the time of this inspection, as it was not accessible (No adult). 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 1304

Living Room:

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

Kitchen:

Replace the protective cover for the range hood exhaust. BMC 16.04.606(a)

Bathroom:

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

Hallway:

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

SW Bedroom:

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

Unit 1306

Bathroom:

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

Unit 1310

Laundry/Half Bathroom:

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 or replace the broken toilet paper holder. BMC 16.04.606(a)

Bathroom:

Repair or replace the broken toilet paper holder. BMC 16.04.606(a)

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

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

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

Unit 1312

Kitchen:

Eliminate the leak under the sink. BMC 16.04.060(c)

Laundry/Half Bathroom:

Eliminate the leak under the sink. BMC 14.06.060(c)

Unit 1314

No violations noted.

Unit 1520

Bathroom:

Replace the light switch so that it functions as intended. BMC 16.04.060 (a)

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

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

Unit 1518

Kitchen:

Replace the missing cabinet door. BMC 16.04.060 (a)

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

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

Unit 1516:

Bathroom:

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

Hallway:

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

SE Bedroom:

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

N Bedroom:

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

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

Unit 1514

Kitchen:

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

Repair the range (rear right) burner to function as intended. BMC 16.04.060(c)

Upstairs

Bathroom:

Replace the missing floor tile. BMC 16.04.060 (a)

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

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

Unit 1506

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

Unit 1504

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

Unit 1502

Hallway:

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

N Bedroom:

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

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

SW Bedroom:

Replace the outlet on the west wall so that it functions as intended. (Ground blocked) BMC 16.04.060 (b)

Unit 1500

Bathroom:

Remove the mold from the shower walls. BMC 16.04.060 (a)

Unit 1414

Living Room:

Repair the broken glass on the southeast window. BMC 16.04.060(a)

SE Bedroom:

Replace the outlet on the east wall so that it functions as intended. (Ground blocked) BMC 16.04.060 (b)

Replace the missing door. BMC 16.04.060 (a)

N Bedroom:

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

Unit 1412

Living Room:

Repair the broken glass in the southwest window. BMC 16.04.060(a)

Replace the broken outlet cover plate on the west wall. BMC 16.04.060 (b)

Upstairs

Bathroom:

Replace the missing floor tiles. BMC 16.04.060 (a)

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

Unit 1410

Kitchen:

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

W Bedroom:

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

Unit 1408

No violations noted.

Unit 1316

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

Upstairs

Bath:

Repair the broken window glass. BMC 16.04.060(a)

13th Street –

Unit 1201

No violations noted.

Unit 1203

No violations noted.

Unit 1211

Kitchen:

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

Unit 1213

Bathroom:

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

Replace the damaged toilet paper holder or properly repair the drywall. BMC 16.04.060(a)

Mechanical Closet

Determine the source of the leak in the ceiling and eliminate it. BMC 16.04.060(a)

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

Unit 1215

No violations noted.

Unit 1217

Kitchen:

Replace the broken drawer handle. BMC 16.04.060(a)

Stairway/Hallway:

Replace the broken stair treads. BMC 16.04.060(a)

Bathroom:

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

Unit 1301

Kitchen:

Replace the missing drawers in the refrigerator drawers. BMC 16.04.060(a)

Bathroom:

Properly secure the tub faucet. BMC 16.04.060(a)

Repair or replace the toilet to eliminate the leaking tank. BMC 16.04.060(b)

Replace the damaged door. BMC 16.04.060(a)

Unit 1303

Bathroom:

Provide a transition strip at the doorway. BMC 16.04.060(a)

Unit 1305

Kitchen:

Properly secure the loose faucet. BMC 16.04.060(b)

Stairway:

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

Unit 1307

This unit was not inspected at the time of this inspection, as it was not accessible (no adults). 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 1309

Kitchen:

Replace the missing cabinet fronts. BMC 16.04.060(a)

Living Room:

Properly repair the hole in the wall that is covered with duct tape. BMC 16.04.060(a)

Bathroom:

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

Repair or replace the broken towel bar. BMC 16.04.060(a)

Unit 1311

Living Room:

Properly repair the holes in the walls. BMC 16.04.060(a)

Kitchen:

Properly secure the bottom panel of the stove. BMC 16.04.060(a)

Stairway/Hallway:

Properly repair the holes in the walls. BMC 16.04.060(a)

Unit 1313

Hallway:

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

Bathroom:

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

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

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

NE Bedroom:

Replace the damaged door frame. BMC 16.04.060(a)

Unit 1315

Living Room:

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

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

Kitchen:

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

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

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

Install door trim. BMC 16.04.060(a)

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

Remove mold and mildew from the south and west wall. BMC 16.04.060(a)

2nd Level

South Bedroom:

Replace the busted door jamb. BMC 16.04.060(a)

Unit 1317

Front Door:

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

Mechanical Closet:

Replace the missing louvers in the closet doors or replace the door. BMC 16.04.060(a)

Kitchen:

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

Bathroom:

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

Unit 1319

This unit was not inspected at the time of this inspection, as it was not accessible (Meth Unit). 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 1321

Bathroom:

Replace the damaged and deteriorated vanity cabinet. BMC 16.04.060(a)

NE Bedroom:

Remove the mold/mildew in the NE corner of the room. BMC 16.04.060(a)

Unit 1323

No violations noted.

Unit 1325

Living Room:

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

Bathroom:

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

Unit 1331

Bathroom:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. Repair the damaged wall adjacent to the toilet. BMC 16.04.060(a)

Replace the damaged and deteriorated window sill and frame. BMC 16.04.060(a)

Properly secure the shower head. BMC 16.04.060(a)

Unit 1401

Mechanical Closet:

Repair or replace the furnace to function as intended. BMC 16.04.060(a)

Bathroom:

Replace the damaged and deteriorated window sill and frame. BMC 16.04.060(a)

Remove all mold/mildew from the tub/shower area. BMC 16.04.060(a)

Unit 1403

No violations noted.

Unit 1405

Living Room:

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

Unit 1407

No violations noted.

Unit 1411

No violations noted.

Unit 1413

Living Room:

Secure the cable outlet on the west wall. BMC 16.04.060(a)

Kitchen:

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

Bathroom:

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

Unit 1415

Hallway:

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

Unit 1417

No violations noted.

Unit 1414

NE Bedroom:

Replace the broken door frame. BMC 16.04.060(a)

SE Bedroom:

Secure the door hinges. BMC 16.04.060(a)

Unit 1416

Kitchen:

Identify and eliminate the source of the leak in the ceiling. BMC 16.04.060(a)

Bathroom:

Replace the leaking bathtub faucet. BMC 16.04.060(c)

Unit 1418

Living Room:

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

Mechanical Closet:

Repair or replace the water heater to function as intended. BMC 16.04.060(a)

Laundry Room/Half Bath:

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

Kitchen:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. Repair the hole on the back side of the kitchen bar. BMC 16.04.060(a)

SW Bedroom:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. Repair the hole in the wall behind the door. BMC 16.04.060(a)

SE Bedroom:

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. Repair the hole in the wall behind the door. BMC 16.04.060(a)

Bathroom:

Replace the broken toilet seat. BMC 16.04.060(a)

Unit 1420

No violations noted.

EXTERIOR:

1007 S Maple St

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

910 N Summit St

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

906 N Summit St

*All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. For sidewalks in the public right of way, contact the City of Bloomington Planning and Transportation Department at (812) 349-3423 to apply for the **required permit**. The fee will be waived but the permit must be obtained prior to work in the public right of way. BMC 16.04.040(c) (Public sidewalk west of this unit)*

913 N Summit St

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e)

1402 W 12th St

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. For sidewalks in the public right of way, contact the City of Bloomington Planning and Transportation Department at (812) 349-3423 to apply for the **required permit**. The fee will be waived but the permit must be obtained prior to work in the public right of way. BMC 16.04.040(c) (Public sidewalk in front of this unit)

1408 W 12th St

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. For sidewalks in the public right of way, contact the City of Bloomington Planning and Transportation Department at (812) 349-3423 to apply for the **required permit**. The fee will be waived but the permit must be obtained prior to work in the public right of way. BMC 16.04.040(c) (Public sidewalk in front of this unit)

1331 W 13th St

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

1415 W 13th St

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. For sidewalks in the public right of way, contact the City of Bloomington Planning and Transportation Department at (812) 349-3423 to apply for the **required permit**. The fee will be waived but the permit must be obtained prior to work in the public right of way. BMC 16.04.040(c) (Public sidewalk in front of this unit)

1414 W 13th St

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

1416 W 13th St

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

1415 W 13th St

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

1104 N Lindbergh Dr.

Re-attach/secure the siding. BMC 16.04.050(a) (Under living room window)

1102 N Lindbergh Dr.

Re-attach/secure the siding. BMC 16.04.050(a) (Under living room window)

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

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

*Desired level: 0 parts per million (ppm)
Acceptable level in a living space: 9 ppm
Maximum concentration for flue products: 50 ppm
BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)*

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

Thank you for your cooperation in the Residential Rental Occupancy Permit Program.

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 15 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-081

Address: 904 E University St

Petitioner: Garret Dowdy/Jamar Property Management

Inspector: Michael Arnold

Staff Report:

March 5 2021	Cycle Inspection
March 11 2021	Cycle Inspection Report Sent
June 2 2021	Remaining Violations Report Sent
July 8 2021	Reinspection Scheduled
August 2 2021	Reinspection Rescheduled
August 13 2021	Reinspection Scheduled
August 13 2021	Received BHQA Application

Petitioner is requesting an additional 30 days to complete the repairs

Staff recommendation: Grant the request for Extension of Time

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

Compliance Deadline: October 15 2021

Attachments: Remaining Violations Report, Application

1/2



Application For Appeal
 To The **RECEIVED**
Board of Housing Quality Appeals AUG 13 2021
 P.O. Box 100
 Bloomington, IN 47402
 812-349-3420
 hand@bloomington.in.gov

Property Address: 904 E University Street

Petitioner's Name: Garret Dowdy/Jamar Property Management

Address: 220 E 17th Street

City: bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8126756790

E-mail Address: ranardashley04@gmail.com

Owner's Name: James Eireman

Address: 705 Keystone Court

City: Bloomington

State: Indiana



Zip Code: 47403

Phone Number: 8122192915

E-mail Address: Jamarproperties@yahoo.com

Oecupants: Tennants have moved out

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 21-TV-81

MAA

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

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

City Glass was supposed to fix the windows yesterday and they didnt come to fix the glass, need more time to get the broken windows replaced.

AT LEAST 30 DAY EXTENSION

Signature (Required): Garret Dowdy
 Name (Print): Garret Dowdy Date: 8/13/21

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

Print Form



City Of Bloomington
Housing and Neighborhood Development

JUN 08 2021

REMAINING VIOLATION INSPECTION REPORT

9440

Owner(s)

Morgan Walker Llc
 3801 N. Capital Of Texas Highway, E240 #304
 Austin, TX 78746

Agent

Jamar Property Mgmt. Co.
 P.O. Box 7812
 Bloomington, IN 47407

Prop. Location: 904 E University ST.
 Number of Units/Structures: 1/1
 Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 03/05/2021
 Primary Heat Source: Gas
 Property Zoning: R3
 Number of Stories: 2

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

REINSPECTION REQUIRED

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

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

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

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

City Hall	401 N Morton St	Bloomington, IN 47404
Email: hand@bloomington.in.gov	https://bloomington.in.gov/hand	Rental Inspection (812) 349-3420
Neighborhood Division (812) 349-3421	Housing Division (812) 349-3401	Fax (812) 349-3582

Interior:**Upper Level:****SW Bathroom:**

Repair the broken window. BMC 16.04.060(a) (South Wall)

Exterior:

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

Repair the eave. BMC 16.04.050(a) (SE Corner)

Other Requirements:**Furnace Inspection Documentation:**

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

Desired level:	0 parts per million (ppm)
Acceptable level in a living space:	9 ppm
Maximum concentration for flue products:	50 ppm
BMC 16.01.060(f), BMC 16.04.060(c), BMC 16.04.060(b)	

The following documents were not provided to the office or reviewed by the inspector within 60 days of the date of the inspection, and as such a fine will be levied:

- **Tenants and Owners Rights and Responsibilities Summary**

A completed copy of the Tenants and Owners Rights and Responsibilities Summary
BMC 16.03.060(c) and BMC 16.10.030(b)

- **Inventory & Damages List**

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

BMC 16.03.050(e) and BMC 16.10.030(b)

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: September 15, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-82

Address: 609 S. Walnut St.

Petitioner: Mackie Properties

Inspector: Mosier/Hewett

Staff Report: May 15, 2021 Cycle inspection completed
July 28, 2021 Received new property registration form
August 4, 2021 Received BHQA application for appeal

The petitioner is requesting an extension of time to complete the repairs listed in the cycle report. They took over management of the property just prior to the 60 day deadline and the previous agent has not started on the repairs. The petitioner is requesting until the end of September to complete the repairs.

Staff recommendation: Grant the extension of time

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

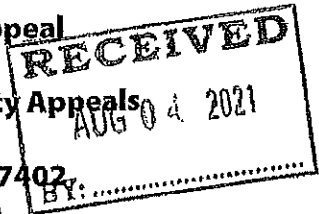
Compliance Deadline: October 1, 2021

Attachments: BHQA Application, Cycle Report

WA



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



Property Address: 609 S Walnut St, Bloomington, In 47401

Petitioner's Name: Mackle Properties

Address: 811 N Walnut St

City: Bloomington

State: Indiana



Zip Code: 47404

Phone Number: 8122878036

E-mail Address: Rjoseph@mackierentalproperties.com

Owner's Name: Stefen Shirley

Address: 2543 Gordon Street

City: Falls Church

State: Virginia



Zip Code: 22041

Phone Number: 5154905786

E-mail Address: stefan.a.shirley@gmail.com

Occupants: none

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 21-TV-82

JH, NM

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

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

1. All items under the following parts of the home listed on the report need an extension of time to complete:

Main Level

- Dining Room - Bathroom - Living Room - Closet -

2nd Level

- Stairway/hallway -

Basement

- Stairway -

Exterior

- All listed items-

Detached Garage

2. Mackie Properties has just become the property manager for this property on July 26th, 2021. We only just received the list of incomplete HAND repairs. With only 3 days before the deadline, we need more time to complete these repairs.

3. We would like to ask for this extension through September 2021

Signature (Required): Connor Murray

Name (Print): Connor Murray

Date: 8/4/21

Important information regarding this application format:

1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).

2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City Of Bloomington
Housing and Neighborhood Development
RENTAL INSPECTION INFORMATION

JUN 08 2021

OWNER:

Cardinal Stone Properties Llc
 3543 Gordon St
 Falls Church, VA 22041

AGENT:

Bryce Bookwalter
 609 S. Walnut St.
 Bloomington, In. 47401

RE: 609 S Walnut St.

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle Inspection that was recently conducted at the above referenced property. The inspector has listed all noted violations and recommendations on the enclosed Rental Inspection Report. **You have sixty (60) days from the date of this letter to correct the violations listed on the report.**

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **AUG 07 2021** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development
 Encl: Inspection Report,
 Xc: Bryce Bookwalter: 609 S Walnut St, Bloomington, IN 47401

City Hall Email: hand@bloomington.in.gov Neighborhood Division (812) 349-3421	401 N Morton St https://bloomington.in.gov/hand Housing Division (812) 349-3401	Bloomington, IN 47404 Rental Inspection (812) 349-3420 Fax (812) 349-3582
--	---	---

Handwritten initials



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

3806

Owner(s)

Cardinal Stone Properties Llc
3543 Gordon St
Falls Church, VA 22041

Agent

Bryce Bookwalter
609 S Walnut St
Bloomington, IN 47401

Prop. Location: 609 S Walnut ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/5

Date Inspected: 05/14/2021
Primary Heat Source: Gas
Property Zoning: MD
Number of Stories: 2

Inspector: Norman Mosier
Foundation Type: Basement
Attic Access: No
Accessory Structure: Det. Garage

Monroe County Assessor's records indicate this structure was built in 1930.
There are no minimum requirements for emergency egress at the time of construction.

INTERIOR:

MAIN LEVEL

UNIT 1

Enclosed Back Porch:
No violations noted.

Kitchen 9-4 x 7-8:
No violations noted.

Dining Room 13-8 x 11-4:
Every window shall be capable of being easily opened and held in position by its own hardware, south wall, both windows. BMC 16.04.060(b)

Repair the deteriorated archway. BMC 16.04.060 (a)

Bathroom:
Replace the missing flooring. BMC 16.04.060 (a)

Living Room 10-2 x 9:

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

NW Bedroom 13 x 11-4: Exit door for egress requirements.

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

Closet:

Secure the loose hinges on the door. BMC 16.04.060 (a)

2nd LEVEL

Stairway/Hallway:

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

Study 14-7 x 8-11. + 6-8 + 6-4:

No violations noted.

Bedroom 12-4 x 7-4:

No violations noted.

Existing Egress Window Measurements:

Height: 41 inches

Width: 24 inches

Sill Height: 23 inches

Openable Area: 6.83 sq. ft.

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

UNIT 2

Kitchen 9-2 x 9:

No violations noted.

Living Room/Bedroom 13 x 10:

No violations noted.

Existing Egress Window Measurements:

Height: 33 inches

Width: 24 inches

Sill Height: 21 inches

Openable Area: 5.50 sq. ft.

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

Bathroom:

No violations noted.

BASEMENT

Stairway:

Install the missing handrail. BMC 16.04.060 (b)

South Room:

Terminate the loose and hanging live wire to be inside an approved junction box, east wall at the middle of east wall. BMC 16.04.060 (b)

North Room: Gas furnace located here, see other requirements.

Secure the loose and hanging receptacle on the south wall to the wall. BMC 16.04.060 (b)

EXTERIOR:

Secure the loose north and south handrails on the deck. BMC 16.04.050(b)

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

Secure the loose and sagging bead board on the front porch ceiling. BMC 16.04.050(a)

Det. Garage:

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

OTHER REQUIREMENTS:

Furnace Inspection Documentation

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

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

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

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

This is the end of this report.