

Agenda - November 17 2021 BHQA FINAL _____ 2
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**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL LEMON CONFERENCE ROOM
Zoom Virtual Meeting
NOVEMBER 17, 2021 4:00 P.M.**

ALL ITEMS ARE ON THE CONSENT AGENDA

- I. **ROLL CALL**
- II. **REVIEW OF SUMMARY** – September 15, 2021, October 20, 2021
- III. **PETITIONS**
 - 1) 21-TV-45, **715 E. Hunter Avenue**, Aimee & Mitchael Page. This item previously heard June 16, 2021. Request for an extension of time to complete repairs.
 - 2) 21-TV-92, **304-308 W. 2nd Street**, Woodington Management (Elizabeth Ferguson). Request for an extension of time to complete repairs.
 - 3) 21-TV-93, **612 W. 4th Street**, Cynthia McCullough. Request for an extension of time to complete repairs.
 - 4) 21-TV-94, **417 W. Hoosier Court Avenue**, Hunter Hoosier Court Apartments. Request for an extension of time to complete repairs.
 - 5) [WITHDRAWN] 21-TV-95, **416 N. Harald Street**, Patrick & Susan McClary (Peggy McClary). Request for an extension of time to complete repairs.
 - 6) 21-TV-96, **1333 S. Fenbrook Lane**, Gene Burdine (Assist Living, The Fields SH, LLC). Request for an extension of time to complete repairs.
 - 7) 21-TV-97, **1440 N. Woodburn Avenue**, Deborah Majors (Northcrest United, LLC). Request for an extension of time to complete repairs.
 - 8) 21-TV-98, **2400 E. 7th Street**, Hoosier Red Housing, LLC. 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.

HAND Staff is inviting you to a scheduled Zoom meeting.

Topic: Board of Housing Quality Appeals Meeting

Time: Nov 17, 2021 04:00 PM Eastern Time (US and Canada)

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/j/kemL5j86py>



City of Bloomington
H.A.N.D.

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

| | | |
|------------------|--|------------------------------------|
| Meeting Date: | November 17 2021 | |
| Petition Type: | An extension of time to complete repairs | |
| Petition Number: | 21-TV-045 | |
| Address: | 715 E Hunter Ave | |
| Petitioner: | Aimee and Mitchael Page | |
| Inspector: | Michael Arnold | |
| Staff Report: | 02 February 2021 | Cycle Inspection Scheduled |
| | 15 March 2021 | Cycle Inspection |
| | 01 April 2021 | Mailed Report |
| | 26 April 2021 | Received BHQA Application |
| | June 16 2021 | Extension of Time Granted |
| | October 04, 2021 | Reinspection for Windows Scheduled |
| | October 04 2021 | Received BHQA Application |

Petitioner is requesting additional time to complete the repairs. They have decided to install vinyl siding instead of painting the structure. Initially, the petitioner requested additional time to complete window and painting issues after the tenants vacated the structure. The windows are now in compliance. Per the request, the contractor is delayed and the work likely will not be completed by the initial deadline granted by BHQA. That deadline is November 30, 2021.

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: May 31 2022
Attachments: Cycle Inspection, Application

TA



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: 715 E. Hunter Avenue Bloomington IN 47401

Petitioner's Name: Aimee and Mitchael Page

Address: 3403 E. Winston St.

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8602359532 E-mail Address: AHooverPage@gmail.com

Owner's Name: Aimee and Mitchael Page

Address: 3403 E. Winston St.

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8602359532 E-mail Address: AHooverPage@gmail.com

Occupants: 5

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)
OLD BUSINESS
21-TV-45
Petition Number: ~~21-TV-99~~

5 PREVIOUSLY HEARD JUNE 11 2001 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.

Respectfully request a 2nd extension of time to complete exterior repairs at 715 E. Hunter Ave.

We had 2 items needing repair—exterior 2nd story window reglazing and repainting the exterior of the dwelling. We decided to have the windows replaced, and that has been completed.

It is the siding that needs an additional extension to complete. We made a decision to install vinyl siding on 715 E. Hunter. The contract we have with Lowe's for vinyl siding installation was signed in June 2021, with an estimated date of installation between AUG and NOV 2021. A copy of the pertinent pages of the contract will be included with this extension request.

Lowe's has repeatedly extended the estimated date of installation due to the supply chain issues around the nation. The supplies needed for the project have been delayed several times since June.

An additional extension of 6 months would be MAY 31, 2022, and that should be adequate time for Lowe's to receive the supplies and install the siding.

Thank you for your consideration.
Almee Page

Signature (Required): Almee Page

Name (Print): Almee Page

Date: OCT 4, 2021

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.





INDIANA SERVICES SOLUTIONS INSTALLED SALES CONTRACT

| | | |
|----------------------------------|---------------------------------|------------|
| LOWE'S AUTHORIZED REPRESENTATIVE | SALES ID | DATE |
| Jason Osborn | 913915 | 06/15/2021 |
| STORE NO. | STREET ADDRESS | |
| 634 | 350 N Gates Dr | |
| CITY | STATE | ZIP |
| Bloomington | IN | 47404 |
| TELEPHONE | | |
| 8122168441 | | |
| EMAIL | | |
| jason.osborn01@store.lowes.com | | |
| LOWE'S CONTRACTOR LICENSE # | LOWE'S REPRESENTATIVE LICENSE # | |
| #CO51900011 | NA (If Applicable) | |

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| CUSTOMER NAME | | | |
| Aimee/Mitch Page | | | |
| STREET ADDRESS | | | |
| 715 E Hunter Ave | | | |
| CITY | STATE | ZIP | |
| Bloomington | IN | 47401 | |
| TELEPHONE | | | |
| 8604603969 | | | |
| EMAIL | | | |
| ahooverpage@gmail.com | | | |
| CREDIT/DEBIT | CHECK | LCC CARD | GIFT CARD |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

This is only a quote for the merchandise and services printed below; **Lowe's does not offer services to paint, seal or stain fences.** This becomes an agreement upon payment and issuance of a Lowe's receipt, upon payment, the entire agreement, including the specifically completed pages of this document, the Terms and Conditions included with this document and any other addenda and attachments hereto, shall be referred to herein as this "Contract." PLEASE READ THIS ENTIRE DOCUMENT, INCLUDING THE "NOTICES," "TERMS AND CONDITIONS," AND "ADDENDUM" CONTAINED WITHIN THIS CONTRACT ON THE FOLLOWING PAGES BEFORE SIGNING.

| | | | |
|-----------------------------|-------------|-------|-------|
| INSTALLATION STREET ADDRESS | CITY | STATE | ZIP |
| 715 E Hunter Ave | Bloomington | IN | 47401 |

MERCHANDISE AND INSTALLATION SUMMARY (I.E. ITEM NUMBERS, COLORS, DIMENSIONS, CONSIDERATIONS):

Install 22 sq of driftwood siding with white trim as accent. Install fanfold around entire house. Wrap windows as needed. build out around windows as needed. build out around doors as needed. Install split boxes and j boxes around outside boxes.

CONTRACT TOTAL \$15,091.81
(INCLUDING TAX)

Work is to commence upon reasonable availability of Contractor and/or any special order or customer made Good(s) which is anticipated to be 08/12/2021 [fill in date]. Estimated completion date is 11/10/2021 [fill in date]. COVID-19 has affected manufacturers and labor markets, with the production of fence, deck and generator material experiencing significant delays and installation start dates that are at least four (4) months away in most cases. Please also note that weather can delay start dates for these and other exterior categories, particularly in colder climates.



CONTINUATION OF MATERIALS AND WORK TO BE PERFORMED (I.E. ITEM NUMBERS, COLORS, DIMENSIONS, CONSIDERATIONS):


Installation is contingent on material and contractor availability

DO NOT SIGN THIS CONTRACT UNTIL COMPLETE AND YOU HAVE READ THE NOTICES, TERMS AND CONDITIONS, AND ADDENDUM CONTAINED ON ALL PAGES OF THIS CONTRACT. BY SIGNING BELOW, YOU ARE ACKNOWLEDGING THAT YOU HAVE READ, UNDERSTAND AND AGREE TO THE TERMS AND CONDITIONS SET FORTH ON ALL PAGES OF THIS CONTRACT. YOU ARE ENTITLED TO A COPY OF THIS CONTRACT AT THE TIME OF SIGNATURE.

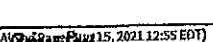
Lowe's Home Centers, LLC

EXECUTED ON, 15, DAY OF June, 2021.

LOWE'S AUTHORIZED REPRESENTATIVE SIGNATURE


JASON OSBORN (Jun 15, 2021 12:47 EDT)

OWNER'S SIGNATURE


AIMEE/MITCH PAGE (Jun 15, 2021 12:55 EDT)

CO-OWNER SIGNATURE



LOWE'S AUTHORIZED REPRESENTATIVE PRINTED NAME

Jason Osborn

OWNER PRINTED NAME

Aimee/Mitch Page

CO-OWNER PRINTED NAME



Customer acknowledges receipt of a true copy of this contract which was completely filled in prior to Customer's execution hereof.



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT
Amended 09 April 2021

874

Owner(s)
Aimee & Mitchael Page
3403 E Winston St
Bloomington, IN 47401

Prop. Location: 715 E Hunter AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/5/5

Date Inspected: 03/15/2021
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 3

Inspector: Mike Arnold
Foundation Type: Basement
Attic Access: N/A
Accessory Structure: none

Monroe County records show this structure was built in 1927. There were no minimum emergency egress requirements at the time of construction.

Interior:
Basement:
No violations noted

Main Level:
Bathroom, Living Room (20-0 x 11-0), Kitchen (10-0 x 9-0):
No violations noted

- Kitchen (12-0 x 12-0):
- C Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)
- C Repair replace the outlet on the wall left of the sink. BMC 16.04.060(a) (ground prong broken in the upper outlet)

Second Level:
Bathroom:
No violations noted

Bedroom 1 (12-0 x 9-0), Bedroom 2 (12-0 x 10-0), Bedroom 3 [(11-0 x 9-0)+(6-0 x 6-0)]:

Existing Egress:

- Height: 24 inches
- Width: 34 inches
- Sill Height: 25.5 inches
- Openable Area: 5.7 sq. ft.

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

No violations noted

Third Level:

Bedroom 4 (10-0 x 10-0):

Existing Egress:

- Height: 48 inches
- Width: 32 inches
- Sill Height: 29 inches
- Openable Area: 10.7 sq. ft.

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

No violations noted

Bedroom 4 (9-0 x 9-0):

Existing Egress:

- Height: 48 inches
- Width: 32 inches
- Sill Height: 29 inches
- Openable Area: 10.7 sq. ft.

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

No violations noted

Exterior:

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

Replace the damaged/missing glazing compound on the windows. 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)

Registration Form

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

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner 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: November 17, 2021
Petition Type: An extension of time to complete repairs
Petition Number: 21-TV-92
Address: 304-308 W. 2nd Street
Petitioner: Woodington Management
Inspector: Maria McCormick
Staff Report: October 20, 2020 Completed Cycle Inspection
April 8, 2021 Re-inspection all items complied except exterior painting
August 24, 2021 Exterior Extension Reminder sent
October 20, 2021 Received BHQA Application for extension of time

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted, including exterior paint that was flaking and peeling. The petitioner is seeking an extension of time to complete as they have decided to replace the stairs and hand rails that were cited in the cycle report as having peeling paint.

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: March 1, 2022
Attachments: Application for Extension of time, Exterior Reminder Report

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**

Property Address: 300 West Second Street, Bloomington, IN 47403

Petitioner's Name: Woodington Management

Address: 205 East 17th Street

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123339201

E-mail Address: wagg1r@hotmail.com

Owner's Name: Elizabeth Ferguson

Address: 205 East 17th Street, Bloomington, IN 47408

City: Bloomington

State: Indiana



Zip Code: 47408

Phone Number: 8123339201

E-mail Address: wagg1r@hotmail.com

Occupants:

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

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

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

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



Reminder:

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

(Will be assigned by BHQA)

Petition Number: 21-TV-92

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

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

We need a little more time in completing the exterior painting. We are having trouble finding contractors that will do the job. It has been difficult finding anyone.

Thank you for your consideration in this matter.

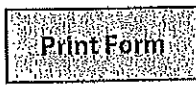
Update... after Meeting the owner @ the property we are replacing the stairs & handrail that had the peeling paint. I expect that this will be completed in less than 60 days.

Signature (Required): Woodington Mgt / M.A. Waggoner

Name (Print): Mary Ann Waggoner Date: 10-11-21

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.





City Of Bloomington
Housing and Neighborhood Development

EXTERIOR EXTENSION REMINDER INSPECTION REPORT

SEP 01 2021

2996

Owner(s)

Elizabeth Ferguson
3000 S. Walnut Street Pike F6
Bloomington, IN 47401

Agent

Woodington Management, Llc
3000 S. Walnut Street Pike F6
Bloomington, IN 47401

Prop. Location: 304 W 2nd ST
Number of Units/Structures: 3/1
Units/Bedrooms/Max # of Occupants: Bld 1: 3/3/5

Date Inspected: 10/20/2020
Primary Heat Source: Gas
Property Zoning: MH
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Maria McCormick
Foundation Type: Slab
Attic Access: No
Accessory Structure: None

NOTE: First floor is commercial

This report is your reminder from the Housing and Neighborhood Development Office that this rental property is operating under a Temporary Permit that expires on 10/20/2021.

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

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

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

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. BMC 16.04.050(e)
(This item only has a compliance deadline of October 20, 2021.)

| | | |
|---|--|--|
| <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> |
|---|--|--|



City of Bloomington
H.A.N.D.

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

Meeting Date: November 17, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-93

Address: 612 W. 4th St.

Petitioner: Cynthia J. McCullough

Inspector: Maria McCormick

Staff Report: October 20, 2020 – No show for scheduled cycle inspection
November 17, 2020 – Completed Cycle Inspection
January 25, 2021 – Cycle deadline of 60 days. No re-inspection had been scheduled. Remaining Violations report created (mailed January 27, 2021)
February 9, 2021 – Re-inspection scheduled for April 19, 2021
April 19, 2021 - Completed re-inspection.

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The west unit was inaccessible at the initial cycle inspection. The west unit was initially inspected on April 19, 2021. The only violation found was water damaged in the bathroom. The petitioner has requested an extension of time to complete the repairs to the bathroom as well as to fix the smoke detector in east unit.

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: December 31, 2021

Attachments: Application for Appeal; Remaining Violations Report (04/23/21); Remaining Violations Report (01/27/2021); Cycle Inspection Report (11/23/20)

AK



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: 612 W. 4th St. ^{1WE} Bloomington, IN 47402

Petitioner's Name: Cynthia J. McCullough

Address: 711 W. Rosewood Drive

City: Bloomington State: IN Zip Code: 47404

Phone Number: 812 3396959 E-mail Address: NA

Owner's Name: Cynthia J. McCullough

Address: 711 West Rosewood Drive

City: Bloomington State: IN Zip Code: 47404

Phone Number: (812) 3396959 E-mail Address: NA

Occupants: on East side only (Novella Schuck)

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: Issue permit as agreed by inspectors after we completed all requests - then she re-inspected

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-93

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.

When Maria initially inspected the duplex, she went to the front door and met with a young man who was visiting the tenant. I was waiting for her in the back parking lot. I never spoke to her until she exited from the back door. The only thing she cited was a non-working smoke detector. I can't fix that because the tenant likes to burn her potatoes & keeps taking the battery out. She cited several small things on the west side. Those were fixed as requested. She then came back and we both discovered extensive water damage in the west unit bathroom. I'm not sure how it happened, but my guess is it was hidden and never reported by the tenant or your celebratory fingers. Then Maria cited me & wouldn't issue my permit. Sergio was supposed to go there & never showed up for months. I have now hired Service Master. They are supposed to go there on the 11th of October and tear out walls. That alone will cost \$1,700. Then Mr. Morre should be able to finish several days later. But who knows. These people frequently change their minds for a larger project.

Signature (Required): Cynthia J. McCullough
 Name (Print): Cynthia J. McCullough Date: 10/6/21

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.



ServiceMASTER
 PO Box 367 **Restore**
 Bloomington, IN 47402

Bloomington: 812-332-7378

Evansville: 812-401-7378

Cynthia McCullough
 612 W 4th St.
 Bloomington, IN 47404

*need 1 copy
 to enclose!*

Estimate

9/1/2021

| Description | Hrs/Qty | Rate | Total |
|---|---------|--------------|-------------------|
| <p>Estimate for mitigation and dryout services that are necessary in the bathroom area of the structure. Process in the bathroom is to include (but not limited to):</p> <ul style="list-style-type: none"> - Removal/disposal of all baseboards - Detaching of toilet - Removal of roughly 10sf of drywall around the base of the bathtub - Removal of vinyl and underlayment - Hepa-vacuum and wet wipe with an anti-microbial agent all exposed subfloor and framing. - Drying all subfloor/framing back to dry standard, if salvageable <p>*It is possible that the water damage has migrated under the bathtub. If this is the case, we will attempt to dry from underneath the tub, however, it is possible that the tub might have to be removed to address all affected areas. This estimate includes all labor, materials, equipment and dump fees. Please note: This is only an estimate - actual T&E pricing will be utilized for final invoicing.</p> | 1 | 1,750.00 | 1,750.00 |
| <p>Please submit payment within 30 days of invoice date. Thank you for choosing ServiceMaster!</p> | | Total | \$1,750.00 |



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

APR 23 2021

2611

Owner(s)

Cynthia McCullough
711 W. Rosewood Dr.
Bloomington, IN 47404

Prop. Location: 612 W 4th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/1/3

Date Inspected: 11/17/2020
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1

Inspector: Maria McCormick
Foundation Type: Basement
Attic Access: No
Accessory Structure: Carport

REINSPECTION REQUIRED

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

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

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

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

INTERIOR:

West Unit –
Bathroom:

Properly repair the water damage to the floor and wall adjacent to the bathtub. This includes but is not limited to replacing or repairing damaged and deteriorated floor covering, decking and structural members as well as all damaged drywall. BMC 16.04.060(a)

| | | |
|---|--|--|
| <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> |
|---|--|--|

cc

East Unit --

Kitchen:

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

OTHER REQUIREMENTS:

The following documents **were not provided** to the office or reviewed by the inspector within 60 days of the date following 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 and Damages List

The owner or their 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 their agent and the tenant shall at that time jointly complete an inventory and damages list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. BMC 16.03.050(e) and BMC 16.10.030(b)

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

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

This is the end of this report.



**City Of Bloomington
Housing and Neighborhood Development**

REMAINING VIOLATION INSPECTION REPORT

JAN 27 2021

2611

Owner(s)

Cynthia McCullough
711 W. Rosewood Dr.
Bloomington, IN 47404

Prop. Location: 612 W 4th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/1/3

Date Inspected: 11/17/2020
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1

Inspector: Maria McCormick
Foundation Type: Basement
Attic Access: No
Accessory Structure: Carport

***Note – The East and West units were mislabeled on the initial cycle report. They have been corrected on this report.**

REINSPECTION REQUIRED

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

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

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

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

| | | |
|---|--|--|
| <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> |
|---|--|--|

Handwritten mark

INTERIOR:

West Unit –

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

*Both - fix wall adj to tub
floor including sub-floor*

East Unit –

Kitchen:

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

SD in bedroom is unmounted to low

EXTERIOR:

C Scrape and paint exterior surfaces of the front door jambs where paint is peeling or wood is exposed. BMC 16.04.050(e) (This item only has a compliance deadline of November 17, 2021.)

OTHER REQUIREMENTS:

Furnace Inspection Documentation:

C 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)

OTHER REQUIREMENTS:

The following documents **were not provided** to the office or reviewed by the inspector within 60 days of the date following 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 and Damages List

The owner or their 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 their agent and the tenant shall at that time jointly complete an inventory and damages list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. BMC 16.03.050(e) and BMC 16.10.030(b)

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

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

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

NOV 25 2020

Cynthia McCullough
711 W. Rosewood Dr.
Bloomington, IN 47404

RE: 612 W 4th 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 **JAN 24 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,

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

AW



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

2611

Owner(s)

Cynthia Mccullough
711 W. Rosewood Dr.
Bloomington, IN 47404

Prop. Location: 612 W 4th ST
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/1/3

Date Inspected: 11/17/2020
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1

Inspector: Maria McCormick
Foundation Type: Basement
Attic Access: No
Accessory Structure: Carport

Monroe County Assessor's records indicate that this structure was built in 1900. At that time there were no minimum requirements for emergency egress.

INTERIOR:

East Unit –

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

West Unit –

Living Room 16-0 x 15-10; Bathroom; Back Porch:

No violations noted.

Bedroom 13-3 x 9-4:

No violations noted.

Existing Egress Window Measurements:

Height: 30 inches
Width: 21 inches
Sill Height: 27 ½ inches
Openable Area: 4.38 sq. ft.

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

Kitchen:

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

EXTERIOR:

Scrape and paint exterior surfaces of the front door jambs where paint is peeling or wood is exposed.
BMC 16.04.050(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)

Tenants and Owners Rights and Responsibilities Summary:

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

Inventory Damage List:

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

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.03.030(d): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner 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: November 17, 2021
Petition Type: An extension of time to complete repairs
Petition Number: 21-TV-94
Address: 417 W Hoosier Court Ave
Petitioner: Maddie Ubelhor
Inspector: Chastina Chipman
Staff Report: July 20, 2021 Completed cycle inspection
August 4, 2021 Mailed cycle report
October 7, 2021 Completed reinspection
October 18, 2021 Mailed remaining violations report
October 22, 2021 Received BHQA application

During the Cycle Inspection the following item was noted. Repair a window in the upstairs bedroom so that it functions as intended. The petitioner has ordered a new window and is waiting to receive it so that they can replace the existing one. The window is not expected to arrive until the middle of December. The petitioner is requesting an extension of time until January 1, 2022 due to delays with shipping and replacement.

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: January 1, 2022 All Remaining Violations
Attachments: Remaining Violations Report, Application, Window Order Receipt



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

RECEIVED
OCT 22 2021
BY:

Property Address: Hoosier Court Apartments

Petitioner's Name: Maddie Ubelhor

Address: 417 W Hoosier Court Ave

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 8123300528 E-mail Address: maddie.ubelhor@hunterbloomington.com

Owner's Name: Hunter Bloomington Properties

Address: 2201 Main Street

City: Evanston State: Illinois Zip Code: 60202

Phone Number: 8473065534 E-mail Address: sam@samokner.com

Occupants: Mason Kleiser, Jacob Ahlbrand, Landon Betz

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-94

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 items that need an extension of time to complete is the Middle Bedroom window of this unit. We have ordered a new window, but with the delays in orders and shipping with vendors, the window is not expected to arrive until the middle of December. We would like to request the extension for reinspection to be January 1st, 2022 to ensure enough time for the window to arrive and to install it.

Signature (Required): 

Name (Print): Maddie Uebelhor Date: 10.21.21

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

REMAINING VIOLATION INSPECTION REPORT

OCT 18 2021

4719

Owner(s)

Hunter Regency Court Properties Llc
2201 Main Street
Evanston, IL 60202

Agent

Tracey B Walker
1200 Rolling Ridge Way - Office
Bloomington, IN 47403

Prop. Location: 417 W Hoosier Court AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 07/20/2021
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

REINSPECTION REQUIRED

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

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

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

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

| | | |
|---|--|--|
| <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> |
|---|--|--|

Upper Level

Middle Bedroom 2 (11-5 x 9-5): Same window measurements as above.

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)

OTHER REQUIREMENTS

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

This is the end of this report.



BLOM30275233



PAGE 1 of 3

STORE # 3174 BLOOMINGTON
1285 S LIBERTY DR
BLOOMINGTON, IN 47403

FAX: 812-339-7390
EMAIL: BLOMBuildingmaterials@menards.com

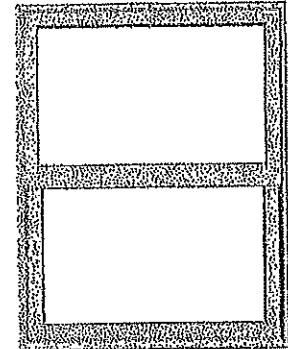
**SPECIAL ORDER CONTRACT
GUEST COPY**

| GUEST NAME - ADDRESS - PHONE |
|--|
| Jerrid Dezarn 1610 S Dorchester Dr Bloomington, IN 47401-6661 Phone: 8126718066 |
| Additional Information: Design #: 317451340491 |

- IMPORTANT**
1. Verify quoted product and quantity
 2. Product will be ordered upon payment
 3. Track order on Menards.com
 4. Pick up order within 14 days of arrival at store
 5. Retain receipt

| SOLD BY | ORDER DATE |
|--------------------|------------|
| 2186320 | 10/18/2021 |
| Estimated arrival: | 12/13/2021 |

| QTY ORDERED | DESCRIPTION | SKU | UNIT PRICE | EXTENDED PRICE |
|-------------|--|---------|------------|----------------|
| 1 | JELD-WEN Custom-Sized Single Hung Window with Nailing Flan JeldwenVinyl JELD-WEN Builders 41.5 W x 52.5 H Single Hung RO Width=42 RO Height=53 Frame Width=41.5 Frame Height=52.5 Builders Single Hung 41.5 x 52.5 Assembly = Full Unit Product Model = Tilt Country Where Unit Will Be Installed = USA Performance Grade Rating = PG20, DP+20/-20 (Standard) Installation & Frame Type = With Nailing Flange Exterior Finish = White Interior Finish = White Measurement Type = Rough Opening Rough Opening Width = 42" Rough Opening Height = 53" Actual Size = 41 1/2 -in X 52 1/2 -in Sash Split = Even Divide Lower Sash Height = 26.5 Lifetime Accidental Glass Breakage Coverage = No Glass Energy Efficiency = Energy Star | 4001350 | \$251.82 | \$251.82 |



Product must be paid for before it will be ordered from our vendor. Prices shown are valid today only.

READ THIS CONTRACT CAREFULLY. The terms and conditions set forth in this document are a complete and final expression of the parties. The contract cannot be altered except by written instrument explicitly signed and executed by the General Manager. Any and all claims under this contract must be brought within one year of purchase. "Custom made" special order merchandise purchased from Menards is **NON-REFUNDABLE**. Purchaser is responsible for providing to Menards all measurements, sizes, and colors stated above. Purchaser's exclusive remedy, if any product is defective or fails to conform to the terms of the contract, is replacement of the product. All defects and non-compliances must be reported to Menards within 3 days of receiving the product. Purchaser understands that all product is sold "AS IS," and the manufacturer's warranty, if any, is controlling. **MENARDS MAKES NO WARRANTIES, EXPRESS OR IMPLIED AS TO THE MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PRODUCT.** There are no representations that the products listed herein meet local, state, or federal code requirements. Menards liability shall not exceed the purchase price of the products sold. **MENARDS SHALL NOT BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES.** Menards agrees to email Purchaser when the product is available for pick-up. If Purchaser fails to provide an email address, it is Purchaser's responsibility to check the status of the order by visiting Menards.com. If Purchaser refuses or fails to pick up the product within 14 days from the date of its availability, Menards may liquidate the product and shall be entitled to a 25% restocking fee. Menards may withhold any payment received as partial satisfaction. Purchaser agrees that Menards is not liable if the vendor, which supplies the product on this contract, fails to perform. Purchaser agrees that any and all controversies or claims arising out of or relating to this contract, or the breach thereof, shall be settled by binding arbitration administered by the American Arbitration Association under its applicable Consumer or Commercial Arbitration Rules. Purchaser agrees that all arbitrators selected shall be attorneys. This provision shall supersede any contrary rule or provision of the forum state. **YOUR PURCHASE OF THE PRODUCT ON THIS CONTRACT CONSTITUTES YOUR AGREEMENT TO ALL TERMS AND CONDITIONS STATED ABOVE.**

(CONTINUED ON NEXT PAGE)

For the most accurate and up-to-date status of your order, please visit:
www.menards.com

If this is a partial pickup, please verify all quantities/items being signed for. Menards is not responsible for shortages after leaving the yard.





City of Bloomington
H.A.N.D.

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

Meeting Date: November 17, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-96

Address: 1333 S Fenbrook Lane

Petitioner: Gene Burdine

Inspector: C Chipman/M McCormick

Staff Report: June 24, 2021 Completed Cycle Inspection
July 13, 2021 Sent Cycle Report
September 14, 2021 Re-inspection scheduled for 10/25/2021
October 19, 2021 Received BHQA application
October 27, 2021 Re-inspection rescheduled for December 12-14, 2021

During the Cycle Inspection the following items were noted. Multiple smoke detectors, loose handrails, window seals, loose sink sprayers, non-functioning GFCI, and other minor repairs. The petitioner is requesting an extension of time due to a change in maintenance staff and completion of the work not being done in time.

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: December 1, 2021 All Life Safety Violations (in *italics* on the cycle report)
December 20, 2021 All Remaining Violations

Attachments: Application for Appeal; Remaining Violations 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

Property Address: The Fields Apartments 1333 S. Fenbrook Lane

Petitioner's Name: Gene Burdine

Address: 1333 S.Fenbrook Lane

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 8123379000 E-mail Address: gene.burdine@assetliving.com

Owner's Name: Asset Living, The Fields SH, LLC

Address: 675 Bering Drive, Sulte 200

City: Houston State: Texas Zip Code: 77057

Phone Number: 8065357667 E-mail Address: klm.sloanssetliving.com

Occupants: 537 Bed Spaces

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-96

MM

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.

A. We are requesting a 60 day extension.

1. As of 10-19-2021, we have 15 of the 19 buildings repairs NOT completed. These repairs consist of some minor (garbage disposal repair or replacement, tile repair, interior door repair or replacement, sink sprayer, GFCl, etc.) that we will complete in house and some major (exterior door and frame replacements, window repair and replacement, carpet replacements, replace exterior deck posts, guardrails and deck boards, asphalt roof leaks repairs that include some major drywall repairs, exterior dead tree removal and trimming, etc.) that will require substantial time to order and receive parts and/or have contractor perform the repairs or replacements.

2. The Maintenance Supervisor position was vacated approx. August 25, 2021. The Property Manager was lead to believe that the maintenance team had been completing repairs since approx. late July 2021. I came on board September 15, 2021 with over 100 work orders not completed, approx. 258 not completed HAND violations and was made aware that a HAND reinspection date would soon be fixed. Since that time we have made efforts to complete but realize the work involved is too large for the timeline to be successful.

3. 60 day extension. Reinspection during the week December 20, 2021.

Signature (Required): Gene Burdine

Name (Print): Gene Burdine Date: 10-19-2021

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.





City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

Jamie Stephens
1333 S. Fenbrook Ln.
Bloomington, IN 47401

RE: 1333 S Fenbrook LN

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,

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

7287

Owner(s)

Jamie Stephens
1333 S. Fenbrook Ln.
Bloomington, IN 47401

Prop. Location: 1333 S Fenbrook LN
Number of Units/Structures: 272/19

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

Date Inspected: 06/24/2021
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 2

Inspector: McCormick/Chipman
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Detached Garages

03/01/2018 This property has been granted a variance from the Indiana State Fire Prevention and Building Safety Commission on August 5, 2014 for the egress requirements. Project Name: The FIELDS APARTMENTS; Variance Number: 14-08-22. The current openable area of the windows noted in the States variance shall not be reduced in any dimension unless a new variance is obtained from the State.

Monroe County Assessor's records indicate that this structure was built in 1997. These are the minimum requirements for emergency egress for multi-family structures built at this time.

Clear height: 24"
Clear width: 20"
Maximum sill height: 44" aff
Openable Area: 5.7 sq. ft.

The existing emergency egress windows do not meet the minimum requirements for a multi-unit structure built in 1997. The relevant code is the 1992 Indiana Building Code (1991 UBC Adopted 1993) Section 1204(103).

Existing Egress Window Measurements:
Height: 24 inches
Width: 27 inches
Sill Height: 14 or 23 inches
Openable Area: 4.50 sq. ft.

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

| | | |
|--|---|---|
| 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:

Building A

1407 –

Kitchen:

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

1405 –

North Bathroom:

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

1409 –

North Bathroom:

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

1411 –

Living Room:

Secure the loose tile in front of fireplace. BMC 16.04.060 (a)

1413 –

Utility Closet:

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

Hallway:

Repair the tile in front of the bathroom door. BMC 16.04.060 (a)

Kitchen:

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

1415 –

Bedroom A:

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

Bedroom B:

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

1417 –

No violations noted.

1419 –

There was no electricity in this unit at the time of inspection. Electrical items will be checked at the re-inspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

1423 –

Bathroom B:

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)

1403 –

No violations noted.

1401 –

Kitchen:

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

1419 –

There was no electricity in this unit at the time of inspection. Electrical items will be checked at the re-inspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

1421 –

No violations noted.

Building B

Exterior Front Deck 1355-1353:

Repair the loose deck boards. BMC 16.04.050 (b)

Secure the bottom step on the deck. BMC 16.04.050 (b)

1355 –

Bathroom A:

Repair the toilet paper holder so that it functions as intended. BMC 16.04.060 (a)

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

1353 –

No violations noted.

1351 –

Kitchen:

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

Utility Closet:

Remove the mold from the walls around furnace. BMC 16.04.060 (a)

Bedroom A:

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

1349 –

Living Room:

Remove the aluminum foil from the smoke detector so that it functions as intended. BMC 16.04.060(a)

Bedroom:

Remove the aluminum foil from the smoke detector so that it functions as intended. BMC 16.04.060(a)

Study:

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

1347 –

Bathroom:

Secure the ceiling vent. BMC 16.04.060 (a)

1345 –
No violations noted.

1343 –
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

1341 –
No violations noted.

1371 –
No violations noted.

1369 –
No violations noted.

1367 –
Bathroom A:
This room was not accessible at the time of this inspection. This room must be brought into compliance with-in the same 60 day deadline as the remainder of this property. This applies even if the tenants do not have access to this area of the property. BMC 16.03.040

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

1365 –
No violations noted.

1363 –
No violations noted.

1361 –
No violations noted.

1359 –
Bathroom B:
Seal edge of floor covering adjacent to bathtub. BMC 16.04.060(a)

1357 –
No violations noted.

Building C

1301 –

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

Kitchen:
Replace the leaking faucet. BMC 16.04.060(b)

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

1303 –
The electricity was not connected. Electrical items will be checked at the re-inspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

1307 –
No violations noted.

1309 –
No violations noted.

1311 –
Bathroom:
Repair or replace the damaged shower surround. BMC 16.04.060(a)

1313 –
No violations noted.

1317 –
No violations noted.

1319 –
No violations noted.

1323 –
Bedroom B:
Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

1325 –
Kitchen:
Replace the leaking faucet. BMC 16.04.060(b)

1327 –
No violations noted.

1329 –
No violations noted.

1305 –
No violations noted.

1321 –
No violations noted.

1315 –
No violations noted.

1331 –
No violations noted.

Building D

1241 –
No violations noted.

1243 –

Living Room:

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

Dining Room:

Repair or replace the patio door. The seal on the window in the door is defective. The door needs to be weather tight with no light visible around the edges and latch as intended. BMC 16.04.060(a)

Kitchen:

Replace the broken window glass. BMC 16.04.060(a)

1245 –

Kitchen:

Repair or replace the faucet. The diverter valve is not functioning as intended. BMC 16.04.060(a)

1247 –

Kitchen:

Repair or replace the leaking faucet. BMC 16.04.060(b)

Bedroom B:

Replace the windows with the defective seals. BMC 16.04.060(a)

Living Room:

Replace the broken light switch cover plate. BMC 16.04.060(a)

1249 –

Living Room:

Install a transition strip from the tile at the entry door to the carpet. BMC 16.04.060(a)

Bathroom:

Replace all the broken and damaged tiles in the shower surround. This includes replacement of any damaged grout, wall board and/or structural members. BMC 16.04.060(a)

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

1251 –

Living Room:

Repair or replace the entry door to latch as intended. BMC 16.04.060(a)

1253 –

No violations noted.

1255 –

Living Room:

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

1257 –

Bedroom B:

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

Bedroom C:

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 secure the loose sprayer hose. BMC 16.04.060(a)

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

1259 –

Kitchen:

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

1261 –

No violations noted.

1263 –

Living Room:

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

1265 –

Bedroom A:

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

1267 –

Bedroom/Bathroom A:

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

1269 –

Bathroom:

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

Entry:

Replace the rusted entry door. BMC 16.04.060(a)

1271 –

Bathroom:

Properly repair, then clean and surface coat damaged or stained ceiling and wall area adjacent to the shower surround. BMC 16.04.060(a)

Bedroom B:

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

Bedroom/Bathroom A:

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

Building E

1223 –

Bedroom B:

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

1225 –

No violations noted.

1231 –

Dining Room:

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

1229 –

No violations noted.

1227 –

No violations noted.

1217 –

Bedroom/Bathroom A:

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

1219 –

Bedroom/Bathroom A:

Replace the missing shower head. BMC 16.04.060(b)

1221 –

No violations noted.

1215 –

No violations noted.

1213 –

Kitchen:

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

1211 –

Entry:

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

1209 –

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

1207 –

No violations noted.

1203 –

No violations noted.

1201 –
No violations noted.

1205 –
No violations noted.

Building F

1400 –
No violations noted.

1402 –
No violations noted.

1404 –
Master Bedroom:
Repair the seal inside the window panes. BMC 16.04.060 (a)

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

1406 –
No violations noted.

1408 –
Study:
Repair the seal inside the window panes. BMC 16.04.060 (a)

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

Laundry Closet:
Remove the mold from the wall behind dryer. BMC 16.04.060(a)

1410 –
Kitchen:
Replace non-functioning or incorrectly wired GFCI receptacle(s), (right of the sink) per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

1412 –
Exterior Front Deck:
Repair the loose spindle on the front deck. BMC 16.04.050 (a)

1414 –
Kitchen:
Repair the sink sprayer to function as intended. BMC 16.04.060 (a)

1416 –
No violations noted.

1418 –

Entry Stairs:

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

1420 –

Bedroom B:

Repair or replace existing smoke detector in a manner so that it functions as intended. IC
2-11-18-3.5 (Must be interconnected)

Kitchen:

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

Deck:

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

1422 –

Entry Stairs:

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

Kitchen:

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

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

1424 –

Entry Stairs:

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

1426 –

Kitchen:

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

1428 –

Kitchen:

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

1430 –

No violations noted.

Building G

1300 –

Entry:

Secure the loose door knob. BMC 16.04.060(a)

1302 –

Bathroom:

Repair or replace the exhaust fan to eliminate the excessive noise. BMC 16.04.060(a)

Exterior 1300 – 1302 –

Secure the guardrail and the handrail on the front decks so they are capable of withstanding normally imposed loads. BMC 16.04.050(b)

1304 –

No violations noted.

1306 –

Kitchen:

Repair or replace the leaking faucet. BMC 16.04.060(a)

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

Bathroom:

Replace the damaged shower surround. BMC 16.04.060(a)

Bedroom A:

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

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

1308 –

Study:

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

Living Room:

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

Bathroom:

Replace the broken tiles in the shower surround. BMC 16.04.060(a)

1310 –

Laundry/Utility Room:

Discontinue use of the extension cord as permanent wiring. Replace extension cord providing electrical power to the dehumidifier with permanent electrical wiring and electrical receptacle(s) installed in an approved manner. BMC 16.04.060(b), BMC 16.04.060(c)

1312 –

This unit was not inspected at the time of this inspection (large dog not crated), 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

1314 –

Loft:

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

Exterior 1312 – 1314 –

Repair or replace the deteriorated and loose deck boards on the front deck. BMC 16.04.050(a)

1316 –

Entry:

Repair or replace the AC to function as intended and adequately cool the unit. BMC 16.04.060(c)

Replace the missing cover for the exterior receptacle adjacent to the front door. BMC 16.04.050(a)

Hallway:

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

Bedroom/Bathroom A:

Properly secure the loose door knob. BMC 16.04.060(a)

1318 –

No violations noted.

1320 –

Entry:

Replace the rusted entry door. BMC 16.04.050(a)

Bedroom/Bathroom A:

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

Living Room/Dining Room:

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

Kitchen:

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

1322 –

Kitchen:

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

1324 –

Living Room:

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

Bedroom/Bathroom A:

Repair or replace the toilet to eliminate the running water. BMC 16.04.060(a)

Bedroom B:

Replace the broken door. BMC 16.04.060(a)

1326 –

Bathroom:

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

Kitchen:

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

Entry:

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

Bedroom/Bathroom A:

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

Secure toilet to its mountings. BMC 16.04.060(c)

1328 –

Bathroom:

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

Bedroom/Bathroom A:

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

Secure toilet to its mountings. BMC 16.04.060(c)

1330 –

Bedroom/Bathroom A:

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

Dining Room:

Determine the source and eliminate the water leak above the door to the garage. BMC 16.04.060(a)

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

Building H

1266 –

Bedroom B:

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

Living Room:

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

Kitchen:

Replace the defective window gaskets. BMC 16.04.060(a)

Dining Room:

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

1268 –

No violations noted.

1296 –

Kitchen:

Replace the defective window gaskets. BMC 16.04.060(a)

1294 –

No violations noted.

1292 –

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

1290 –

No violations noted.

1288 –

No violations noted.

1286 –

No violations noted.

1284 –

Bedroom/Bathroom A:

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

Bathroom B:

Repair the water pressure to the shower head (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)

Kitchen:

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

1282 –

Bedroom C:

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

Garage:

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

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

Note: This is not habitable space. Remove the bed from this area.

1280 –

Bathroom:

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

Bedroom B:

Replace the broken door frame. BMC 16.04.060(a)

Kitchen:

Replace the defective window gaskets. BMC 16.04.060(a)

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

Exterior 1280 – 1278 –

Replace the damaged and deteriorated deck posts and boards. BMC 16.04.050(a)

1278 –

The electricity was not connected. Electrical items will be checked at the re-inspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Bedroom/Bathroom A:

Repair or replace the toilet to eliminate the running water. BMC 16.04.060(a)

1276 –

Laundry/Utility Room:

Properly remove all mold and mildew from the walls and ceiling. BMC 16.04.060(a)

1274 –

Living Room:

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

Kitchen:

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

1272 –

No violations noted.

1270 –

Kitchen:

Repair or replace the leaking faucet. BMC 16.04.060(a)

Building I

3471 –

Bedroom B:

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

3473 –

No violations noted.

3475 –

No violations noted.

3477 –

Kitchen:

Repair or replace the defective diverter valve on the faucet. BMC 16.04.060(a)

3479 –

Dining Room:

Secure the loose door knob on the patio door. BMC 16.04.060(a)

3481 –

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

3483 –

Bedroom/Bathroom A:

Properly clean the duct work to eliminate the musty smell. BMC 126.04.060(a)

3485 –

No violations noted.

3467 –

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Bedroom/Bathroom A:

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

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the missing shower curtain rod. BMC 16.04.060(a)

3469 –

Bathroom:

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

Bedroom/Bathroom A:

Repair or replace the exhaust fan to eliminate the excessive noise. BMC 16.04.060(a)

Living Room/Dining Room:

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

Kitchen:

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

3463 –

Bathroom:

Repair or replace the toilet to flush as intended and eliminate the running water. BMC 16.04.060(a)

3465 –

No violations noted.

Building J

3417 –

No violations noted.

3419 –

Entry:

Replace the rusted entry door. BMC 16.04.060(a)

3421 –

Bedroom/Bathroom A:

Secure toilet to its mountings. BMC 16.04.060(c)

3423 –

No violations noted.

3425 –

Bedroom/Bathroom A:

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

3427 –

Bedroom/Bathroom A:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

3429 –

Bedroom/Bathroom A:

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

3431 –

Bedroom/Bathroom A:

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

Living Room:

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

3433 –

Living Room:

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

Kitchen:

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

3435 –

Dining Room:

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

3413 –

Living Room:

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

3415 –

Bedroom/Bathroom A:

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

Living Room:

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

Building K

3404 –

No violations noted.

3406 –

No violations noted.

3408 –

No violations noted.

3410 –

No violations noted.

3412 –

Utility Room:

Remove the mold on west wall. BMC 16.04.060 (a)

Kitchen:

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

3414 –

No violations noted.

3416 –

Living Room:

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

Bedroom B:

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

Deck:

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

3418 –

The electricity was not connected. Electrical items will be checked at the re-inspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

3420 --

Kitchen:

Secure the sink faucet. BMC 16.04.060 (c)

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

3422 --

Hallway:

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

Bedroom B:

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

Bedroom A:

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

Kitchen:

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

3424 --

Bedroom B:

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

Bedroom A:

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

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

3426 --

No violations noted.

3428 --

Deck:

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

3430 --

No violations noted.

3432 --

Hallway:

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

Bedroom 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

3434 –

Dining 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

Building L

3550 –

No violations noted.

3548 –

Deck:

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

3546 –

Bedroom:

Repair the seal inside the window panes. BMC 16.04.060 (a)

3544 –

Study:

Repair the seal inside the window panes. BMC 16.04.060 (a)

Living Room:

Repair the seal inside the window panes. BMC 16.04.060 (a)

Bedroom:

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

3542 –

No violations noted.

3540 –

Bathroom:

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

3538 –

Entry Stairs:

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

3536 –

The electricity was not connected. Electrical items will be checked at the re-inspection. The electrical items must be inspected and brought into compliance within the same 60 day deadline as the remainder of this property. BMC 16.03.040(g) and BMC 16.04.060(c)

Bathroom B:

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

Dining Room:

Repair/replace the deteriorating carpet on the stairs. BMC 16.04.060 (a)

3566 –

Hallway:

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

3564 –

Living Room:

Repair the water damaged ceiling. BMC 16.04.060 (a)

Bedroom A:

Remove the mold from the north corner of the ceiling. BMC 16.04.060 (a)

Kitchen:

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

3562 –

Kitchen:

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

3560 –

No violations noted.

3558 –

Balcony:

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

Hallway:

Provide operating power to the smoke detector. IC 22-11-18-3,5

3556 –

No violations noted.

3554 –

Kitchen:

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

3552 –

Bathroom A:

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

Kitchen:

Repair the seal inside the window panes. BMC 16.04.060 (a)

Building M

3636 –

Bathroom B:

Seal the countertop to prevent water infiltration. BMC 16.04.060 (a)

3638 –

Kitchen:

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

3640 –

Kitchen:

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

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

3642 –

Living Room:

Repair the damaged ceiling. BMC 16.04.060 (a)

3644 –

Study:

Repair the seal inside the window panes. BMC 16.04.060 (a)

Repair the window so that it does not leak when it rains. (Per tenant) BMC 16.04.060 (a)

Living Room:

Repair the window so that it does not leak when it rains. (Per tenant) BMC 16.04.060 (a)

Kitchen:

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

3646 –

Study:

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

Kitchen:

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

3648 –

Exterior Front Deck:

Secure the loose deck boards on the front deck. BMC 16.04.050 (a)

Bathroom B:

Secure the sink faucet. BMC 16.04.060 (a)

3650 –

Kitchen:

Repair garbage disposal to function as intended, (Leaking water underneath) BMC 16.04.060(c)

3652 –

Kitchen:

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

3654 –

Hallway:

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

3656 –

No violations noted.

3658 –

Bedroom B:

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

3660 –

Kitchen:

Secure the ceiling light. BMC 16.04.060 (a)

3662 –

Bedroom B:

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

3664 –

No violations noted.

3666 –

Kitchen:

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

Building N

3614 –

Kitchen:

Repair stove to function as intended. (per tenant) BMC 16.04.060 (a)

3612 –

Bathroom B:

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

3610 –

No violations noted.

3608 –

Storage room:

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

3606 –

Storage Room:

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

3604 –

Kitchen:

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

Laundry Room:

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

3602 –

Deck:

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

Entry Stairs:

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

3600 –

No violations noted.

3630 –
No violations noted.

3628 –
No violations noted.

3626 –
Kitchen:
Install a cable clamp where the power supply enters the garbage disposal. BMC 16.04.060(c)

3624 –
No violations noted.

3622 –
Kitchen:
Properly seal the counter top to prevent water infiltration. BMC 16.04.060 (a)

3620 –
No violations noted.

3618 –
No violations noted.

3616 –
Bedroom B:
Replace the missing smoke detector. The missing smoke detector was hard wired and must be replaced with a hard wired model. IC 22-11-18-3.5

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

Bedroom 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

Bedroom C:
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

Garage:
Secure the garage door button to wall, BMC 16.04.060 (a)

Building O

3460 –
No violations noted.

3462 –
No violations noted.

3468 –

Bedroom B:

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

3470 –

No violations noted.

3464 –

Kitchen:

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

3466 –

Kitchen:

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

3472 –

No violations noted.

3474 –

No violations noted.

Building P

3446 –

Bathroom:

Repair the damaged wall adjacent to the shower surround. BMC 16.04.060(a)

Bedroom A:

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

Living Room:

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

3444 –

No violations noted.

3456 –

No violations noted.

3458 –

No violations noted.

3442 –

Kitchen/Living Room:

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

Bedroom B:

Remove the mildew from the ceiling. BMC 16.04.060(a)

3440 –

Mechanical Closet:

Properly clean, repair, or replace all items that have been adversely affected by water/moisture/mold. These items may include but are not limited to floor covering, wallboard, and damaged or deteriorated structural members. BMC 16.04.060(b)

Living Room:

Properly clean, repair, or replace all items that have been adversely affected by water/moisture/mold. These items may include but are not limited to floor covering, wallboard, and damaged or deteriorated structural members. BMC 16.04.060(b)

Bedroom A:

Properly clean, repair, or replace all items that have been adversely affected by water/moisture/mold. These items may include but are not limited to floor covering, wallboard, and damaged or deteriorated structural members. BMC 16.04.060(b)

Bathroom:

Properly clean, repair, or replace all items that have been adversely affected by water/moisture/mold. These items may include but are not limited to floor covering, wallboard, and damaged or deteriorated structural members. BMC 16.04.060(b)

3452 –

No violations noted.

3454 –

No violations noted.

3436 –

No violations noted.

3438 –

Kitchen:

Repair or replace the faucet. The diverter valve is not functioning as intended. BMC 16.04.060(c)

3448 –

Bedroom A:

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

3450 –

No violations noted.

Building Q

3484 –

Kitchen:

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

3486 –

No violations noted.

3492 –

No violations noted.

3494 –
No violations noted.

3488 –
No violations noted.

3490 –
No violations noted.

3496 –
No violations noted.

3498 –
No violations noted.

3482 –
Kitchen:
Repair garbage disposal to function as intended. BMC 16.04.060(c)

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

3480 –
Bedroom:
The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3.5

3478 –
No violations noted.

3476 –
No violations noted.

Building R

1425 –

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

1427 –

Kitchen:
Properly seal the counter top to prevent water infiltration. BMC 16.04.060 (a)

1429 –
No violations noted.

1431 –

Deck:

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

Kitchen:

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

1433 –

No violations noted.

1435 –

Kitchen:

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

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

1443 –

No violations noted.

1445 –

No violations noted.

1437 –

No violations noted.

1439 –

No violations noted.

1447 –

No violations noted.

1449 –

Bedroom:

Repair the torn carpet adjacent to the door. BMC 16.04.060 (a)

Building S

3500 –

Upstairs:

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

3502 –

No violations noted.

3504 –

No violations noted.

3506 –

No violations noted.

3508 –
No violations noted.

3510 –
No violations noted.

3512 –
Secure the loose deck boards on the front deck. BMC 16.04.050 (a)

3514 –
Dining Room:
Repair the damaged ceiling. BMC 16.04.060 (a)

3516 –
Bathroom A:
Replace non-functioning or incorrectly wired GFCI receptacle(s), per Indiana Electric Code requirements. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

3518 –
No violations noted.

3520 –
No violations noted.

3522 –
No violations noted.

3524 –
Bath B:
Repair the toilet to function as intended. (Water running) BMC 16.04.060 (a)

3526 –
Bathroom B:
Repair the sink drain to function as intended. BMC 16.04.060 (a)

3528 –
No violations noted.

3530 –
No violations noted.

EXTERIOR:

Remove all dead and dying trees from the property. BMC 16.04.040(a)

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

Trim all trees and shrubs to provide adequate clearance on sidewalks and parking areas. BMC 16.04.060(e)

Replace the broken clean out cover adjacent to apartment 1249. BMC 16.04.040(a)

Properly clean and maintain all storm drains on the property. BMC 16.04.040(a)

Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(d)

Properly clean all dryer vents. BMC 16.04.050(a)

Repair or replace all walkway lighting to function as intended. BMC 16.04.050(a)

Properly terminate the electrical wiring at the peaks of the ceilings wooden front porch roofs. 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)

Fireplace Inspection Documentation:

Show documentation that the fireplace has been inspected within the last twelve (12) months, and that it is safe for use, or permanently and visibly seal the fireplace to prevent its use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. BMC 16.01.060(f)

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: November 17, 2021
Petition Type: An extension of time to complete repairs
Petition Number: 21-TV-97
Address: 1440 N. Woodburn Ave.
Petitioner: Deborah Majors
Inspector: Maria McCormick
Staff Report: July 26, 2021 – Completed Cycle Inspection
October 5, 2021 – Received Application for Appeal

During a cycle inspection of the above property multiple violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is requesting an extension of time to complete the repairs due to issues with staffing and outside vendors.

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: December 3, 2021 - All Life-safety Violations (items in italics on attached report)
February 1, 2022 – All other violations

Attachments: Application for Appeal; Cycle Inspection Report (noted with life-safety violations in italics.)



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

RECEIVED
OCT 05 2021
BY:

Property Address: 1440 N. Woodburn Ave Bloomington IN 47404

Petitioner's Name: Deborah Majors

Address: 701 Summitview Place

City: Bloomington State: IN Zip Code: 47401

Phone Number: 812 736 2566 E-mail Address: dmajors@hayesgibson.com

Owner's Name: Northcrest United, LLC.

Address: 2329 Nostrand Ave. FL3

City: Brooklyn State: NY Zip Code: 11210

Phone Number: 317 438 8043 E-mail Address: Kcondre@hayesgibson.com

Occupants: multifamily 48 units

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

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

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

Variance Type: TV

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

(Will be assigned by BHQA)
Petition Number: 21-TV-97

MM

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 would like to request an extension of time for the reinspection due to the following reasons:

- 1.) We are low on maintenance staff.
- 2.) Vendors we are and have tried to contract work out to are back logged and are giving us 3-to-6 weeks out after receiving bids.

asking for 60 day extension

Thank you for your time & consideration.

Signature (Required): Deborah Majors

Name (Print): Deborah Majors Date: 9/30/21

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.





City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

Northcrest United, Llc
7545 S. Breaking A Way, Suite 200
Bloomington, IN 47403

RE: 1440 N Woodburn AVE

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: Hayes Gibson Property Services: 2565 W Breaking A Way, Bloomington, IN 47403

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

401 N Morton St
<https://bloomington.in.gov/hand>
Housing Division (812) 349-3481

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



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

2461

Owner(s)

Northcrest United, Llc
7545 S. Breaking A Way, Suite 200
Bloomington, IN 47403

Agent

Hayes Gibson Property Services
2565 W Breaking A Way
Bloomington, IN 47403

Prop. Location: 1440 N Woodburn AVE

Number of Units/Structures: 48/4

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 2/1/5 10/2/5, Bld 2: 2/1/5 10/2/5, Bld 3: 2/1/5 10/2/5,
Bld 4: 2/1/5 10/2/5

Date Inspected: 07/26/2021
Primary Heat Source: Gas
Property Zoning: RH
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Maria McCormick
Foundation Type: Basement
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1967. At that time there were no minimum requirements for emergency egress.

Typical Units 1 & 2 Bedrooms:

Living Room 17-3 x 11-0; Kitchen 10-6 x 10-0; Mechanical Closet; Bathroom; Hallway; Bedroom A 10-3 x 9-7; Bedroom B 10-3 x 10-1

Existing Egress Window Measurements:

Height: 31 inches

Width: 14 inches

Sill Height: 46 inches basement units; 43" all other units

Openable Area: 3.02 sq. ft.

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

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

INTERIOR:

Building 1 –

West & East Common Hallways/Stairways:

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

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

Repair the hole in the wall across from the storage area in the west lower level hallway. BMC 16.04.060(a)

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

Apt. 1 –

No violations noted.

Apt. 2 –

Living Room:

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

Kitchen:

Properly secure the sprayer hose. BMC 16.04.060(a)

Repair or replace the refrigerator to eliminate the excessive noise. BMC 16.04.060(a)

Apt. 3 –

Mechanical Closet:

Install a temperature/pressure relief (TPR) valve discharge tube on the water heater.

TPR valve discharge tubes:

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

Hallway:

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

Bathroom:

Properly secure the loose GFCI receptacle. BMC 16.04.060(b)

Apt. 4 –

Kitchen:

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

Living Room:

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

Apt. 5 –

Living Room:

Replace the broken window glass. BMC 16.04.060(a)

Hallway:

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

Bathroom:

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

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

Apt. 6 –

No violations noted.

Apt. 7 –

Bathroom:

Replace the missing tiles in the shower surround. BMC 16.04.060(a)

Properly repair the damaged walls adjacent to the bathtub. BMC 16.04.060(a)

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

Common Laundry Room:

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

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

Apt. 8 –

Kitchen:

Repair or replace the range hood so that the light and fan function as intended. BMC 16.04.060(b)

Bathroom:

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

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

South Bedroom:

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

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

Apt. 9 –

Kitchen:

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

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

Hallway:

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

Bathroom:

Secure toilet to its mountings. BMC 16.04.060(c)

Replace the bathtub faucet that is duct taped together. BMC 16.04.060(a)

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

South Bedroom:

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

Apt. 10 –

Hallway:

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

Apt. 11 –

Hallway:

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

Apt. 12 –

Living Room:

Replace or paint the deteriorated return air vent. BMC 16.04.060(a)

Hallway:

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

Bathroom:

Repair the damaged cove base at the base of the tub. BMC 16.04.060(a)

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

Remove all the mold and mildew from the shower surround. BMC 16.04.060(a)

Building 2 –

North & South Common Hallways/Stairways:

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

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

Repair the hole in the wall across from the storage area in the north lower level hallway. BMC 16.04.060(a)

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

Common Laundry Room:

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

Apt. 13 –

No violations noted.

Apt. 14 –

Living Room:

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

Bathroom:

Repair or replace the sink faucet to eliminate the leak. BMC 16.04.060(a)

Remove all the mold and mildew from the shower surround. BMC 16.04.060(a)

Properly repair the damaged and deteriorated drywall adjacent to the tub and behind the toilet. BMC 16.04.060(a)

Apt. 15 –

Bathroom:

Replace the tub faucet. BMC 16.04.060(a)

Apt. 16 –

Hallway:

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

Apt. 17 –

Kitchen:

Replace the damaged countertops. BMC 16.04.060(a)

Hallway:

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

Bathroom:

Repair or replace the damaged floor at the edge of the tub. BMC 16.04.060(a)

Apt. 18 –

Hallway:

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

Bathroom:

Replace the tub faucet. BMC 16.04.060(a)

Common Laundry Room:

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

Apt. 19 –

No violations noted.

Apt. 20 –

Hallway:

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

Bathroom:

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

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

Apt. 21 –

No violations noted.

Apt. 22 –

No violations noted.

Apt. 23 –

Living Room:

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

Kitchen:

Replace the missing cabinet pulls. BMC 16.04.060(a)

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

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

Bathroom:

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

Repair or replace the damaged floor adjacent to the tub. BMC 16.04.060(a)

Apt. 24 –

Kitchen:

Properly secure the loose transition strip. BMC 16.04.060(a)

Bathroom:

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

Repair or replace the shower surround to eliminate the hole. BMC 16.04.060(a)

Building 3 –

North & South Common Hallways/Stairways:

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

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

Repair the hole in the wall across from the storage area in the north lower level hallway. BMC 16.04.060(a)

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

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

Common Laundry Room:

No violations noted.

Apt. 25 –

Hallway:

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 tub faucet to eliminate the leak. BMC 16.04.060(a)

Apt. 26 –

Bathroom:

Remove the mold and mildew from the shower surround. BMC 16.04.060(a)

Apt. 27 –

No violations noted.

Apt. 28 –

Kitchen:

Repair or replace the stove so that the burners function as intended. BMC 16.04.060(b)

Bathroom:

Repair or replace the tub faucet to eliminate the leak. BMC 16.04.060(a)

East Bedroom:

Provide a cover for the electrical panel. BMC 16.04.060(a)

Apt. 29 –

Living Room:

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

Hallway:

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

Apt. 30 –

Kitchen:

Replace the damaged range hood. BMC 16.04.060(a)

Bathroom:

Remove the mold and mildew from the shower surround. BMC 16.04.060(a)

Properly repair the wall adjacent to the tub. BMC 16.04.060(a)

Common Laundry Room:

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

Apt. 31 –

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 within the same 60 day deadline as the remainder of this property. This applies even if the tenants do not have access to this area of the property. BMC 16.03.040

Apt. 32 –

No violations noted.

Apt. 33 –

Kitchen:

Replace the melted and fire damaged light switch adjacent to the sliding glass door. BMC 16.04.060(b)

Replace the fire damaged sliding glass door. BMC 16.04.060(a)

Replace the damaged and missing drywall and trim around the sliding glass door. BMC 16.04.060(a)

Replace the stove to function as intended. BMC 16.04.060(a)

Paint interior surfaces where there are smoke stains from a fire. BMC 16.04.060(f)

Living Room:

Paint interior surfaces where there are smoke stains from a fire. BMC 16.04.060(f)

Hallway:

Paint interior surfaces where there are smoke stains from a fire. BMC 16.04.060(f)

Bathroom:

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

Replace the toilet seat to match the shape of the toilet. BMC 16.04.060(a)

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

Apt. 34 –

Kitchen:

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

Hallway:

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

East Bedroom:

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

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

Apt. 35 –

Bathroom:

Repair or replace the deteriorated shower surround. BMC 16.04.060(a)

Repair the damaged drywall adjacent to the tub. BMC 16.04.060(a)

Apt. 36 –

Bathroom:

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

Building 4 –

East & West Common Hallways/Stairways:

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

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

Repair the hole in the wall across from the storage area in the north lower level hallway. BMC 16.04.060(a)

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

Common Laundry Room:

No violations noted.

Apt. 37 –

Hallway:

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

Apt. 38 –

Kitchen:

Replace the stove to function as intended – potentially source of gas leak. BMC 16.04.060(b)

Apt. 39 –

Kitchen:

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

Apt. 40 –

No violations noted.

Apt. 41 –
No violations noted.

Apt. 42 –
No violations noted.

Apt. 43 –
Bathroom:
Replace the broken toilet seat. BMC 16.04.060(a)

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

Apt. 44 –
Living Room:
Repair or replace closet doors so they function as intended. BMC 16.04.060(a)

Kitchen:
Replace the missing protective cover for the light fixture above the sink. BMC 16.04.060(c)

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

Apt. 45 –
Entry:
All residential rental units shall conspicuously display the unit's address number on the front of the unit. BMC 16.04.100

Deck:
Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(d)

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

Remove the mold and mildew from the shower surround. BMC 16.04.060(a)

South 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

Apt. 46 –
Kitchen:
Replace the missing protective cover for the light fixture above the sink. BMC 16.04.060(c)

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

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

Apt. 47 –

Hallway:

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

Apt. 48 –

Kitchen:

Properly repair the damaged drywall behind the sink. BMC 16.04.060(a)

North Bedroom:

Repair the damaged drywall adjacent to the light switch. BMC 16.04.060(a)

EXTERIOR:

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

If a residential unit is damaged, mutilated or defaced by marking, carving or graffiti, the owner of said unit shall restore the surface to an approved state of maintenance and repair. BMC 16.04.050(g)

Secure all loose deck railings and deck boards so they are capable of withstanding normally imposed loads. BMC 16.04.050(b) and BMC 16.04.060(b)

Remove and properly dispose of all accumulated or scattered trash on property. BMC 16.04.040(d)

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

Properly repair or replace damaged/deteriorated soffit/fascia in a manner that seals all openings. Southwest corner of building 3. 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:

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

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: November 17, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-98

Address: 2400 E. 7th Street

Petitioner: Richard Pollert

Inspector: Jo Stong

Staff Report: July 15, 2021: Conducted cycle inspection
July 21, 2021: Received furnace inspection document; complied on report
August 5, 2021: Mailed inspection report
October 4, 2021: Received appeal

During an inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found, including a window that was not functioning as intended in the northwest bedroom. The petitioner is seeking an extension of time to complete the replacement of the window. The replacement was ordered on August 27 and has not yet been delivered. The petitioner states that all other repairs have been made.

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: December 17, 2021

Attachments: Cycle report, appeal

W



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

RECEIVED
 OCT 04 2021

Property Address: 2400 E 7th St Bloomington IN 47401

Petitioner's Name: Richard Pollert

Address: 14000 W Cedar Tree Dr Lot 99

City: Seymour **State:** Indiana **Zip Code:** 47274

Phone Number: 8125252911 **E-mail Address:** rpollert08@gmail.com

Owner's Name: Hoosier Red Housing LLC, Richard Pollert

Address: Same

City: _____ **State:** _____ **Zip Code:** _____

Phone Number: _____ **E-mail Address:** _____

Occupants: Jack Connaughton, Nick Lappas, Adithya Gogul

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 agendal

(Will be assigned by BHQA)

Petition Number: 21-TV-98

JS

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

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

I need to replace the window in the northwest bedroom. I ordered the replacement on August 27, 2021 from Tommy D's Windows, Doors and More. Justin, the sales representative, said it might take 4 - 8 weeks to get the window in. As of October 1, 2021 I have not received a call from Justin or Tommy D's. I plan to install myself. I am requesting an extension of time to complete this final requirement as all other items on the inspection form are completed

Signature (Required): Richard Pollert

Name (Print): Richard Pollert

Date: 10/1/2021

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.





City Of Bloomington
Housing and Neighborhood Development

AUG 05 2021

RENTAL INSPECTION INFORMATION

Richard & Joetta Pollert
14000 W. Cedar Tree Lot 99
Seymour, IN 47274

RE: 2400 E 7th 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 **OCT 04 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

cc.



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

3037

Owners

Richard & Joetta Pollert
14000 W. Cedar Tree Lot 99
Seymour, IN 47274

Prop. Location: 2400 E 7th ST
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/3

Date Inspected: 07/15/2021
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 1
Landlord Has Affidavit: N/A

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.

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

Height: 53 inches
Width: 27.5 inches
Sill Height: 26.5 inches
Openable Area: 10.12 sq. ft.

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

INTERIOR:

Kitchen (10-3 x 10-0):

Repair the center burner on the stove to function as intended. BMC 16.04.060(c)

Living Room (22-2 x 13-4):

It is strongly recommended that the smoke detector in this room be interconnected with all other detectors in the structure.

Entry, Southeast Bedroom (11-4 x 9-2), Bath, Southwest Bedroom (11-3 x 10-9):

No violations noted.

| | | |
|---|---|----------------------------------|
| 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 |

Northwest Bedroom (13-3 x 10-11):

Repair the southwest window to stay up. Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

BASEMENT

Family Room (24-5 x 12-11):

Install a shutoff valve on the gas stove, or disconnect the stove and properly cap the gas line. An accessible, approved shutoff valve shall be installed in the fuel-gas piping outside of each appliance and ahead of the union connection thereto in addition to any valve provided on the appliance. Such valve shall be within 6 feet of the appliance (4 feet for fireplace outlets) and in the same room or space where the appliance is located. BMC 16.04.060(b)

Bath:

No violations noted.

Laundry/Mechanical (gas furnace):

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

East Room:

No violations noted.

EXTERIOR:

Secure the guardrail on the deck so that it is capable of withstanding normally imposed loads. BMC 16.04.050(b)

Eliminate the protruding nail in the guard rail board near the center bottom of the rail. 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: | 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.