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**PUBLIC HEARING
BOARD OF HOUSING QUALITY APPEALS
CITY HALL LEMON CONFERENCE ROOM
Zoom Virtual Meeting
DECEMBER 15, 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) 21-TV-96, **1333 S. Fenbrook Lane**, Gene Burdine (Assist Living, The Fields SH, LLC). Request for an extension of time to complete repairs.
- 6) 21-TV-97, **1440 N. Woodburn Avenue**, Deborah Majors (Northcrest United, LLC). Request for an extension of time to complete repairs.
- 7) 21-TV-98, **2400 E. 7th Street**, Hoosier Red Housing, LLC. Request for an extension of time to complete repairs.
- 8) 21-AA-99, **206 N. Elm Street**, Sean Frew (Frewbaum 1, LLC). Request for relief from an administrative decision.
- 9) 21-TV-100, **120 S. Kingston Drive**, Jenny Bowles (David Bilfeld). Request for an extension of time to complete repairs.
- 10) 21-TV-101, **700-864 S. Clarizz Drive**, Abodes, Inc. (Latimer Farm Development I, LLC). Request for an extension of time to complete repairs.
- 11) 21-TV-102, **3073 E. Amy Lane**, Cedargate Apartments (Elon Property Management). Request for an extension of time to complete repairs.
- 12) 21-TV-103, **2381 S. Brandon Court**, Brandon Court Apartments (Elon Property Management). Request for an extension of time to complete repairs.
- 13) 21-TV-104, **3008 S. Acadia Court**, Acadia Court Apartments (Elon Property Management). Request for an extension of time to complete repairs.

- 14) 21-TV-105, **3629 S. Kingsbury Avenue**, C&J Cornerstone, LLC (Yiran Dong). Request for an extension of time to complete repairs.
- 15) 21-TV-106, **2440 S. Henderson Street**, Cindy Fleetwood – Crawford Apartments (Russell Bonanno). Request for an extension of time to complete repairs.
- 16) 21-TV-107, **1313 N. Crescent Drive**, David Devitt. Request for an extension of time to complete repairs.
- 17) 21-TV-108, **151-157 S. Kennedy Court**, Hometown Rentals (Matt Cascio). Request for an extension of time to complete repairs.
- 18) 21-AA-109, **708 W. 7th Street**, Jane Henderson (Merritt Properties). Request for relief from an administrative decision.
- 19) 21-TV-110, **501 S. Park Square Drive**, Robert Faucher. Request for an extension of time to complete repairs.
- 20) 21-TV-111, **321 W. Hillside Drive**, Sarge Rentals (Daniel Gupta). Request for an extension of time to complete repairs.
- 21) 21-TV-112, **321 W. Hillside Drive Apt.3**, Sarge Rentals (Daniel Gupta). Request for an extension of time to complete repairs.
- 22) 21-TV-113, **2429-2433 W. Marlene Drive**, Sarge Rentals (Daniel Gupta). Request for an extension of time to complete repairs.
- 23) 21-TV-114, **501-512 S. Muller Parkway**, SCS Muller Apartments, LLC. Request for an extension of time to complete repairs.

IV. **GENERAL DISCUSSION**

V. **PUBLIC COMMENT**

VI. **ADJOURNMENT**

VII. **BHQA RETREAT**

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: Dec 15, 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/u/kemL5j86py>

B.H.Q.A. MEETING OF SEPTEMBER 15, 2021

SUMMARY

MEMBERS PRESENT: Zoom: Nic Carder, Jacob Cole, Susie Hamilton, Diana Opata, Dominic Thompson

STAFF PRESENT: Present: Daniel Bixler, John Hewett (HAND)
Zoom: Mike Arnold, Chastina Chipman, Rob Council, Kenny Liford, Maria McCormick, Jo Stong, John Zody (HAND), Dan Dixon (Legal)

GUESTS PRESENT: Zoom: Janice Price (BHA)

Meeting start time 4:05 PM.

I. REVIEW OF SUMMARY –

Hamilton made a motion to approve the minutes for August 18, 2021. Cole seconded. Motion passed, 5-0.

II. CONSENT AGENDA

21-TV-75, **3525-3527 S. Kennedy Drive**, Hometown Rentals. Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 05, 2021 deadline.

21-TV-77, **929 S. Sheridan Drive**, Brian Webster (XCEI Properties). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a September 29, 2021 deadline.

21-AA-78, **2606 S. Madison Street**, Thomas Muir. Request for relief from an administrative decision to register property as a rental. Staff recommendation was to grant the request for relief from the requirements of Title 16 for so long as owner and tenants are unchanged from current status, verified by yearly affidavit of occupancy less Title 16 requirements be reinstated.

21-TV-81, **904 E. University Street**, Jamar Properties (James Eireman). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 15, 2021 deadline.

21-TV-82, **609 S. Walnut Street**, Mackie Properties (Stefen Shirley). Request for an extension of time to complete repairs. Staff recommendation to grant the request with an October 01, 2021 deadline.

Approved.

III. PETITIONS

21-TV-76, **151-157 E. Kennedy Court**, Hometown Rentals. Petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a November 15, 2021 deadline to complete all repairs and have property re-inspected. Carder made motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 5-0.

21-TV-79, **1221 W. 6th Street**, Roger and Mary Kay Ballard. Petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with an October 31, 2021 deadline to complete all repairs and have property re-inspected. Hamilton made motion to grant the request per staff recommendation with an October 08, 2021 deadline. Carder seconded. Motion passed, 4-1 (Thompson nay.)

21-TV-80, **1007 N. Summit Street**, Janice Price (Bloomington Housing Authority). Petitioner, Janice Price, was present (Zoom) to request an extension of time to complete repairs. Staff recommendation was to grant the request with an October 15, 2021 deadline for life-safety and basic habitability violations and a November 30, 2023 deadline for all other violations. Opata made motion to grant the request per staff recommendation. Carder seconded. Motion passed, 4-0-1 (Hamilton abstained.)

IV. GENERAL DISCUSSION

Discussion of possible retreat topics. Agree to conduct BHQA Retreat on Wednesday, October 20, 2021 after the regular meeting of the Board.

V. PUBLIC COMMENT

None.

VI. **ADJOURNMENT**

Hamilton made motion for adjournment. Cole seconded. Motion passed unanimously. Meeting adjourned 5:14 PM.

B.H.Q.A. MEETING OF OCTOBER 20, 2021 SUMMARY

MEMBERS PRESENT: Zoom: Jacob Cole, Susie Hamilton, Diana Opat, Dominic Thompson

STAFF PRESENT: Present: Daniel Bixler, John Hewett (HAND)
Zoom: Mike Arnold, Chastina Chipman, Rob Council, Kenny Liford, Maria McCormick, Brent Pierce, Jo Stong, John Zody (HAND), Dan Dixon (Legal)

GUESTS PRESENT: Zoom: Timothy Roberts (Birge & Held), Lyndsi Thompson (Chickering Rentals)

Meeting start time 4:05 PM.

I. CONSENT AGENDA

21-TV-85, **1304 W. 15th Street**, Peter Bartczak. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a November 03, 2021 deadline.

21-TV-86, **221 E. 9th Street**, Pavilion Properties, LLC. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a December 20, 2021 deadline.

21-TV-87, **516-518 S. Woodlawn Avenue**, H3 Rentals Inc. Request for an extension of time to complete repairs. Staff recommendation to grant the request with a November 03, 2021 deadline for all life safety violations and a November 20, 2021 deadline for all other violations.

21-AA-88, **876 E. Sherwood Hills Drive**, John McCormick. Request for relief from an administrative decision. Staff recommendation was to grant the request for relief from the requirements of Title 16 for so long as owner and tenants are unchanged from current status, verified by yearly affidavit of occupancy less Title 16 requirements be reinstated.

21-TV-89, **760 S. Basswood Drive**, Laura Connaughton (Robert E. Lee). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a November 07, 2021 deadline.

21-TV-91, **1275 E. Short Street**, Victor Varela (Naomi Posner-Horie). Request for an extension of time to complete repairs. Staff recommendation to grant the request with a November 19, 2021 deadline.

Approved.

II. PETITIONS

21-TV-84, **3315 E. Longview Avenue**, Tim Roberts (New Continental Terrace, LLC). The petitioner, Timothy Roberts, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request with an October 29, 2021 deadline for all life safety issues and a December 31, 2021 for all other violations. Hamilton made motion to grant the request per staff recommendation with a November 14, 2021 deadline for all life safety issues and a December 31, 2021 deadline for all other violations. Cole seconded. Motion failed, 2-2 (Opat, Thompson nay.) Opat made motion to grant the request per staff recommendation with a November 01, 2021 deadline for all life safety issues and a December 31, 2021 deadline for all other violations. Hamilton seconded. Motion passed, 4-0.

21-TV-90, **518 E. 2nd Street**, Chickering Rentals. Petitioner, Lyndsi Thompson, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a December 20, 2021 deadline. Thompson made motion to grant the request per staff recommendation. Opat seconded. Opat withdrew her second. Thompson made motion to grant the request per staff recommendation with a June 01, 2022 deadline. Cole seconded. Motion passed, 4-0.

21-TV-83, **2609-2609 ½ S. Kendall Drive**, Gary Wampler. Petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request with a November 01, 2021 deadline. Hamilton made motion to grant the request per staff recommendation. Cole seconded. Motion passed, 4-0.

III. GENERAL DISCUSSION

Retreat needs to be noticed before it can be conducted. Discussion of possible retreat topics.

IV. **PUBLIC COMMENT**

None.

V. **ADJOURNMENT**

Hamilton made motion for adjournment. Cole seconded. Motion passed unanimously. Meeting adjourned 5:07 PM.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 15 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
 November 17 2021 BHQA Meeting Cancelled

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



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 agendal

(Will be assigned by BHQA) OLD BUSINESS 21-TV-45 Petition Number: 21-TV-99

10 PREVIOUSLY HEARD JUNE 16 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.
Aimee Page

Signature (Required): Aimee Page

Name (Print): Aimee 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):

<p>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.</p>
<p>CONTRACT TOTAL (INCLUDING TAX) \$15,091.81</p>

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):

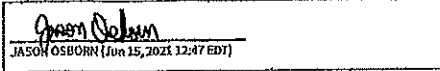
Installation is contingent on material and contractor availability

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.

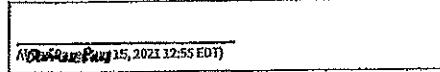
Lowe's Home Centers, LLC

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):

- Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)
- Repair 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: December 15, 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



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 months 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)

Blizabeth 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>
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nc



City of Bloomington
H.A.N.D.

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

Meeting Date: December 15, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-93

Address: 612 W. 4th Street

Petitioner: Cynthia J. McCullough

Inspector: Maria McCormick

Staff Report: October 20, 2020 – No show for scheduled Cycle Inspection
November 17, 2020 – Completed Cycle Inspection (unable to access the west unit)
January 25, 2021 – Cycle deadline of 60 days. No re-inspection had been scheduled. Remaining Violations report mailed January 27, 2021.
February 9, 2021 - Re-inspection scheduled for April 19, 2021
April 19, 2021 – Completed re-inspection of East unit and initial cycle inspection of the west unit.
July 29, 2021 – Sent to legal
October 20, 2021 Received BHQA application

During a cycle inspection of the above property multiple violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. At the initial cycle inspection the petitioner did not have a key to the west unit. On April 19, 2021 at the re-inspection the smoke detector was not repaired. In the West unit a violation was noted in the bathroom. The wall and floor had water damage and needed to be repaired. The petitioner is requesting an extension of time to complete the repairs in both units.

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 (4/23/21) Remaining Violations Report (1/27/2021); Cycle Report 11/23/2020)



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 reinspected

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-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 of 9 years (celebrity oldfinger). Then Maria cited me & wouldn't issue my permit. Sure it 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. McCollough

Name (Print): Cynthia J. McCollough 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.



Bloomington: 812-332-7378

Evansville: 812-401-7378

ServiceMASTER

PO Box 367
Bloomington, IN 47402

Restore

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

need 1 copy
to enclose

Estimate

9/1/2021

Description	Hrs/Qty	Rate	Total
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): - 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 *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&B pricing will be utilized for final invoicing.	1	1,750.00	1,750.00
Please submit payment within 30 days of invoice date. Thank you for choosing ServiceMaster!	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)

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

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: haud@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>
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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 wally 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	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



**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: December 15, 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
November 17, 2021 Meeting Cancelled due to lack of quorum

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: Hoosler Court Apartments

Petitioner's Name: Maddie Ubelhor

Address: 417 W Hoosler 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 Ubelhor

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.

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



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

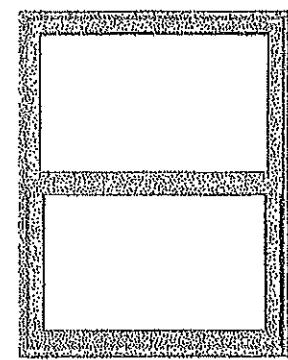
**SPECIAL ORDER CONTRACT
GUEST COPY**

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-conformities 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: December 15, 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
 November 17, 2021 Meeting cancelled due to lack of quorum

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 29, 2021 All Remaining Violations

Attachments: Application for Appeal; Remaining Violations Report

47



**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 Berling Drive, Suite 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, GFCI, 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 1: 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.

<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>
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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)

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

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: December 15, 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.

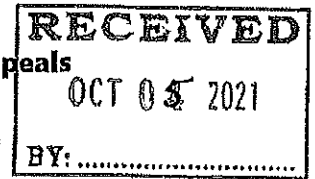
Compliance Deadline: January 3, 2022 - All Life-safety Violations (items in italics on attached report)
February 1, 2022 – All other violations

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

12



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



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. FL 3

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 agendal

(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.

Print Form



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) 349-3401

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.

<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) 349-3428 Fax (812) 349-3582</p>
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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 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. 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>

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 15, 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
November 17, 2021: BHQA meeting cancelled due to lack of quorum

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 29, 2021

Attachments: Cycle report, appeal



**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, Adlithya 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 agenda!

(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



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.

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.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 15, 2021
Petition Type: Relief from an administrative decision
Variance Request: Relief from the requirement to register and inspect.
Petition Number: 21-AA-99
Address: 206 N Elm Street
Petitioner: Sean Frew
Inspector: John Hewett
Staff Report: September 8, 2017 HAND issued a permit with expiration date of 08/16/2021
October 25/2021 Received Appeal for property to be exempt from Title 16.

This house is soon to be occupied by the owner's parents. The owner is asking for relief from the requirements of Title 16. The owners have no intention of renting to anyone else.

Staff recommendation: Grant the relief from administrative decision.

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

Compliance Deadline: none
Attachments: Appeal form



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 25 2021
BY:

Property Address: 206 N. Elm St. Bloomington, IN 47404

Petitioner's Name: Sean Frew

Address: 724 S. Meadowbrook Dr.

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: (812) 345-0814 E-mail Address: sfrew@indiana.edu

Owner's Name: Frewbaum 1 LLC (Sean Frew & Jason Baumgartner)

Address: 724 S. Meadowbrook Dr.

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: 812-345-0814 E-mail Address: sfrew@indiana.edu

Occupants: Willam and Patricia Frew

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

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

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

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

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

(Will be assigned by BHQA)
Petition Number: 21-AA-99

JH

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 property is a small house, which was rented out for a period of time. We (the owners - Sean Frew and Jason Baumgartner) decided we didn't wish to continue to rent the property, so we let the rental permit expire. Initially we were going to sell the property, but then Sean Frew's parents expressed interest in using the house. They are living in Ohio but have a long term goal to find a condo in Bloomington. In the meantime we plan to allow them to use 206 N. Elm St. as a second home to spend more time in Bloomington.

We're asking for a variance that we not be required to register or have the property inspected while Sean Frew's parents are the occupants. We have no plans to rent out the property again in the future.

Signature (Required): Sean Frew

Name (Print): Sean Frew Date: 10/15/21

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City of Bloomington
H.A.N.D.

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

Meeting Date: December 15 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-100

Address: 120 S Kingston Dr

Petitioner: Jenny Bowles

Inspector: Michael Arnold

Staff Report:	August 05 2020	Cycle Inspection Scheduled
	October 27 2020	Cycle Inspection
	October 30 2020	Inspection Report Mailed
	December 29 2020	Reinspection Scheduled
	March 12 2021	Reinspection Completed
	March 19 2021	Reinspection Report Mailed
	May 24 2021	Reinspection Complete
		Issued Temporary Permit
	October 27 2021	Received BHQA Application
		Temporary Permit Expired

During the cycle inspection it was noted that that there was flaking and peeling paint on the exterior of the structures. The temporary permit expired on October 27, 2021. Petitioner is having difficulty finding a contractor to do the work and is requesting additional time to complete the repairs.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: June 25 2022
Attachments: Application

✗



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

RECEIVED OCT 27 2021 BY:

Property Address: 120 S. Kingston Dr.

Petitioner's Name: Jenny Bowles

Address: 120 S Kingston Dr.

City: Bloomington State: Indiana Zip Code: 47408

Phone Number: 8123390951 E-mail Address: leasing@distinctmanagement.com

Owner's Name: David Bilfeld

Address: 8556 Franklin Ave.

City: Los Angeles State: California Zip Code: 90069

Phone Number: 8123390951 E-mail Address: leasing@distinctmanagment.com

Occupants: 74 apartments

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

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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 menus

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-100

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:

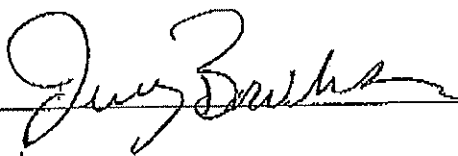
- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
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 - 3. Specify the time requested.
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- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

I am requesting an extension of time regarding our Temporary Rental Occupancy. We have outside things that still needed to be completed from the report, specifically, "Scrape and paint exterior surfaces where paint is peeling or wood is exposed included but not limited to the eaves"

I need an extension because I have not been able to secure a vendor to do the necessary work. I have multiple calls and requests and am having a very difficult time getting bids. I am working with one vendor right now that looks promising, I should be getting an updated estimate sometime this week. If we go with this vendor, Tag Exteriors, he said he could probably have everything done with the exception of painting by the end of the year. We are looking to add vinyl or metal fascia and soffit along with wrapping all wood surfaces with the exception of the wooden windows. He indicated, painting could be done in the spring.

I am requesting an extension to June 25, 2022

Signature (Required):



Name (Print): Jenny Bowles

Date: 10/26/21

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).
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City of Bloomington
H.A.N.D.

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

Meeting Date: December 15, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-101

Address: 700-864 S Clarizz Blvd

Petitioner: Abodes Inc (Heather Van Ness)

Inspector: Michael Arnold, Jo Stong, Rob Council

Staff Report: July 28 2021 Cycle Inspection Scheduled
 September 10 2021 Cycle Inspection
 September 14 2021 Mailed Report
 October 19 2021 Reinspection Scheduled
 October 28 2021 Received Request for Extension of Time
 November 18, 2021 Reinspection Complete

During the Cycle inspection it was noted that there was deterioration and structural work required to bring the decks into compliance and to address a deteriorated tree on the property. The petitioner has indicated that all work has been contracted and they are waiting for the contractor to begin the work. All other items are now in compliance.

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 31 2022

Attachments: Cycle Inspection Report, Application

AW



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 28 2021

BY:

Property Address: 700 - 864-S Clarizz Blvd. (The Woods at Latimer)

Petitioner's Name: Abodes, Inc (Heather VanNess, Agent)

Address: 940 S Clarizz Blvd. #25

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 812.388.3333

E-mail Address: hvanness@abodes.com

Owner's Name: Latimer Farm Development II, LLC

Address: same

City:

State:



Zip Code:

Phone Number:

E-mail Address:

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-101

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:

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 - 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.

Decks: We signed a contract to replace decking on September 25, 2021. Work was supposed to begin in early October. The company is on a delay. Our contract states they will complete our job by year end. There is a chance that they will have started the job by the time our re-inspect occurs, but unlikely the job will be complete. Need an extension of time to complete the full job. Asking for January 31, 2022 to give us more time for job completion.

Tree referred on report at "north of unit 710": Contract signed for the removal of this tree; may or may not have job completed by re-inspection date. Asking for January 31, 2022 to give us more time for job completion.

Signature (Required): Heather VanNess

Name (Print): Heather VanNess Date: 10/19/21

Important information regarding this application format:
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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

SEP 14 2021

Latimer Farm Development I, Llc
 940 S. Clarizz Blvd. # 25
 Bloomington, IN 47401

RE: 700 S Clarizz BLVD

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **NOV 13 2021** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

Xc: Heather Vanness: 940 S. Clarizz Blvd #25, Bloomington, IN 47401

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

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

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



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

6355

Owner(s)

Latimer Farm Development I, Llc
940 S. Clarizz Blvd. # 25
Bloomington, IN 47401

Agent

Heather Vanness
940 S. Clarizz Blvd #25
Bloomington, IN 47401

Prop. Location: 700 S Clarizz BLVD

Number of Units/Structures: 78/8

Units/Bedrooms/Max # of Occupants: Bld I: Bld A: 10/1/5, Bld B: 10/1/5, Bld C: 10/1/5, Bld D:
10/1/5, Bld E: 8/1/5, Bld F: 10/1/5, Bld G: 10/1/5, Bld H: 10/1/5

Date Inspected: 09/10/2021
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 2
Landlord Has Affidavit: N/A

Inspector: Arnold/Stong/Council
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: none

Variance:

04/12/2011 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on April 05, 2011 for the egress requirements. Project Name: THE WOODS AT LATIMER; Variance Number: 11-04-14.

City Hall

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

401 N Morton St

<https://bloomington.in.gov/land>
Housing Division (812) 349-3401

Bloomington, IN 47404

Rental Inspection (812) 349-3420
Fax (812) 349-3582

Typical Floor Plans:**The Laurelwood:**

Living Room 15-2 x 9-11
 Kitchen
 Dining Area 8-2 x 6-11
 Bedroom 14-0 x 13-6
 Bathroom
 Laundry Area

Silvertree:

Living/Dining 20-8 x 14-2
 Kitchen
 Bedroom 12-11 x 12-0
 Bathroom
 Laundry Room

Greenbrier:

Living/Dining 20-7 x 13-11
 Kitchen 10-1 x 8-7
 Bedroom 12-1 x 12-1
 Bathroom
 Laundry Room

Hawthorn:

Living/Dining 19-8 x 14-2
 Kitchen
 Bedroom 12-11 x 12-1
 Bathroom
 Laundry Room
 Garage

Typical Existing Emergency Egress:

Height: 24.5 inches
 Width: 27 Inches
 Sill Height: 22 Inches
 Openable Area: 4.59 sq. ft.

Building A:**Unit 700:**

No violations noted

Unit 702:**Deck:**

Repair/replace the broken/missing spindles on the guardrail. BMC 16.04.050(a)

Unit 704:**General Condition:**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 706:**Bathroom:**

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

Unit 708:

Laundry Room:

Replace the missing protective covers on the water heater, BMC 16.04.060(c)

Bedroom:

Properly repair and surface coat the deteriorated drywall corners in the bedroom. BMC 16.04.060(a)

Living Room:

Properly repair and surface coat the deteriorated area of the ceiling at the walls. BMC 16.04.060(a)

Unit 718:

No violations noted

Unit 712:

Deck:

Repair/replace the broken/missing spindles on the guardrail. BMC 16.04.050(a)

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

Bathroom:

Re-install the broken towel bar. BMC 16.04.060(a)

Unit 714:

Entryway:

Properly repair and surface coat the deteriorated area of the ceiling at the walls. BMC 16.04.060(a)

Unit 716:

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Deck:

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

Unit 710:

General Condition:

Provide operating power to the smoke detector. IC 22-11-18-3.5 (Maintain the hard-wire and inter-connection)

Building B:

Unit 740:

Deck:

Stabilize the deck. BMC 16.04.050(a)

Unit 730:

Kitchen:

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

Living Room:

Replace the deteriorated screen door. BMC 16.04.060(a)

Unit 728:

No violations noted

Unit 726:

No violations noted

Unit 724:

Kitchen:

Replace the broken outlet. BMC 16.04.060(b) (right of the stove)

Unit 722:

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

Unit 734:

Bedroom:

Furnace Closet:

Replace the missing furnace filter. BMC 16.04.060(c)

Unit 736:

Entryway:

Properly repair and surface coat the deteriorated area of the ceiling at the walls. BMC 16.04.060(a)

Unit 738:

Living Room:

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

Unit 732:

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

Building C:**Unit 762:****General Condition:**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Stairway:

Properly repair and surface coat the deteriorated area of the ceiling at the walls. BMC 16.04.060(a)

Garage:

Repair the deteriorated portion of the wall. BMC 16.04.060(a) (far wall – at garage door)

Unit 752:

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

Unit 750:**Bathroom:**

Properly repair and surface coat the ceiling. BMC 16.04.060(a)

Unit 748:**General Condition:**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bedroom:

Secure loose electrical receptacle. BMC 16.04.060(b) (adjacent to the closet)

Unit 746:**Bathroom**

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

Unit 744:**Bathroom**

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

Unit 756:**Kitchen:**

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

Unit 758:**Deck:**

Stabilize the deck. BMC 16.04.050(a)

Unit 760:**Kitchen:**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 754:**General Condition:**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5

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

Bathroom:

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

Building D:**Unit 784:****Deck:**

Repair/replace the loose/deteriorated portion of the guardrail. BMC 16.04.050(a)

Unit 774:

No violations noted

Unit 772:**Bedroom:****Furnace Closet:**

Replace the missing furnace filter. BMC 16.04.060(c)

Deck:

Re-attach the disconnected portion of the guardrail. BMC 16.04.050(a)

Unit 770:**Deck:**

Re-attach the loose portion of the guardrail. BMC 16.04.050(a)

Unit 778:**Bedroom:**

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

Unit 780:**Bathroom:**

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

Unit 782:**General Condition:**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Deck:

Replace the broken spindles on deck guardrail. BMC 16.04.050(a)

Unit 766:**Bedroom:**

Secure breaker box to the wall. BMC 16.04.060(b)

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

Unit 776:**Kitchen:**

Verify the oven functions as intended. BMC 16.04.060(c) (tenant indicated there is a bad smell when the oven is in use)

Building E:**Unit 800:****Kitchen:**

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

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 792:**Deck:**

Remove the vines from the deck. BMC 16.04.050(a)

Unit 790:**Bedroom:****Furnace Closet:**

Verify there is a filter in the furnace

Unit 796:**Kitchen:**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Deck:

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

Unit 798:**Bedroom:****Furnace Closet:**

Replace the missing cover for the furnace shut off. BMC 16.04.060(c)

Unit 794:**Kitchen:**

Repair or replace the leaking refrigerator. BMC 16.04.060(c)

Living Room:

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

Deck: (Tenant Violation has been issued for this violation)

Remove the grill from the unit. Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a building. BMC 16.04.020(a)(3) (2014 IFC 313.1, 313.2)

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

Exceptions:

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

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

Unit 786:**Kitchen:**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 788:

Bath:

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

Deck:

Replace the missing guardrail spindles. BMC 16.04.050(a)

Stabilize the deck. BMC 16.04.050(a)

Building F:

Unit 812:

Bath:

Repair or replace the leaking faucet (leaks at base). BMC 16.04.060(c)

Unit 802:

No violations noted.

Unit 804:

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 806:

No violations noted.

Unit 808:

Bath:

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

Unit 810: (Tenant Violation has been issued for this violation)

Entire Unit:

Clean and sanitize the carpet and remove all animal urine and feces from the unit. Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. BMC 16.04.060(d)

Unit 814:

No violations noted.

Unit 816:

Bath:

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

Unit 818:

Bath:

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

Unit 820:

General Condition:

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Building G:

Unit 864:

Garage:

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

Kitchen:

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

Bath:

Repair or replace the dimmer switch so that it functions as intended, or eliminate it. BMC 16.04.060(c)

Unit 854:

No violations noted.

Unit 852:

Bedroom:

Repair the door to the exterior to function as intended (will not open). BMC 16.04.060(b)

Unit 850:

Kitchen:

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Bath:

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

Unit 858:

No violations noted.

Unit 846:

No violations noted.

Unit 856:**Bath:**

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

Unit 862:**Living Room:**

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

Unit 860:

No violations noted.

Unit 858:

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5.

Bath:

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

Building H:**Unit 832:****Kitchen:**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Unit 830:**Bath:**

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

Bedroom:

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

Unit 828:**General Condition:**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Unit 826:

No violations noted.

Unit 824:**General Condition:**

The smoke detectors in this unit appear to be more than ten years old and the manufacturer will not guarantee them to provide adequate protection. Install new smoke detectors in approved locations. If wall mounted, they shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, they shall be located at least 4 inches from the wall. IC 22-11-18-3.5

Bath:

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

Unit 834:**Living Room:**

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

Deck: (Tenant Violation has been issued for this violation

Remove the smoker/grill from the deck.

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

Exceptions:

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

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

Exception:

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

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

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

Unit 842:**Kitchen:**

Repair the faucet sprayer on the sink to function as intended by the manufacturer, or remove and properly terminate the line for the sprayer. BMC 16.04.060(c)

Bath:

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

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

Exterior:

All residential rental unit premises which contain trees shall maintain the trees in good health so that they pose no danger to persons or property. BMC 16.04.040(e) (where dead/deteriorated branches are present including, but not limited to, the tree north of Unit 710).

It is unlawful for the owner of any lot or tract of ground within the city to allow it to become overgrown with weeds, grass, or noxious plants beyond the height of 8 inches. Remove and properly dispose of overgrowth of weeds/grass on premises. (BMC 6.06.050) (Eliminate the poison ivy from the property)

Building A:**Unit 708:**

Repair/secure the siding adjacent to the front door. BMC 16.04.050(a)

Unit 712:**Entry Deck:**

Repair/replace the broken/missing spindles on the guardrail. BMC 16.04.050(b)

Building B:

Replace the top two treads of the exterior stairway. BMC 16.04.050(a)

Building C:**Unit 762:**

Remove the vines from the front entrance. BMC 16.04.050(a)

Unit 750:

Remove the vines from the front entrance. BMC 16.04.050(a)

Unit 760:

Secure the loose portion of the guardrail on the common area. BMC 16.04.050(b)

Building D:**Unit 778:**

Secure the guardrail spindles on the common deck. BMC 16.04.050(b)

Unit 780:

Replace the broken spindles on the common deck. BMC 16.04.050(b) (between unit 780 and 782)

Repair the hole in the soffit. BMC 16.04.050(a) (above the entry)

Building E:

Replace the missing cover for the cleanout. BMC 16.04.050(a) (NW corner of the structure)

Unit 796:

Secure the guardrail spindles on the common deck. BMC 16.04.050(a) (on stairs leading to the second level)

Building F:

Replace the broken spindles on the stairs leading to Unit 814 BMC 16.04.050(b)

Building G:

Repair the gfci outlet to function as intended. BMC 16.04.050(b) (at Unit 858)

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: December 15, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-102

Address: 3073 E. Amy Lane

Petitioner: Cedargate Apartments

Inspector: M. McCormick/J. Stong/C. Chipman

Staff Report: August 18, 2021 Completed Cycle Inspection
September 14, 2021 Cycle Report mailed. 60 day deadline November 14, 2021.
October 29, 2021 Received Application for BHQA Appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is requesting an extension of time due to staffing issues. This property owner had cycle inspections at 3 properties within a few months.

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 15, 2022 All Life Safety (Listed on report in italics.)
March 1, 2022 All other violations

Attachments: Application for Extension of time, Cycle Report



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

Property Address: 3073 E Amyln

Petitioner's Name: Cedargate Apartments

Address: (Same as above)

City: Bloomington State: IN Zip Code: 47401

Phone Number: _____ E-mail Address: bsmith@elonmgmt.com

Owner's Name: Elon Property Management

Address: 590 W. Kennedy Blvd

City: Lakewood State: NJ Zip Code: 08701

Phone Number: (812)961-8809 E-mail Address: elon6622@elonmgmt.com

Occupants: _____

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

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

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

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

Reminder:

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

(Will be assigned by BHOA)
Petition Number: 21-TV-102

MM, JS, CC, RC

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 are requesting an extension on time for repairs to be completed and reinspected. We are very short staffed in maintenance right now and have had a total change in our maintenance team which has set us back. We are working on the repairs but would like to request an additional 60 days to complete.

Signature (Required): Brandy Smith

Name (Print): Brandy Smith Date: 10/28/21

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

Cedargate Apts. Of Bloomington
3073 E. Amy Lane
Bloomington, IN 47408

RE: 3073 E Amy 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,

Xc: Elon Property Management Llc: 3073 E. Amy Lane, Bloomington, IN 47408

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

1420

Owner(s)

Cedargate Apts. Of Bloomington
3073 E. Amy Lane
Bloomington, IN 47408

Agent

Elon Property Management Llc
3073 E. Amy Lane
Bloomington, IN 47408

Prop. Location: 3073 E Amy LN

Number of Units/Structures: 126/21

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

Date Inspected: 08/18/2021
Primary Heat Source: Electric
Property Zoning: RH
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: McCormick/Stong/Chipman/Council
Foundation Type: Slab
Attic Access: Yes
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 1984. At that time these are the minimum requirements for emergency egress.

- Clear height: 24'
- Clear width: 18"
- Maximum sill height: 48" aff
- Openable area: 4.75 sq. ft.

Note: Floor plans with room dimensions are in the file only rooms with violations will be listed in this report.

Existing Egress Window Measurements:

- Height: 25 inches
- Width: 36 inches
- Sill Height: 26 inches
- Openable Area: 6.25 sq. ft.

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

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

Building 1 –

Unit 3095

Master Bathroom:

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

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

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

Unit 3097

No violations noted.

Unit 3099

No violations noted.

Unit 3087

Living Room:

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

Unit 3089

No violations noted.

Unit 3091

Bedroom:

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

Unit 3093

No violations noted.

Building 2 –

Unit 3075

Kitchen:

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

Unit 3077

No violations noted.

Unit 3079

No violations noted.

Unit 3081

No violations noted.

Unit 3083

No violations noted.

Unit 3085

Kitchen:

Repair the sink faucet to function as intended. (Leaks at base when turned on) BMC 16.04.060 (a)

Building 3 –

Unit 3073

This unit is used as the complex management office. It was not inspected.

Unit 3071

No violations noted.

Unit 3067

No violations noted.

Unit 3069

Kitchen:

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

Bedroom:

Secure the loose electrical outlets. BMC 16.04.060 (b)

Building 4 –

Unit 3061

Bathroom:

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

Unit 3063

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

Laundry Room:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Kitchen:

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

Bathroom:

Replace the rusted sink faucet. BMC 16.04.060 (a)

Unit 3065

No violations noted.

Unit 3059

No violations noted.

Unit 3057

No violations noted.

Unit 3055

Living Room:

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

Kitchen:

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

Unit 3053

Master Bathroom:

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

Building 5 –

Unit 3051

Kitchen:

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

Unit 3049

Kitchen:

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

Unit 3047

No violations noted.

Unit 3045

No violations noted.

Unit 3033

Kitchen:

Repair/replace the sink faucet so that it functions as intended. (Won't shut off) BMC 16.04.060 (c)

Unit 3035

Bathroom:

Repair the toilet to function as intended. (Won't flush) BMC 16.04.060 (a)

Kitchen:

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

Unit 3037

Kitchen:

Properly remove the mold from the walls. BMC 16.04.060 (a)

Bathroom:

Properly remove the mold from the walls. BMC 16.04.060 (a)

Unit 3039

No violations noted.

Unit 3041

No violations noted.

Unit 3043

No violations noted.

Building 6 –

Unit 3025:

No violations noted.

Unit 3027:

Kitchen:

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

Unit 3029:

Bedroom:

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

Bathroom:

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

Unit 3031

No violations noted.

Unit 3023

No violations noted.

Unit 3021

Living Room:

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

Unit 3019

Kitchen:

Properly remove the mold from the walls. BMC 16.04.060 (a)

Laundry Room:

Properly remove the mold from the walls. BMC 16.04.060 (a)

Bathroom:

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

Unit 3017

Laundry Room:

Repair/replace the busted door trim. BMC 16.04.060 (a)

Hallway:

Repair/replace the broken closet doors. BMC 16.04.060 (a)

Bathroom:

Replace the broken sink. BMC 16.04.060 (a)

Building 7 –

Unit 3050

Laundry Room:

Temperature/pressure relief (TPR) valve discharge tubes:

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

BMC 16.04.060(c)

Kitchen:

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

Unit 3052

No violations noted.

Unit 3054

Kitchen:

Secure the cove base under cabinets. BMC 16.04.060 (a)

Unit 3048

No violations noted.

Unit 3046

Laundry Room:

Repair the water heater to function as intended. (per tenant) BMC 16.04.060 (a)

Bathroom:

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

Unit 3044

No violations noted.

Building 8 –

Unit 3038

Kitchen:

Ground-Fault Circuit-Interrupter (GFCI) receptacles shall be installed and maintained in accordance with the requirements of Indiana Electric Code at the time the structure was built or remodeled. BMC 16.04.020 (IEC 210.8) and BMC 16.04.060(b)

Bathroom:

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

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

Bedroom:

Replace the broken ceiling fan. BMC 16.04.060(a)

Front Entry:

Remove the debris blocking the dryer vent. BMC 16.04.050(a)

Unit 3040

No violations noted.

Unit 3042

Kitchen:

Correct the polarity of the electrical receptacle to the right of the sink. The hot and neutral conductors are reversed. BMC 16.04.060(b)

Laundry Room:

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

Unit 3032

Living Room:

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

Unit 3034

Bedroom:

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

Unit 3036

Front Exterior Entry:

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

Living Room:

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

Bathroom:

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

Properly repair or replace damaged or deteriorated wallboard. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. Properly repair the wall across from the toilet. The wallpaper has come unglued and the drywall and wallpaper backing have mold. BMC 16.04.060(a)

Bedroom:

Properly secure the loose wallpaper. BMC 16.04.060(a)

Building 9 –

Unit 3026

Living Room:

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

Laundry Room:

Replace broken electrical receptacle and cover plate. BMC 16.04.060(b)

Bathroom:

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

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

Unit 3028

No violations noted.

Unit 3030

Bathroom:

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

Laundry Room:

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

Unit 3020

Laundry Room:

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

Repair the area around the washing machine supply lines to be free of mold and mildew. BMC 16.04.060(a)

Unit 3022

This unit was not inspected at the time of this inspection, as it was not accessible (No key). This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. This applies even if the tenants do not have access to this area of the property. BMC 16.03.040

Unit 3024

Bathroom:

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

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

Building 10 –

Unit 3016

Kitchen:

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

Laundry Room:

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

Properly repair or replace damaged or deteriorated wallboard adjacent to the water heater. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Properly secure the loose wallpaper. BMC 16.04.060(a)

Bathroom:

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

Properly secure the loose crown molding. BMC 16.04.060(a)

Properly secure the loose wallpaper. BMC 16.04.060(a)

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

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

Bedroom:

Properly repair or replace damaged or deteriorated wallboard adjacent to the window. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Repair window to latch securely. BMC 16.04.060(b)

Hallway:

Properly repair the loose and damaged carpeting. BMC 16.04.060(a)

Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Unit 3014

Hallway:

Install/replace batteries in smoke detectors so that they function as intended. IC 22-11-18-3.5

Unit 3012

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

Living Room:

Provide operating power to the receptacle under the front windows. BMC 16.04.060(b)

Kitchen:

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

Bathroom:

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

Hallway:

Properly repair the loose and damaged carpeting. BMC 16.04.060(a)

Properly repair or replace damaged or deteriorated wallboard. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Left Bedroom:

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

Unit 3018

Living Room/Dining Area:

Provide operating power to the receptacles on the west wall. BMC 16.04.060(b)

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

Properly repair the loose and damaged carpeting. BMC 16.04.060(a)

Bathroom:

Repair the damaged drywall where the wall meets the ceiling. BMC 16.04.060(a)

Properly repair or replace damaged or deteriorated wallboard behind the toilet. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Laundry Room:

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

Temperature/pressure relief (TPR) valve discharge tubes:

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

BMC 16.04.060(c)

Replace the broken trim piece on the corner. BMC 16.04.060(a)

Replace broken electrical receptacle and cover. BMC 16.04.060(b)

Bedroom:

Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. Properly repair or replace the window to function as intended. BMC 16.04.060(b)

Building 11 --

Unit 3008

Living Room:

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

Replace the missing electrical receptacle cover plate adjacent to the front door. BMC 16.04.060(b)

Kitchen:

Replace the broken ceiling light cover. BMC 16.04.060(a)

Repair or replace the water damaged cabinet under the sink. BMC 16.04.060(a)

Bathroom:

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

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

Unit 3006

Kitchen:

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

Replace the missing cove base under the cabinets. BMC 16.04.060(a)

Bathroom:

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

Bedroom:

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

Unit 3004

Living Room:

Repair window to latch securely. BMC 16.04.060(b)

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

Bathroom:

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

Kitchen:

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

Unit 3002

Living Room:

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

Kitchen:

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

Unit 3000

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

Building 12 –

Unit 2998

Exterior Entry:

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

North Bedroom:

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

Unit 2996

Laundry Room:

Temperature/pressure relief (TPR) valve discharge tubes:

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

BMC 16.04.060(c)

Eliminate the leak in the water heater supply line. BMC 16.04.060(a)

Unit 2994

Living Room:

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

Kitchen:

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

Laundry Closet:

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

Hallway:

Properly repair or replace the water damaged or deteriorated wallboard and trim. This is to be done in a workmanlike manner and includes but is not limited to all damaged or deteriorating wallboard and structural members. BMC 16.04.060(a)

Unit 2992

Kitchen:

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

Eliminate the leak in the pipes under the sink. BMC 16.04.060(b)

Repair or replace the water damaged cabinet under the sink. BMC 16.04.060(a)

Bedroom:

Properly secure the loose electrical receptacle adjacent to the door. BMC 16.04.060(b)

Bathroom:

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

Unit 2990

Living Room:

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

Properly secure the loose smoke detector. BMC 16.04.060(a)

Kitchen:

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

Bathroom:

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

Laundry Room:

Temperature/pressure relief (TPR) valve discharge tubes:

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

BMC 16.04.060(c)

Unit 2988

Kitchen:

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

Bathroom:

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

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

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

Master Bedroom/Bathroom:

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

Building 13 –

Unit 2986

Bathroom:

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

Bedroom:

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)

Living Room:

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

Unit 2984 ½

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

Unit 2984

Bathroom:

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

Main Room:

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

Unit 2982 ½

Main Room:

Properly repair floor at the entry door. This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)
Repair the entry door to be weather tight. No gaps shall be visible around the edges. BMC 16.04.060(a)

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

Unit 2982

Main Room:

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

Unit 2980

Living Room:

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

Bathroom:

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

Unit 2978

Living Room:

Properly secure the loose floor covering at the entry door. BMC 16.04.060(a)

Laundry Room:

Verify that the wires in the water heater have not been damaged or shorted out. BMC 16.04.060(b)

Unit 2976

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

Building 14 –

Unit 3007

Bathroom:

Repair the water leak under the cabinet. BMC 16.04.060 (a)

Unit 3009

Kitchen:

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

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

Laundry Room:

Temperature/pressure relief (TPR) valve discharge tubes:

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

BMC 16.04.060(c)

Repair the water damaged ceiling. BMC 16.04.060 (a)

Unit 3011

Living Room:

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

Unit 3005

Living Room:

Secure the smoke detector. BMC 16.04.060 (a)

Master Bathroom:

Properly remove the mold from the ceiling. BMC 16.04.060 (a)

Building 15 –

Unit 3003

No violations noted.

Unit 3001

No violations noted.

Unit 3013

This unit was not inspected at the time of this inspection, as it was vacant and being turned over. This unit/room must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property, or prior to this unit being occupied.

Unit 3015

Bath:

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

Building 16 –

Unit 2987

Kitchen:

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

It is strongly recommended that the discharged fire extinguisher be replaced.

Bath:

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

Unit 2985

Left Bath:

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

Unit 2989

No violations noted.

Unit 2983

Bath:

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

Building 17 –

Unit 2991

No violations noted.

Unit 2993

Living Room:

Remove the mold from the AC vent. BMC 16.04.060(a)

Properly clean the AC unit and ensure new filters are installed. BMC 16.04.060(c)

Unit 2995

Laundry:

Securely and completely cover the dryer vent opening. BMC 16.04.060(c)

Unit 2981

This unit was not inspected at the time of this inspection, as it was not accessible (no key). This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. BMC 16.03.040

Unit 2979

Entry:

Repair the entry door to be weather tight (does not close tightly). No gaps shall be visible around the edges. BMC 16.04.060(a)

Kitchen:

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

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

Unit 2977

Kitchen:

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

Building 18 --

Unit 2975

Main Room:

Replace existing smoke detector with a new smoke detector (tenant reports detector sets itself off several times nightly). IC 22-11-18-3.5

Attic:

Reconnect the drain on the water heater pan. BMC 16.04.060(c)

Laundry Room:

*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)*

Unit 2973

Bath:

Secure toilet to its mountings. BMC 16.04.060(c)

Unit 2971

Living Room:

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

Bath:

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

Bedroom:

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

Unit 2969

Living Room:

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

Bath:

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

Unit 2965

Kitchen:

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

Left Bath:

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

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

Seal the hole in the floor around the toilet water line. BMC 16.04.060(a)

Unit 2967

No violations noted.

Building 19 –

Unit 2959

Bath:

Repair the exhaust fan to eliminate excessive noise. BMC 16.04.060(c)

Unit 2961

No violations noted.

Unit 2963

Kitchen:

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

Unit 2957

Bath:

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

Repair or replace the GFCI receptacle so that it functions as intended (very hard to reset). BMC 16.04.060(b)

Unit 2955

Laundry:

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)*

Unit 2953

Living Room:

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

Kitchen:

Replace the deteriorated base/floor of the cabinet under the sink in a workmanlike manner. BMC 16.04.060(a)

Laundry:

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)*

Bath:

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

Building 20 –

Unit 2968

No violations noted.

Unit 2966

Kitchen:

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

Bedroom:

Repair the light in the ceiling fan to function as intended. BMC 16.04.060(a)

Unit 2964

No violations noted.

Unit 2962

Living Room:

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

Kitchen:

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

Bath:

Repair the sink drain to function as intended (drains slowly, stopper not properly connected). BMC 16.04.060(a)

Maintenance Shop

No violations noted.

Unit 2948

Kitchen:

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

Unit 2950

Bedroom:

Repair window to latch securely and to shut properly. BMC 16.04.060(b)

Unit 2952

Laundry:

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)*

Unit 2954

Living Room:

Repair the broken window. BMC 16.04.060b)

Replace the bent screen. BMC 16.04,060(a)

Bedroom:

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

Building 21 –

Unit 2956

Bedroom:

Repair the window to function as intended (will not shut properly, sash is crooked in the frame). Every window shall be capable of being easily opened and held in position by its own hardware. BMC 16.04.060(b)

Living Room:

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

Kitchen:

Replace the leaking garbage disposal. BMC 16.04.060(c)

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

Bath:

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

Unit 2968

Living Room:

Install a new filter on the AC unit, and thoroughly clean the unit. BMC 16.04,060(c)

Laundry:

Properly cap the drain line for the washing machine. BMC 16.04.060(c)

Bath:

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

EXTERIOR:

Repair and replace all damaged and deteriorated fences including posts, rails and pickets. BMC 16.04.050(a)

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

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

Properly secure the soffit on building 15 outside of unit 3015. BMC 16.04.050(a)

Building 1:

Repair/replace the gutter on east side of building. BMC 16.04.050 (a)

Building 2:

Repair/replace loose trim boards on the roof. BMC 16.04.050 (a)

Building 7:

Repair/replace loose trim boards on the roof. BMC 16.04.050 (a)

Repair/replace the gutters on the south side of the building. BMC 16.04.050 (a)

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: December 15, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-103

Address: 2381 S. Brandon Ct.

Petitioner: Brandon Court Apartments (Brandy Smith)

Inspector: M. McCormick/M. Arnold/C. Chipman

Staff Report: August 11, 2021 Completed Cycle Inspection
August 31, 2021 Cycle Report mailed. 60 day deadline October 31, 2021
October 29, 2021 Received Application for BHQA Appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is requesting an extension of time due to staffing issues. This property owner had cycle inspections at 3 properties within a few months.

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 15, 2022 All Life Safety (Listed on report in italics.)
March 1, 2022 All other violations

Attachments: Application for Extension of time, Cycle Report



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

Property Address: 2381 S. Brandon Ct.

Petitioner's Name: Brandon Court Apartments (Brandy Smith)

Address: Same as above

City: Bloomington State: IN Zip Code: 47401

Phone Number: _____ E-mail Address: bsmith@elonnmgmt.com

Owner's Name: Elon Property Management

Address: 590 W Kennedy Blvd

City: Lakewood State: NJ Zip Code: 08701

Phone Number: (812) 961-8807 E-mail Address: elon6683@elonnmgmt.com

Occupants: _____

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

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

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

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

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

(Will be assigned by BHQA)
Petition Number: 21-TV-103

MA, MM, CC, JH

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 are requesting an extension on time for repairs to be completed and reinspected. We are very short staffed in maintenance right now and have had a total change in our maintenance team which has set us back. We are working on the repairs but would like to request an additional 60 days to complete.

Signature (Required): Brandy Smith
Name (Print): Brandy Smith Date: 10/28/21

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

CYCLE INSPECTION REPORT

590

Owner(s)

Brandon Court Apartments
2381 S. Brandon Court
Bloomington, IN 47401

Agent

Elon Property Management Llc
2995 S. Acadia Court
Bloomington, IN 47408

Prop. Location: 2381 S Brandon CT

Number of Units/Structures: 78/13

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 1: 2/Eff/5 2/1/5 2/2/5, Bld 2: 1/Eff/5 3/1/5 2/2/5, Bld 3:
2/1/5 2/2/5, Bld 4: 4/1/5 1/2/5, Bld 5: 3/Eff/5 4/1/5 1/2/5, Bld 6: 4/1/5, Bld 7: 6/1/5, Bld 8: 6/1/5, Bld
9: 7/1/5, Bld 10: 2/1/5 4/2/5, Bld 11: 4/1/5, Bld 12: 2/Eff/5 4/1/5 2/2/5, Bld 13: 8/1/5

Date Inspected: 08/11/2021

Primary Heat Source: Electric

Property Zoning: RM

Number of Stories: 1

Landlord Has Affidavit: N/A

Inspector: C Chipman/M McCormick/M Arnold

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

BUILDING 1:

Unit 2381-OFFICE

Unit 2383:

Kitchen:

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

Bedroom B:

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

Unit 2385:

Bathroom:

Repair the water damaged ceiling. BMC 16.04.060 (a)

Unit 2387:

Kitchen:

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

Unit 2393:

Kitchen:

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

Bedroom B:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. BMC 16.04.020(a)(3), 2014 IFC 1003.6, 1030

Bedroom A:

Clean and service the air conditioner so that it functions as intended. 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

Unit 2391:

No violations noted.

Unit 2389:

Kitchen:

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

BUILDING 2:

Unit 2388:

Master Bathroom:

Replace the missing shower head. BMC 16.04.060 (a)

Replace the sink aerator so that it functions as intended. BMC 16.04.060 (a)

Hall Bathroom:

Replace the sink aerator so that it functions as intended. BMC 16.04.060 (a)

Living Room:

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

Unit 2390, 2392, 2382:

No violations noted.

Unit 2384:

Kitchen:

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

Bathroom:

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

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

Unit 2386:

No violations noted.

BUILDING 3:

Unit 2376:

Kitchen:

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

Bathroom:

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

Laundry Room:

Repair the peeling ceiling and the crack. BMC 16.04.060 (a)

Unit 2374:

Living Room:

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

Unit 2378:

Laundry Room:

Repair/replace the rotten flooring. BMC 16.04.060 (a)

Unit 2380:

Kitchen:

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

Bathroom:

Replace the cracked toilet. BMC 16.04.060 (a)

BUILDING 4:

Unit 2344:

Kitchen:

Secure the lower panel on the stove. BMC 16.04.060 (a)

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

Unit 2342:

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:

Repair the ceiling fan/light to function as intended. BMC 16.04.060 (a)

Bathroom:

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

Kitchen:

Replace the missing light cover on the exhaust fan. BMC 16.04.060 (a)

Repair the damaged ceiling. BMC 16.04.060 (a)

Unit 2340:

Replace the missing entry door trim. BMC 16.04.060 (a)

Replace the missing window trim. BMC 16.04.060 (a)

Living Room:

Replace the deteriorating threshold. BMC 16.04.060 (a)

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

Repair the water stained ceiling. 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

Bathroom:

Repair the floor in front of the bath tub. BMC 16.04.060 (a)

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

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

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

Repair the mold stained ceiling. BMC 16.04.060 (a)

Replace the deteriorating sink vanity. BMC 16.04.060 (a)

Bedroom:

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

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

Kitchen:

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

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

Laundry Room:

Replace the broken door frame. BMC 16.04.060 (a)

Common Laundry:

Repair the flooring at the entry door. BMC 16.04.060 (a)

Replace the missing trim at the top of the entry door. BMC 16.04.060 (a)

Unit 2336:

Kitchen:

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

Unit 2338:

Laundry Room:

Repair the water stained ceiling. BMC 16.04.060 (a)

BUILDING 5:

Unit 2365:

Living Room:

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

Bedroom:

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

Bathroom:

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

Unit 2367:

No violations noted.

Unit 2369:

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

Bathroom:

Secure the tub faucet so that it functions as intended. (Loose) BMC 16.04.060 (a)

Replace the broken toilet seat. BMC 16.04.060 (a)

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

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

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

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

Repair the nail pop in the floor in front of the cabinet. BMC 16.04.060 (a)

Laundry Room:

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

Replace the damaged flooring. BMC 16.04.060 (a)

Kitchen:

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

Replace the missing stove handle. BMC 16.04.060 (a)

Replace the broken refrigerator shelves so that they function as intended. BMC 16.04.060 (a)

Unit 2379:

Finish the remodeling to bring the apartment up to code. BMC 16.04.060 (a)

Unit 2377:

Main Room:

Remove the tape from the smoke detector. 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

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

Unit 2375:

Main Room:

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

Repair the south window to function as intended. (Falls out of track) BMC 16.04.060 (b)

Kitchen:

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

Unit 2371:

Living Room:

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

Bathroom:

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

BUILDING 6:

Unit 2363:

Laundry Room:

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

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

Unit 2359:

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 (sick)

Unit 2357:

Living Room:

Replace the broken door and frame. BMC 16.04.060 (a)

Replace the missing door knob. BMC 16.04.060 (a)

Kitchen:

Replace the missing protective light cover on the exhaust fan. BMC 16.04.060 (a)

Hallway:

Secure the floor covering. BMC 16.04.060 (a)

Bathroom:

Repair the damaged floor. BMC 16.04.060 (a)

Unit 2361:

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

BUILDING 12:

Unit 2312:

Main Room:

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

Kitchen:

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

Unit 2310:

Kitchen:

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

Bathroom:

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

Unit 2308:

Living Room:

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

Bathroom:

Secure the exhaust fan cover. BMC 16.04.060 (a)

Bedroom:

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

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

Unit 2306:

Living Room:

Repair the closer on the storm door. BMC 16.04.060 (a)

Unit 2300:

No violations noted.

Unit 2302:

Living Room:

Repair the water damaged/stained ceiling. BMC 16.04.060 (a)

Kitchen:

Replace the missing faucet aerator. BMC 16.04.060 (a)

Unit 2304:

Living Room:

Repair the water damaged/stained ceiling. BMC 16.04.060 (a)

BUILDING 7:

Unit 2351:

No violations noted

Unit 2353:

Bedroom:

Repair the wall covering under the window. BMC 16.04.060(a)

Unit 2355:

Living Room:

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

Kitchen:

Repair/replace the damaged floor in the cabinet under the sink. BMC 16.04.060(a) (at sink)

Laundry Room:

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

Secure the floor tiles. BMC 16.04.060(a)

Unit 2349:

No violations noted

Unit 2347:

Kitchen:

Secure the flooring. BMC 16.04.060(a) (in front of the refrigerator)

Bedroom:

Repair/replace the damage wall covering. BMC 16.04.060(a) (corner adjacent to the entry door)/

Unit 2345:

No violations noted

BUILDING 8:

Unit 2339:

Kitchen:

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

Laundry Room:

Repair/patch and surface coat the opening in the wall and install escutcheon plates around the water lines. BMC 16.04.060(a)

Unit 3241:

Living Room:

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

Unit 2343:

Kitchen:

Repair the floor. BMC 16.04.060(a) (At the sink)

Unit 2333:

No violations noted

Unit 2335:

Laundry Room:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 2337:

No violations noted

BUILDING 9:

Unit 2323:

Kitchen:

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

Bedroom:

Repair the wall covering under the window. BMC 16.04.060(a)

Unit 2321:

No violations noted

Unit 2319:

Bathroom:

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

Unit 2317:

Bathroom:

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

Bedroom:

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

Unit 2325:

Living Room:

Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

Bathroom:

Determine the source and eliminate the water leak. BMC 16.04.060(a) (Base of the stool)

Unit 2327:

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 (Sick)

Unit 2329, Unit 2331:

No violations noted

BUILDING 10:

Unit 2326:

No violations noted

Unit 2324:

Living Room:

Replace the battery in the smoke detector (it is beeping) so that it functions as intended. IC 22-11-18-3.5

Right Bathroom:

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

Repair the towel holder. BMC 16.04.060(a)

Unit 2322:

Laundry:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 2332:

Living Room:

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

Kitchen:

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

Bedroom:

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

Unit 2330:

Bedroom 2:

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

Bathroom:

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

Unit 2328:

Kitchen:

Replace the missing drawer front. BMC 16.04.060 (left of the sink)

Bedroom 1:

Repair/replace the damaged heater cabinet. BMC 16.04.060(a)

Laundry Room:

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

BUILDING 11:

Unit 2320:

No violations noted

Unit 2318:

Bathroom:

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

Unit 2314:

Living Room:

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

Kitchen:

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

Unit 2316:

Bathroom:

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

BUILDING 13:

Unit 2309:

Laundry Room:

Temperature/pressure relief (TPR) valve discharge tubes:

- *shall not be reduced in size from the valve outlet*
- *shall be rigid galvanized, rigid copper, or any CPVC pipe*
- *shall not have a threaded discharge end*
- *drain by gravity*
- *shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break*

- shall extend to within 6" of floor. BMC 16.04.060(c)

Unit 2311:

Living Room:

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

Kitchen:

Repair the cabinet. BMC 16.04.060(a) (under the sink)

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

Laundry Room:

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

Bathroom:

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

Unit 2313:

No violations noted

Unit 2315:

Kitchen:

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

Unit 2301:

No violations noted

Unit 2303:

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 (Refused entry)

Unit 2305, Unit 2307:

No violations noted

EXTERIOR:

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

Repair the missing/deteriorating boards on the fences. BMC 16.04.050 (a)

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

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

BUILDING 7:

Unit 2355:

Repair/replace the loose/missing/deteriorated fence boards, BMC 16.04.050(a)

BUILDING 8:

Unit 2333:

Repair/replace the loose/missing/deteriorated fence boards, BMC 16.04.050(a)

BUILDING 10:

Unit 2326:

Repair/replace the loose/missing/deteriorated fence boards, BMC 16.04.050(a)

Unit 2324:

Repair/replace the loose/missing/deteriorated fence boards, BMC 16.04.050(a)

Unit 2330:

Remove the couch or other upholstered furniture from the exterior of the unit, BMC 16.04.040(f)

BUILDING 11:

Unit 2320:

Repair/replace the closing device for storm door, BMC 16.04.050(a)

Scrape and paint exterior surfaces where paint is peeling or wood is exposed, BMC 16.04.050(e) (under the entry door)

Unit 2318:

Properly seal, scrape and paint exterior surfaces where paint is peeling or wood is exposed, BMC 16.04.050(e) (under the entry door)

BUILDING 13:

Replace the missing siding, BMC 16.04.050(a) East side of the structure)

Unit 2301:

Repair/replace the closing device for storm door, BMC 16.04.050(a)

BUILDING 1:

Secure all loose soffit, BMC 16.04.050 (a)

Secure the crawl space door on the west side, BMC 16.04.050 (a)

BUILDING 4:

Repair/replace the deteriorating door and frame on the east side of the building, BMC 16.04.050 (a)

OTHER REQUIREMENTS

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 within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.03.050(e) and BMC 16.10.030(b)**

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 15, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-104

Address: 3008 Acadia Ct.

Petitioner: Acadia Court Apartments

Inspector: K. Liford/C. Chipman

Staff Report: August 5, 2021 Completed Cycle Inspection
September 3, 2021 Cycle Report mailed, 60 day deadline November 3, 2021.
October 29, 2021 Received Application for BHQA Appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is requesting an extension of time due to staffing issues. This property owner had cycle inspections at 3 properties within a few months.

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 15, 2022 All Life Safety (Listed on report in italics.)
March 1, 2022 All other violations

Attachments: Application for Extension of time, Cycle Report

PW



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

3008
2995 S.

Property Address: Acadia Ct.

Petitioner's Name: Acadia Court Apartments

Address: (Same as above)

City: Bloomington State: IN Zip Code: 47401

Phone Number: _____ E-mail Address: bsmith@elonmgmt.com

Owner's Name: Elon Property Management

Address: 590 W Kennedy Blvd

City: Lakewood State: NJ Zip Code: 08701

Phone Number: (812) 961-5464 E-mail Address: elon6759@elonmgmt.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)

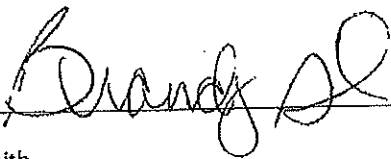
Reminder:
A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted prior to the meeting application deadline in order to be placed on that month's agenda!

(Will be assigned by BHQA)
Petition Number: 21-TV-104

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 are requesting an extension on time for repairs to be completed and reinspected. We are very short staffed in maintenance right now and have had a total change in our maintenance team which has set us back. We are working on the repairs but would like to request an additional 60 days to complete.

Signature (Required): 
Name (Print): Brandy Smith Date: 10/28/21

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

Acadia Court Apartments of Bloomington II, Ltd
2995 S Acadia Ct
Bloomington, IN 47401

RE: 3008 S Acadia CT

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: Elon Property Management Llc: 2995 S. Acadia Court, Bloomington, IN 47408

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

1

Owner(s)

Acadia Court Apartments Of Bloomington Ii, Ltd
2995 S Acadia Ct
Bloomington, IN 47401

Agent

Elon Property Management Llc
2995 S. Acadia Court
Bloomington, IN 47408

Prop. Location: 3008 S Acadia CT

Number of Units/Structures: 199/27

Units/Bedrooms/Max # of Occupants: Bld 1: Bld EXT 1: 1/Eff/5 3/1/5 3/2/5, Bld EXT 2: 4/1/5, Bld EXT 3: 1/Eff/5 7/1/5 1/2/5, Bld EXT 4: 8/1/5, Bld EXT 5: 8/1/5, Bld EXT 6: 2/Eff/5 3/1/5 2/2/5, Bld EXT 7: 2/1/5 2/2/5, Bld EXT 8: 2/Eff/5 1/1/5 1/2/5, Bld EXT 9: 3/1/5 2/2/5, Bld EXT 10: 6/1/5, Bld EXT 11: 6/1/5 2/2/5, Bld EXT 12: 8/1/5, Bld EXT 13: 4/1/5 2/2/5, Bld EXT 14: 4/1/5, Bld EXT 15: 4/Eff/5 4/2/5, Bld INT 1: 4/Eff/5 4/1/5, Bld INT 2: 3/Eff/5 7/1/5 1/2/5, Bld INT 3: 2/Eff/5 7/1/5, Bld INT 4: 5/1/5 1/2/5, Bld INT 5: 1/Eff/5 6/1/5 1/2/5, Bld INT 6: 4/Eff/5 8/1/5, Bld INT 7: 3/Eff/5 6/1/5 1/2/5, Bld INT 8: 3/Eff/5 5/1/5 1/2/5, Bld INT 9: 2/Eff/5 7/1/5, Bld INT 10: 1/Eff/5 4/1/5 1/2/5, Bld INT 11: 3/Eff/5 3/1/5 1/2/5, Bld INT 12: 4/Eff/5 4/1/5

Date Inspected: 08/05/2021
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: C Chipman/K Liford
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: None

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

BUILDING # 5: ODD:

Unit 3015:

Bedroom:

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

Unit 3013:

Living Room:

Repair the heating/cooling unit to function as intended. (Tenant stated it doesn't work correctly) BMC 16.04.060 (a)

Unit 3011:

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Bathroom:

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

Unit 3009, Unit 3001:

No violations noted.

Unit 3003:

Living Room:

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

North Bedroom:

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

Unit 3005:

No violations noted.

Unit 3007:

Bedroom:

Replace the broken outlet cover on the north wall adjacent to the door. BMC 16.04.060 (b)

Bathroom:

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

BUILDING 1:

Unit 3101:

Living Room:

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

Bathroom:

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

Unit 3103, Unit 3105:

No violations noted.

Unit 3115:

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

Unit 3113:

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

Unit 3111:

There was no electrical service to this unit/room at the time of the Cycle Inspection. Electrical service shall be restored and all associated items shall be checked at re-inspection. Any violations noted at that time shall have the same 60 day compliance deadline as the remainder of this report. BMC 16.04.060(c)

Living Room:

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

Kitchen:

Secure the sink faucet. BMC 16.04.060 (a)

Unit 3109:

Living Room:

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

Unit 3107:

No violations noted.

BUILDING 2:

Unit 3117:

Living Room:

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

Unit 3119:

Kitchen:

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

Unit 3121:

Kitchen:

Repair the water pressure in the sink faucet. (Low pressure) BMC 16.04.060 (a)

Unit 3123:

Kitchen:

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

Bedroom:

Repair the light socket in the ceiling fan to function as intended. BMC 16.04.060 (b)

Unit 3125:

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 3127:

Living Room:

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

Unit 3137:

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

Unit 3135:

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

Unit 3133:

Kitchen

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

Unit 3131:

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

Unit 3129:

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

Bedroom:

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

Living Room:

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

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

Bathroom:

Repair the threshold at the door. BMC 16.04.060 (a)

Kitchen

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

Hallway:

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

BUILDING 3:

Unit 3207:

Bathroom:

Repair the weak floor between the toilet and shower. BMC 16.04.060 (a)

Unit 3205:

Living Room:

The smoke detector in this room appears to be more than ten years old and the manufacturer will not guarantee it to provide adequate protection. Install a new smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. IC 22-11-18-3,5

Unit 3203:

Bedroom:

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

Unit 3201:

There was no electrical service to this unit/room at the time of the Cycle Inspection. Electrical service shall be restored and all associated items shall be checked at re-inspection. Any violations noted at that time shall have the same 60 day compliance deadline as the remainder of this report. BMC 16.04.060(c)

Unit 3217:

Kitchen:

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

Unit 3215:

Living Room:

Repair the trim on the entry door. BMC 16.04.060 (a)

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

Unit 3213, Unit 3211, Unit 3209:

No violations noted.

BUILDING 4:

Unit 3223:

Bedroom:

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

Repair the trim on the top of the door. BMC 16.04.060 (a)

Kitchen:

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

Unit 3221:

Bathroom:

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

Unit 3219:

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

Unit 3229:

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

Bathroom:

Replace the broken light switch. BMC 16.04.060 (b)

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

Kitchen:

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

Living Room:

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

Unit 3227:

Repair the water in the unit to function as intended. BMC 16.04.060 (a)

Living Room:

Repair the entry door casing on the exterior bottom left. BMC 16.04.050 (a)

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

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

Kitchen:

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

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

Utility Closet:

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

Replace the missing door knob. BMC 16.04.060 (a)

Repair the trim around the door. BMC 16.04.060 (a)

Bathroom:

Repair the trim around the door. BMC 16.04.060 (a)

Bedroom:

Replace the missing door knob. BMC 16.04.060 (a)

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

Repair the trim around the door. BMC 16.04.060 (a)

Unit 3225:

No violations noted.

BUILDING 10:

Unit 3301:

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 3303:

Living Room:

Repair the vinyl behind the door. BMC 16.04.060 (a)

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

Kitchen

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

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

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Replace the missing door. BMC 16.04.060 (a)

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

Bathroom:

Replace the busted door. BMC 16.04.060 (a)

Bedroom:

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

Replace the missing door. BMC 16.04.060 (a)

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

Unit 3305:

No violations noted.

Unit 3307:

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

Unit 3309:

No violations noted.

Unit 3311:

Repair the door casing and rotten wood to the east of the entry door. BMC 16.04.050 (a)

Living Room:

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

Kitchen:

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

Utility Closet:

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

BUILDING 12:

Unit 3333:

No violations noted.

Unit 3335

Living Room

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

Repair the air conditioner to function as intended. (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)

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

Utility Closet:

Replace the missing door knob. BMC 16.04.060 (a)

Bedroom:

Repair the broken window. BMC 16.04.060(b)

Bathroom:

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

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

Unit 3337:

No violations noted.

Unit 3339:

Living Room:

Repair the broken window. BMC 16.04.060(b)

Kitchen:

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

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

Bathroom:

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

Repair the leak behind the toilet. BMC 16.04.060 (a)

Unit 3341:

Repair the downspout to function as intended. BMC 16.04.050 (a)

Kitchen

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

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Bathroom:

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

Unit 3343:

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

Unit 3345:

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

Unit 3347:

Kitchen:

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

BUILDING 11:

Unit 3401:

Kitchen:

Secure the exhaust fan to the cabinet. BMC 16.04.060 (a)

Unit 3403:

Kitchen:

Replace the missing filter for the exhaust fan. BMC 16.04.060 (a)

Unit 3405:

Living Room:

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

Kitchen

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

Unit 3407, Unit 3409, Unit 3411, Unit 3413:

No violations noted.

BUILDING 9:

Unit 3425:

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

Unit 3427:

Kitchen:

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

Unit 3429:

Living Room:

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

Kitchen:

Secure the exhaust fan to the cabinet. BMC 16.04.060 (a)

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

Bedroom:

Replace the broken door. BMC 16.04.060 (a)

Replace the missing door knob. BMC 16.04.060 (a)

Unit 3431, Unit 3415:

No violations noted.

Unit 3417:

Utility Closet:

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

Unit 3419, Unit 3421:

No violations noted.

Unit 3423:

Living Room:

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

Kitchen:

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

BUILDING 8:

Unit 3361:

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Secure the front electrical plate cover on the water heater. BMC 16.04.060 (b)

Unit 3363:

No violations noted.

Unit 3365:

Living Room:

Repair the entry door knob to latch. BMC 16.04.060 (a)

Kitchen:

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

Unit 3367:

No violations noted.

Unit 3349:

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Bathroom:

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

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

Unit 3351:

Utility Closet:

Repair the water leak at the washing machine water shut off. BMC 16.04.060 (a)

Unit 3353:

No violations noted.

Unit 3355:

There was no electrical service to this unit/room at the time of the Cycle Inspection. Electrical service shall be restored and all associated items shall be checked at re-inspection. Any violations noted at that time shall have the same 60 day compliance deadline as the remainder of this report. BMC 16.04.060(c)

Unit 3357:

Kitchen:

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

Unit 3359:

No violations noted.

BUILDING 7:

Unit 3325:

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 3327:

No violations noted.

Unit 3329:

Living Room:

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

Unit 3331:

No violations noted.

Unit 3313:

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

Unit 3315:

Living Room:

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

Bathroom:

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

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Unit 3317:

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

Unit 3319:

Kitchen:

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

Unit 3321:

Living Room:

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

Kitchen:

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

Unit 3323:

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

BUILDING 6:

Unit 3245:

No violations noted.

Unit 3247:

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

Living room:

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

Unit 3243

No violations noted.

Unit 3241

This unit was not inspected at the time of this inspection, as it was not accessible (No Key). This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. This applies even if the tenants do not have access to this area of the property. BMC 16.03.040

Unit 3239

Kitchen

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

Unit 3237

Kitchen

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

Bedroom

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

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

Mechanical Room

Replace the missing access cover for the attic, BMC 16.04.060(a)

Unit 3235

No violations noted.

Unit 3233

Mechanical Room

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

Unit 3255

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

Unit 3253

Bathroom

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

Unit 3251

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

Unit 3249

Kitchen

There was no water service to this unit/room at the time of the Cycle Inspection. Water service shall be restored and all associated items shall be checked at re-inspection. Any violations noted at that time shall have the same 60 day compliance deadline as the remainder of this report. BMC 16.04.060(c)

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

Mechanical Room

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

BUILDING #1 EVEN:

Unit 3000:

Kitchen:

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

This inspection revealed a serious roach infestation. Serious efforts by both the tenants and management will be required to significantly reduce this infestation to an acceptable level. This office strongly advises that the tenants properly prepare for treatment by:

- 1. Removing all items from the kitchen cabinets and drawers, including the shelf paper.*
- 2. Removing all items from the pantry floor.*
- 3. Removing all items from the bathroom floor and medicine cabinets.*
- 4. Sanitize all areas where infestation is obviously present.*
- 5. Sanitize all areas where roach droppings are present.*
- 6. Properly store food items in sealed containers.*

Every owner, agent or operator of a structure containing two (2) or more rental units shall be responsible for the extermination of insects, rodents or other pests in the structure or premises. The owner shall be responsible for extermination within each rental unit, but who is ultimately responsible to pay for such extermination is not regulated or discussed by the Municipal Code. BMC 16.04.090

Bathroom:

Replace any/all rotten trim and wallboard in bathroom. BMC 16.04.060(a)

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

Unit 3002

Entry:

Repair/replace the closing device for storm door, BMC 16.04.050(a)

Living Room:

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

Unit 3004:

Living Room:

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

Kitchen:

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

Bathroom:

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

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

Unit 3006:

Bathroom:

Secure the loose electrical receptacle/switch plate. BMC 16.04.060(b)

Unit 3016:

No violations noted.

Unit 3014:

Mechanical Room:

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

Unit 3012:

Entry:

Repair/replace the closing device for storm door. BMC 16.04.050(a)

Right Bedroom:

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

Unit 3010:

Kitchen:

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

Hallway:

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

BUILDING 5:

Unit 3100:

Mechanical Room:

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

Bathroom:

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

Secure the loose electrical receptacle/switch plate. BMC 16.04.060(b)

Unit 3102:

Complete all remodel/repairs to this unit. BMC 16.04.060(a)

Unit 3104:

Living Room:

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

Unit 3106:

No violations noted.

Unit 3108:

Mechanical Room:

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

Unit 3110:

Mechanical Room:

Properly repair floor (Water heater is sinking through the floor). This includes but is not limited to replacing or repairing damaged or deteriorated floor covering, decking and structural members. BMC 16.04.060(a)

Unit 3112:

Mechanical Room:

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

Unit 3114:

Kitchen:

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

BUILDING 6:

Unit 3116:

Mechanical Room:

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

Unit 3118:

Kitchen:

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

Unit 3120:

No violations noted.

Unit 3128:

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

Unit 3126:

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. (Clean and sanitize entire unit before the re-inspection) BMC 16.04.060(d)

Unit 3124, Unit 3122:

No violations noted.

BUILDING 7:

Unit 3202:

No violations noted.

Unit 3200:

Mechanical Room:

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

Living Room:

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

Unit 3206:

Entry:

Repair/replace the closing device for storm door. BMC 16.04.050(a)

Mechanical Room:

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

Unit 3204:

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

BUILDING 8:

Unit 3230:

No violations noted.

Unit 3232:

Bathroom:

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

Living Room:

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

Laundry Room:

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

Unit 3226:

Bathroom:

Secure loose electrical receptacle. BMC 16.04.060(b)

Kitchen:

Replace missing/broken cabinet drawer front. BMC 16.04.060(a)

Unit 3224:

No violations noted.

BUILDING 9:

Unit 3300, Unit 3302, Unit 3304, Unit 3306:

No violations noted.

Unit 3308:

Kitchen:

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

BUILDING 10:

Unit 3330:

Living Room:

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

Kitchen:

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

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

Bathroom:

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

Bedroom:

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

Hallway:

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

This inspection revealed a serious roach infestation. Serious efforts by both the tenants and management will be required to significantly reduce this infestation to an acceptable level. This office strongly advises that the tenants properly prepare for treatment by:

- 1. Removing all items from the kitchen cabinets and drawers, including the shelf paper.*
- 2. Removing all items from the pantry floor.*
- 3. Removing all items from the bathroom floor and medicine cabinets.*
- 4. Sanitize all areas where infestation is obviously present.*
- 5. Sanitize all areas where roach droppings are present.*
- 6. Properly store food items in sealed containers.*

Every owner, agent or operator of a structure containing two (2) or more rental units shall be responsible for the extermination of insects, rodents or other pests in the structure or premises. The owner shall be responsible for extermination within each rental unit, but who is ultimately responsible to pay for such extermination is not regulated or discussed by the Municipal Code. BMC 16.04.090

Unit 3332:

Bathroom:

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

Kitchen:

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

Unit 3334

Living Room:

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

Hallway:

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

Unit 3340:

No violations noted.

Unit 3338:

Mechanical Room:

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

Unit 3336:

No violations noted.

BUILDING 11:

Unit 3406:

Front Right Bedroom:

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

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

Hallway:

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

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

Kitchen:

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

Unit 3404:

Kitchen:

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

Bathroom:

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

Bathroom:

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

Unit 3402:

No violations noted.

Unit 3400:

Kitchen:

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

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

Unit 3414:

Bathroom:

Secure the tub spout so that it functions as intended. BMC 16.04.060(a)

Unit 3412, Unit 3410, Unit 3408:

No violations noted.

BUILDING 12:

Unit 3424:

No violations noted.

Unit 3426:

Mechanical Room:

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

Living Room:

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

Unit 3428, Unit 3430:

No violations noted.

Unit 3416:

Kitchen:

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

Bathroom:

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

Unit 3418:

Mechanical Room:

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

Unit 3420:

Mechanical:

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

Unit 3422:

No violations noted.

BUILDING 14:

Unit 3324:

Living Room:

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

NOTE: The electricity was not connected. Electrical items will be checked at the reinspection. 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)

Unit 3328, Unit 3326:

No violations noted.

Unit 3323:

Mechanical Room:

Enclose electrical wiring where the power supply enters the water heater with protective insulation removed inside the water heater and secure with a cable clamp. BMC 16.04.060(c)

BUILDING 13:

Unit 3316:

Hallway:

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

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

Kitchen:

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

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

Living Room:

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

Unit 3318:

This unit was not inspected at the time of this inspection, as it was not accessible (No Key). This unit must be inspected and brought into compliance with-in the same 60 day deadline as the remainder of this property. This applies even if the tenants do not have access to this area of the property. BMC 16.03.040

Unit 3320:

No violations noted.

Unit 3324:

Entry:

Repair/replace the closing device for storm door. BMC 16.04.050(a)

Complete all remodel/repairs to this unit. BMC 16.04.060(a)

Unit 3312:

Kitchen:

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

Unit 3310:

Kitchen:

Replace the missing knobs for the faucet. BMC 16.04.060(a)

Laundry Room:

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

BUILDING 15:

Unit 3242, Unit 3244:

No violations noted.

Unit 3246:

Kitchen:

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

Unit 3248:

Hallway:

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

Unit 3234:

Entry:

Repair/replace the closing device for storm door. BMC 16.04.050(a)

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

Bathroom:

Replace the missing handle for the faucet. BMC 16.04.060(a)

Secure toilet to its mountings. BMC 16.04.060(c)

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

Unit 3236:

Kitchen:

Repair garbage disposal to function as intended (**No blades**). BMC 16.04.060(c)

Mechanical Room:

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

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

Right Bedroom:

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

Unit 3238:

Living Room:

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

Unit 3240:

No violations noted.

BUILDING 4:

Unit 3208:

Kitchen:

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

Unit 3210:

No violations noted.

Unit 3212:

Kitchen:

Replace missing/broken cabinet drawer front. BMC 16.04.060(a)

Living Room:

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

Unit 3214:

No violations noted.

Unit 3216:

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

Unit 3218, Unit 3280:

No violations noted.

Unit 3222:

Mechanical Room:

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

Bathroom:

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

BUILDING 3:

Unit 3154, Unit 3152:

No violations noted.

Unit 3150:

Kitchen:

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

Unit 3148:

No violations noted.

Unit 3138:

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

Unit 3140, Unit 3142, Unit 3144, Unit 3146:

No violations noted.

BUILDING 2:

Unit 3136:

Bathroom:

Replace the missing cover to the exhaust fan. BMC 16.04.060(a)

Unit 3132, Unit 3130, Unit 3134:

No violations noted.

EXTERIOR:

General statement #1: Clean debris from the roof, gutters and downspouts from all buildings. BMC 16.04.050(a)

General statement #2: Label all of the main electrical shutoffs to each unit on all buildings. BMC 16.04.020 IBC 230.70(b)

Building 12 Even

Replace the missing cover for the security light on the west side of building. BMC 16.04.050(a)

Building 15 Even

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

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(e)

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: December 15, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-105

Address: 3629 S. Kingsbury Avenue

Petitioner: C & J Cornerstone, LLC

Inspector: Jo Stong

Staff Report: August 9, 2021: Conducted cycle inspection
August 23, 2021: Mailed inspection report
October 1, 2021: Conducted reinspection. Fireplace inspection documents outstanding
October 4, 2021: Remaining violations (RV) report sent for review
October 14, 2021 RV report reviewed
October 21: RV report mailed
November 11, 2021: Received appeal

During an inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found. All violations with the exception of the fireplace/chimney repair are now in compliance. The petitioner is seeking an extension of time to complete the repairs to the fireplace and chimney.

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: January 15, 2022

Attachments: Cycle report, chimney work proposal, appeal



**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
NOV 04 2021
Page 1 of 2
BY:

Property Address: 3629 S Kingsbury Ave, Bloomington, IN 47401

Petitioner's Name: C&J Cornerstone LLC

Address: 885 S College Mall Rd BOX 166,

City: Bloomington State: Indiana Zip Code: 47401

Phone Number: (626) 695-7530 E-mail Address: ccj12110105@gmail.com

Owner's Name: Yiran Dong

Address: 2 center street

City: Newark State: New Jersey Zip Code: 07102

Phone Number: 626-695-7530 E-mail Address: ccj12110105@gmail.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-105

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.

Dear board members, Here we, C&J Cornerstone LLC represent the owner for 3629 S Kingsbury Ave to request an extension to finish a fireplace repair which was required to be done by Nov 4th. We had the fireplace at 3629 S Kingsbury Ave inspected on Oct 7th and found it needs repair before our tenants can safely use it. Since then, we have been trying to schedule a time with the contractor to do the repair. Due to the Contractor's Health condition (very unfortunate he got Covid), everything got delayed and they will not be able to schedule the repair until the end of the November. We have also actively called around town to see if other contractor had availabilities but the earliest we can get is January. Thus, We would like to request an extension until Dec 10th to finish the needed repair. Thank you for your consideration! Sincerely, C&J Cornerstone LLC

Signature (Required): C&J Cornerstone LLC

Name (Print): C&J Cornerstone LLC Date: 11/4/21

Important information regarding this application format:

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





City Of Bloomington

Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

AUG 23 2021

Yiran Dong c/o C&J Cornerstone LLC
885 S College Mall Road, Box 166
Bloomington, IN 47401

RE: 3629 S Kingsbury 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 **OCT 22 2021** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report

Xc: C & J Cornerstone LLC: 885 S. College Mall Rd Box 166, Bloomington, IN 47401



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

11242

Owner

Yiran Dong c/o C&J Cornerstone LLC
885 S College Mall Road, Box 166
Bloomington, IN 47401

Agent

C & J Cornerstone LLC
885 S. College Mall Rd. Box 166
Bloomington, IN 47401

Prop. Location: 3629 S Kingsbury AVE
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/4/3

Date Inspected: 08/09/2021
Primary Heat Source: Gas
Property Zoning: R2
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 1969.
There were no requirements for emergency egress at the time of construction.

INTERIOR:

Entry, Northwest Bedroom (9-11 x 9-1), Southwest Bedroom (13-3 x 9-1), Southeast Bedroom (12-5 x 11-11), Master Bath, Hall Bath, Living Room (14-8 x 12-5) + (7-9 x 5-10), Kitchen (15-8 x 6-10), Three-Season Room (11-9 x 9-6), West Hall, North Entry, Garage:

No violations noted.

Existing Egress Window Measurements (sliding; both sashes removable):
Height: 60 inches
Width: 20 (43.5 both sashes removed) inches
Sill Height: 20 inches
Openable Area: 8.33 sq. ft.

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

Family Room (18-11 x 12-4):

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

BASEMENT

Main Room (west front) (24-7 x 12-3):

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

East Bedroom (26-8 x 12-1):

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

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

Height: 41 inches

Width: 31.25 inches

Sill Height: 39 inches

Openable Area: 8.90 sq. ft.

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

Southwest Bedroom (13-11 x 10-11):

Note: It is strongly recommended that this room not be used as a sleeping room. The only egress is a standard basement window with a sill height of over six feet.

Bath, Laundry:

No violations noted.

Mechanical Room (gas furnace):

No violations noted.

(furnace inspection documentation with test for carbon monoxide on 7.29.21 provided)

EXTERIOR:

No violations noted.

OTHER REQUIREMENTS:

Fireplace Inspection Documentation

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

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.

WORK PROPOSAL

NO.1039-2-2

Date: 10/20/2021
Dealer name: All Swept Up Chimney Services, SCORP
Street: 2165 Harrodsburg Road
City: Springville State: IN Zip: 47462
Phone: Indy: 317-517-6961 Bloomington: 812-606-0299 or 812-277-9004

SUBMITTED TO:

Name: Corner Stone LLC E-Mail: cjcornerstone.mgt@gmail.com
Street: 3629 S. Kingsbury Ave
City: Bloomington State: IN Zip: 47408
Job Location: Residential
Phone: 626-695-7530

WORK DESCRIPTION:

INSPECTION REPORT

On 10/7/2021--Technician Found the Following: Performed a Level 2 Inspection & Sweep--Main Level Fireplace--\$169.00/\$50.00--NOT SAFE TO BURN
Performed a Level 2 Inspection & Sweep--Basement--\$149.00/\$50.00.
Main Level:Rec. Min. Tuck Puck on Chase.Rec.--Chase Cover
Rec--Waterproofing---Rec. Lintel--Tuck Point & Tuck Point Hearth--17" Deep.
Damper is in Working Order.
Basement:--Rec. Tuck Point on Sides of Firebox at Bottom of Flue.
Rec. Grate.--Damper Door is in Working Order.

10-20-2021-- Due Upon Receipt--\$418.00

10/20/2021---Pd.--CC#7972--\$418.00

TERMS OF WORK PROPOSAL: Amount \$: _____ Proposal good for 60 days

Terms of payment: _____

Authorized Signature _____

You agree to pay interest on all late payments at the rate of 1% per month, calculated daily and compounded monthly. You agree to reimburse Dealer for all costs incurred in collecting any late payments, including, attorneys' fees. All prices are exclusive of all sale, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any governmental authority on any amounts payable by you, of which you will be solely responsible. All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. DEALER MAKES NO OTHER WARRANTY WHATSOEVER WITH RESPECT TO THE MATERIALS OR SERVICES PROVIDED HEREUNDER. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the original estimate. All of this agreement is contingent upon strikes, accidents or delays beyond our control. Property owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

ACCEPTANCE OF THIS WORK PROPOSAL:

The above prices, specifications and conditions are satisfactory and are hereby accepted. The "Dealer" mentioned above is authorized to do the work as described in this proposal. Payment of same will be carried out in accordance with the above agreed upon "Terms of Payment."

Authorized Signature _____

Date of Acceptance _____



City of Bloomington
H.A.N.D.

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

Meeting Date: December 15, 2021

Petition Type: An extension of time to complete repairs.

Petition Number: 21-TV-106

Address: 2440 S Henderson Street

Petitioner: Cindy Fleetwood for Crawford Apartments

Inspector: Maria McCormick

Staff Report: September 13, 2021 Cycle inspection with staff.
October 7, 2021 Report mailed.
November 5, 2021 Received report

Crawford Apartments are experiencing difficulties hiring and retaining maintenance workers and contractors. They are requesting an additional 120 days to make the repairs required on the Cycle inspection report. The HAND department was involved in the funding of this project and is working with Crawford Apartments on an ongoing basis to provide housing for this segment of Bloomington's residents.

Staff Recommendation: Grant the extension.

Conditions: Complete all repairs and schedule for re-inspection no later than the deadlines stated below, or this case will be turned over to the City of Bloomington Legal Department for further action, including, but not limited to, the possibility of fines.

Compliance Deadline: January 15, 2022 for Life Safety violations, April 14, 2022 for all other violations

Attachments: Appeal form, Cycle Inspection 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: 2440 S. Henderson, Bloomington, IN 47401

Petitioner's Name: Cindy Fleetwood for Crawford Apartments

Address: 200 E. Winslow Road

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123329615

E-mail Address: cfleetwood@lifedesignsinc.org

Owner's Name: Russell Bonanno

Address: 200 E. Winslow Road

City: Bloomington

State: Indiana



Zip Code: 47401

Phone Number: 8123329615

E-mail Address: rbonanno@lifedesignsinc.org

Occupants: There are over 25 occupants in Crawford Apartments.

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-106

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.

LIFEDesigns, Inc., owner/developer of Crawford Apartments, is asking for a 120 day extension to complete repairs. The scope of the repairs is so large that we have been unable to get enough people to make the repairs in a timely fashion. Also, maintenance techs have quit soon after hire and contractors have been worried about bed bug and cockroach infestation and the probability of transferring those pests into their homes if they work at Crawford Apartments. Please see below for further explanation.

Contractor:

1. Juan Camara has been contacted to make repairs on the occupied units. There were multiple delays, however, due to labor shortages in his company, and the need to fumigate Crawford Apartments to prevent the transfer of bed bugs and cockroaches from the building to the employees' homes. (Since then Crawford Apartments has been successfully fumigated and Juan's team has begun repairs.)

Crawford Apartments' onsite property manager, LIFEDesigns' Board Co-Chair/Treasurer, and LIFEDesigns' Director of Facilities meet with Juan each Monday to outline goals for the week and ensure that they are completed.

History of Maintenance Technicians Hired and Quit Since 1/11/2021:

- 1. Joe Keith quit 2 days after hire - on 1/13/21
- 2. James Johnson is still here after 7 months.
- 3. Nathan Brummet quit 8 days after hire on 7/9/21.
- 4. Jay Wilson (onsite property manager) is still here after 4 months.
- 5. Austin Hollars quit after 22 days on 10/15/21.

Posted & Advertised For each week:

- 1. 12/1/20 - 1/11/21
- 2. 2/13/21 - 4/15/21
- 3. 6/10/21 - 6/28/21
- 4. 8/11/21 - current

Signature (Required): Cindy Fleetwood

Name (Print): Cindy Fleetwood Date: 11/05/2021

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.

Print Form



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

Lifedesigns, Inc.
200 E Winslow Rd
Bloomington, IN 47401

RE: 2440 S Henderson ST

Please find the enclosed Rental Inspection Report which contains pertinent information about the Cycle & HOME 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: Cindy Fleetwood For Lifedesigns, Inc.: 200 E. Winslow Rd., Bloomington, IN 47401



City Of Bloomington
Housing and Neighborhood Development

CYCLE & HOME INSPECTION REPORT

10022

Owner(s)

Lifedesigns, Inc.
200 E Winslow Rd
Bloomington, IN 47401

Agent

Cindy Fleetwood For Lifedesigns, Inc.
200 E. Winslow Rd.
Bloomington, IN 47401

Prop. Location: 2440 S Henderson ST
Number of Units/Structures: 25/1
Units/Bedrooms/Max # of Occupants: Bld 1: 25/1/5

Date Inspected: 09/13/2021
Primary Heat Source: Electric
Property Zoning: MC
Number of Stories: 3
Landlord Has Affidavit: N/A

Inspector: Maria McCormick
Foundation Type: Slab
Attic Access: N/A
Accessory Structure: None

Monroe County Assessor's records indicate that this structure was built in 2014. This structure is fully sprinklered and meets the requirements of Sec. 1026 Exc.1 IBC.

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

INTERIOR:

General Violations --

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

Each unit in this building has 1 approved sleeping room. During the cycle inspection, conditions were noted (beds in the living rooms) that indicate that this property may be in violation of Bloomington Municipal Code Title 20 with regard to sleeping rooms and density. This unit needs to be brought into compliance with Title 20 within sixty (60) days from the date of this inspection to avoid possible legal action by the City of Bloomington Legal Department. The City's Planning Department will be the Department which decides whether or not a violation of Title 20 has occurred and whether or not any violation of Title 20 has been remedied. For more information, please contact the Planning Department at 349-3423. Please note that the City of Bloomington Housing and Neighborhood Development Department will not issue a residential rental occupancy permit for any property that is not compliance with Title 20 of the Bloomington Municipal Code.

Properly clean and sanitize all common areas of the building this includes hallways, stairways and elevators. This space shall be maintained in a clean and sanitary condition. It is the responsibility of the owner/agent to maintain all public areas in buildings with 2 or more rental units. BMC 16.04.060(e)

Thoroughly clean and service the furnace/ac and ductwork in each unit and common areas. All furnaces and air conditioners shall function as intended. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. BMC 16.04.060(c)

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

Repair all windows to function as intended. 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)

Apt. 112 –

General Violation:

Remove all items that are obstructing continuous access to egress areas. The minimum clear aisle width shall not be less than 36 inches. A means of egress shall be free from obstructions that would prevent its use. BMC 16.04.020(a)(3), IFC 1030.3

The tenant of a residential rental unit is responsible for keeping the unit in a clean, sanitary and safe condition. BMC 16.04.030

Living Room:

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

Apt. 113 –

Kitchen:

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

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

Bathroom:

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

Properly repair the toilet paper holder or remove and properly patch the drywall. BMC 16.04.060(a)

Apt. 115 –

Kitchen/Living Room:

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

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

Mechanical Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

BMC 16.04.060(c)

Properly secure the loose wiring on the water heater and furnace. BMC 16.04.060(c)

Bathroom:

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

Apt. 116 –

Kitchen/Living Room:

Provide a stove for this unit. BMC 16.04.060(c)

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

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

Replace the broken window glass. BMC 16.04.0660(b)

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

Bedroom:

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

Mechanical Closet:

Repair or replace the HVAC unit to provide Air Conditioning as intended. BMC 16.04.060(c)

Apt. 114 –

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

Apt. 210 –

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

Entry:

Properly install a functioning door knob on the entry door. BMC 16.04.060(b)

Replace the door closer to function as intended. BMC 16.04.060(b)

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

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

Bathroom:

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

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

Kitchen:

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

Living Room:

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

Mechanical Closet:

Install an approved cover on the breaker box. BMC 16.04.060(c)

Replace the missing electrical receptacle cover plates. BMC 16.04.060(c)

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:

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

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

Apt. 211 –

Remove the hasp lock from the hallway side of the entry door. BMC 16.04.060(b)

Kitchen:

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

Replace the damaged door jamb and trim on the entry door. BMC 16.04.060(b)

Living Room:

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

Bedroom:

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

Reduce the amount of clutter to an average and manageable amount for a single adult. BMC 16.04.080(a), 16.04.060(d)

A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a safe path of travel. Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. BMC 16.04.020 and BMC 16.04.060(c)

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

Clean and sanitize entire unit. BMC 16.04.060(d)

Bathroom:

Replace the missing door. BMC 16.04.060(a)

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

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

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

Apt. 202 --

Mechanical Closet:

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

Kitchen:

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

2nd Floor Common Hallway --

Properly secure all emergency signage and lighting. BMC 16.04.060(c)

Replace the panic hardware on the stairway door to function as intended. BMC 16.04.060(b)

Apt. 203 –

Kitchen:

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

Apt. 209 –

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

Entry:

Replace the broken mechanical closet door, including replacing the door knob to function as intended. BMC 16.04.060(a)

Kitchen/Dining Room:

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

Replace the missing electrical receptacle cover plate adjacent to the stove. BMC 16.04.060(b)

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

Living Room:

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

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

Bedroom:

Replace the broken door. BMC 16.04.060(a)

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

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

Apt. 208 –

Mechanical Closet:

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

Kitchen:

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

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

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

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

Bathroom:

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

Replace the damaged door jamb. BMC 16.04.060(a)

Living Room:

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

Replace the broken window glass. BMC 16.04.060(b)

Replace the broken window jambs. BMC 16.04.060(a)

Bedroom:

Replace the broken door. BMC 16.04.060(a)

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

Apt. 204 –

Entry:

Replace the broken door closer. BMC 16.04.060(b)

Kitchen:

Properly secure the chase for the exhaust hood. BMC 16.04.060(a)

Replace the missing electrical receptacle cover plates. BMC 16.04.060(b)

Living Room:

Replace the missing electrical receptacle cover plates. BMC 16.04.060(b)

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

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)

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

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

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

Bedroom:

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

Replace the missing electrical receptacle cover plates. BMC 16.04.060(b)

Mechanical Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

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

Apt. 205 –

Kitchen:

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

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

Mechanical Closet:

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

Bathroom:

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

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

Bedroom:

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

Apt. 206 –

Kitchen:

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

Bathroom:

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

Apt. 207 –

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

Entry:

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

Replace the missing intercom. BMC 16.04.060(c)

Kitchen:

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

Replace the missing freezer handle. BMC 16.04.060(a)

Replace the missing protective cover for the range hood exhaust fan. BMC 16.04.060(a)

Replace the missing electrical receptacle cover plates. BMC 16.04.060(b)

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

Replace the missing oven handle on the stove. BMC 16.04.060(a)

Bedroom:

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

Replace the damaged door and frame. BMC 16.04.060(a)

Replace the missing and damaged window trim. BMC 16.04.060(a)

Living Room:

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

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

Mechanical Closet:

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

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

Apt. 310 –

Kitchen:

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

Living Room:

Replace the damaged horn strobe. BMC 16.04.060(c)

Apt. 311 –

Living Room:

Replace the broken electrical receptacle on the west wall. BMC 16.04.060(c)

Apt. 302 –

Kitchen:

Replace the refrigerator seal that is held on by duct tape. BMC 16.04.060(a)

Remove the residue from the electrical receptacle cover plates. BMC 16.04.060(a)

Bedroom:

Repair the hole in the wall behind the door. 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

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

Apt. 303 –

Entry:

Replace the missing intercom. BMC 16.04.060(c)

Bedroom:

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

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

Bathroom:

Properly secure the ceiling vent cover. BMC 16.04.060(a)

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

Living Room:

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

Kitchen:

Repair or replace the dripping faucet. BMC 16.04.060(c)

Repair the damaged drywall behind the sink. BMC 16.04.060(a)

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

Apt. 309 –

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. This unit has been vacated. Tenants left flooding and a substantial amount trash including used needles. Properly clean and sanitize the unit. BMC 16.04.060(d)

Kitchen:

Replace the missing electrical receptacles and cover plates. BMC 16.04.060(c)

Replace the missing floor covering. BMC 16.04.060(a)

Properly secure the range hood. BMC 16.04.060(a)

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

Replace the missing dishwasher. BMC 16.04.060(c)

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

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

Mechanical Closet:

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

Bathroom:

Replace the door. BMC 16.04.060(a)

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

Provide a vent cover for the exhaust fan. BMC 16.04.060(c)

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

Bedroom:

Replace the door, jamb and trim. 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)

Interior walls shall be free of holes, cracks, peeling paint and/or deteriorated drywall/plaster. 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

Living Room:

Repair the broken window glass. BMC 16.04.060(b)

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

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

Replace the damaged ceiling fan. BMC 16.04.060(c)

Apt. 308 –

Living Room:

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

Apt. 304 –

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

Apt. 305 –

This unit was not inspected at the time of this inspection, as it was not accessible. The unit has been flooded, due to the amount of trash, needles and debris a complete inspection was not possible. 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

Apt. 306 –

Living Room:

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

Bedroom:

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

Kitchen:

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

Apt. 307 –

Reduce the amount of clutter to an average and manageable amount for a single adult. BMC 16.04.080(a), 16.04.060(d)

A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a safe path of travel. Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. BMC 16.04.020 and BMC 16.04.060(c)

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

Clean and sanitize entire unit. BMC 16.04.060(d)

This unit was not inspected at the time of this inspection, as there needles and clutter and debris that made accessing the unit impossible. 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

Common Laundry Room:

Replace the missing washer front. BMC 16.04.060(a)

EXTERIOR:

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

Repair the roof to eliminate the standing water under the rubber membrane. BMC 16.04.060(c)

Properly clean the roof drains. BMC 16.04.050(a)

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: December 15, 2021
Petition Type: An extension of time to complete repairs
Petition Number: 21-TV-107
Address: 1313 N Crescent Rd
Petitioner: David Devitt
Inspector: Chastina Chipman
Staff Report: August 26, 2021 Completed Cycle Inspection
September 17, 2021 Sent Report
November 22, 2021 Received BHQA application

During the Cycle Inspection the following items were noted. Repair the gutter downspouts and secure the fascia on the southwest corner of the house. The petitioner is requesting an extension of time due to an amazon delivery truck causing the damage to the house.

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 15, 2022 All remaining violations
Attachments: Cycle report, Remaining Violations report, Appeal

FA



RECEIVED
 NOV 22 2021
 BY:

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

Property Address: 1313 No. CRESCENT

Petitioner's Name: David Devitt

Address: 6062 ALUM MEWS

City: BLMGTN State: IN Zip Code: _____

Phone Number: 812 369-0810 Email Address: Cranedad@gmail.com

Property Owner's Name: David Devitt

Address: 1313 No. CRESCENT

City: BLMGTN State: IN Zip Code: 47408

Phone Number: 812 369-0810 Email Address:

Occupants: 1

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

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

Please circle the petition type that you are requesting:

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

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

OFFICE USE ONLY
 Petition Number 21-TV-107

SEE REVERSE

CC

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

WAITING ON A COURT HEARING WITH AMAZON.
DELIVERY TRUCK HIT THE BACK PORCH BEFORE
THE INSPECTION THAT CAUSED PART OF THE
REPAIRS BEING REQUESTED. I HAVE A QUOTE FOR
THE REPAIRS. IF AMAZON DRAGS IT OUT LONG,
I WILL PAY FOR THE REMODEL AND CALL FOR
THE HAND INSPECTION.

THANKS

DAVE DEVITT / OWNER

REQUEST 90 DAYS FOR EXTENSION

Signature (required):

David A. Devitt

Name (please print):

DAVID A. DEVITT

Date:

Nov 23/2022

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



City Of Bloomington
Housing and Neighborhood Development

REMAINING VIOLATION INSPECTION REPORT

NOV 22 2021

7404

Owner(s)

Devitt, David A.
6062 Aliko Mews
Bloomington, IN 47408

Prop. Location: 1313 N Crescent RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 08/26/2021
Primary Heat Source: Gas
Property Zoning: ME
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Garage

REINSPECTION REQUIRED

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

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

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

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

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

EXTERIOR:

Repair the gutter downspout on the northwest corner of the house. BMC 16.04.050 (a)

Secure the fascia on the southwest corner of the house. BMC 16.04.050 (a)

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

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

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

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

This is the end of this report.



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

SEP 17 2021

Devitt, David A.
6062 Aliko Mews
Bloomington, IN 47408

RE: 1313 N Crescent RD

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **NOV 16 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



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

7404

Owner(s)

Devitt, David A.
6062 Aliko Mews
Bloomington, IN 47408

Prop. Location: 1313 N Crescent RD
Number of Units/Structures: 1/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/3/5

Date Inspected: 08/26/2021
Primary Heat Source: Gas
Property Zoning: ME
Number of Stories: 1
Landlord Has Affidavit: N/A

Inspector: Chastina Chipman
Foundation Type: Crawl Space
Attic Access: Yes
Accessory Structure: Garage

Monroe County Assessor's records indicate that this structure was built in 1960. There are no minimum requirements for emergency egress at the time of construction.

INTERIOR

Living Room (17-4 x 14-9), Kitchen (12-6 x 9-9), Laundry/ Mechanical Room, Bathroom:

No violations noted.

SE Bedroom (13-1 x 10-1):

No violations noted.

Existing Egress Window Measurements:

Height: 23.75 inches
Width: 29.50 inches
Sill Height: 30 inches
Openable Area: 4.86 sq. ft.

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

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

NW Bedroom (12-7 x 10-1):

No violations noted.

Existing Egress Window Measurements:

Height: 22.75 inches
Width: 29.50 inches
Sill Height: 29.50 inches
Openable Area: 4.66 sq. ft.

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

NE Bedroom (13-3 x 10-1):

No violations noted.

Existing Egress Window Measurements:

Height: 24.50 inches
Width: 29.50 inches
Sill Height: 30 inches
Openable Area: 5.01 sq. ft.

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

EXTERIOR:

Repair the gutter downspout on the northwest corner of the house. BMC 16.04.050 (a)

Secure the fascia on the southwest corner of the house. BMC 16.04.050 (a)

Garage:

No violations noted.

OTHER REQUIREMENTS

Furnace Inspection Documentation

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 15, 2021
Petition Type: An extension of time to self-treat for bed bugs.
Petition Number: 21-TV-108
Address: 151-157 E. Kennedy Ct.
Petitioner: Matthew V. Cascio
Inspector: Kenny Liford
Staff Report: November 15th, 2021 Complaint inspection report written,
November 23rd, 2021 BHQA application received

The agent has requested an extension of time to self-treat 4 units for bed bugs and to be relieved from using a professional company to treat units.

Staff recommendation: Deny the request.

Conditions: Immediately call and schedule the complaint re-inspection. Immediately provide documentation from an approved professional pest control company showing the units have been properly treated and all pests have been eradicated.

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

Compliance Deadline: Immediately call and schedule re-inspection. Immediately show documentation that the units have been treated by a professional pest control company.

Attachments: Complaint inspection report, BHQA Appeal

1/2



City of Bloomington & Neighborhood Development 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: 151-157 S. Kennedy Court

Petitioner's Name: Matthew V. Cascio

Address: PO Box 2655

City: Bloomington State: Indiana Zip Code: 47402

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

Owner's Name: Matthew V. Cascio

Address: PO Box 2655

City: Bloomington State: Indiana Zip Code: 47402

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

Occupants: 151 Megan Mosier + children, 153 Samantha Brown, 155 Vacant, 157 Brenda Hopkins and Robert Manson

- 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: A modification or exception to the Housing Property Maintenance Code. (Petition Type: V)

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-108





City of Bloomington

Housing & Neighborhood Development

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.

On 11/10/2021 the Housing and Neighborhood Development inspectors came to inspect the properties 151-157 Kennedy Court due to complaints of pests (bed bugs). The report states that the treatment must be done professionally. Our maintenance team has been spraying and providing heat treatments in the affected units and I feel that a professional company is not necessary and that the pest control issue can be handled ourselves through multiple home treatments. The property manager has had several professional companies visit the properties to inspect and we have received several quotes for services however the treatment for the entire building to be done professionally is expensive and not within our company's budget at this time. We intend to continue treating the units ourselves until the issue is resolved. Therefore I would like appeal these violations and request that we be granted an exception to not hire a professional company for treatment to these units (BMC Code 16.04.090(a)(d)).

Signature (Required): *M. Whaley P.O.A.*
 Name (Print): Matthew V. Casale / Jenala Whaley P.O.A. Date: 11/19/21

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

NOV 15 2021

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

RE:NOTICE OF COMPLAINT INSPECTION

Dear Matthew Cascio Dba Hometown Rentals

On 11/10/2021 a complaint inspection was performed at 157 E Kennedy CT. During the inspection violations of the Residential Rental Unit and Lodging Establishment Inspection Program were found.

Please correct the violations cited on the enclosed inspection report within fourteen days (14) and call this office no later than **NOV 29 2021**, to schedule the required re-inspection. Our mailing address and telephone number are listed below.

This directive is issued in accordance with Sections BMC 16.03.040 (c) and 16.10.040 (a) of the Residential Rental Unit and Lodging Establishment Inspection Program of Bloomington. You have the right to appeal to the Board of Housing Quality Appeals. If you need more than fourteen (14) days to correct the violations, or if you want to appeal any violation, an appeal form 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 a form will be provided.

Please remember, it is your responsibility to contact the Housing and Neighborhood Development Department to schedule the required re-inspection.

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

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

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

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



City Of Bloomington
Housing and Neighborhood Development

COMPLAINT INSPECTION REPORT

5649

Owner(s)

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

Agent

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

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

Date Inspected: 11/10/2021
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 2
Landlord Has Affidavit: N/A

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

The following items are the result of a complaint inspection conducted on 11/10/2021. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines. If you have questions regarding this report, please contact this office at 349-3420.

151, 153, 155, 157

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

Unit 157

Kitchen

Properly repair/replace the rotten/damaged the threshold in the exterior doorway. BMC 16.04.060(b)

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 15, 2021

Petition Type: Relief from an administrative decision

Variance Request: Relief from the requirement to pay a re-inspection fee for a window that would not open easily.

Petition Number: 21-AA-109

Address: 708 W 7th Street

Petitioner: Jane Henderson

Inspector: Chastina Chipman & John Hewett

Staff Report: April 07, 2021 Owner scheduled Cycle Inspection for May 7, 2021
May 25, 2021 Report sent to owner
June 18, 2021 Required documents received via email.
July 7, 2021 Required documents received via email.
July 15, 2021 Owner scheduled re-inspection for August 9, 2021
August 9, 2021 Re-inspection with tenants, not complied.
September 1, 2021 Mailed RV report to owner.
September 13, 2021 Owner scheduled re-inspection for September 30, 2021
September 30, 2021 Re-inspection, all complied.
November 23, 2021 Received appeal.

The petitioner is appealing the fee for the second re-inspection. She is asking for the \$77.00 fee be waived.

Staff recommendation: Deny the relief from administrative decision.

Conditions: The fee shall stand as written on the original billing statement.

Compliance Deadline: Payment shall be received within 30 days of the Notice of Board Action letter.

Attachments: Appeal form

RECEIVED

NOV 23 2021

CITY OF BLOOMINGTON INDIANA

BT:



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: 708 W. 7th St

Petitioner's Name: MERRITT PROPERTIES

Address: 40 Henderson Rentals P.O. Box 1394

City: Bloomington State: IN Zip Code: 47402

Phone Number: 812-322-2050 E-mail Address: jana-henderson@sbcglobal.net

Owner's Name: Merritt Properties LLC

Address: 40 Henderson Rentals P.O. Box 1394 47402

City: Bloom State: Ind Zip Code: 47402

Phone Number: same E-mail Address: same

Occupants: Jessie Menefee, Sarah Menefee, Grace Jewell

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

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

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

Variance Type: Relief from Administrative Decision

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-AA-109

JH
EE

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.

Reinspection of property to verify operation of
~~the~~ window in 1/2 bath was NOT necessary.
 All wood windows are sticky in the summer.
 Shortly after the inspector failed to open the
 window I was able to do it myself.
 I am 67 years old and weigh 107 pounds.
 Asking that #77 re-inspection be waived ←

Signature (Required):

Jane A Henderson

Name (Print):

JANE A HENDERSON

Date: 11-22-21

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

Merritt Properties c/o Henderson P. O. Box 1394 Bloomington IN 47402

RECEIVED
NOV 02 2021

October 27, 2021

HAND

BY:

City of Bloomington

Bloomington, IN 47404

Regarding: fees for inspection at 708 W 7th

The "stuck" window that triggered the reinspection was not stuck and could have been opened. I opened it myself shortly after I was told that the property had failed reinspection. The inspector (in my opinion inappropriately) buttressed her claim that the window was unopenable by asking the tenant if she had opened it. The tenant said no because she had only lived in the house for a week.

Bloomington is a hot and humid climate. There is ZERO chance that every wood window in this town is openable on every given day of the year. 708 W 7th is an historic house—it is always going to have wood windows (not plastic).

I am hereby appealing the extra fees on this billing.

Thanks,

Jane Henderson

812-322-2050



City of Bloomington
H.A.N.D.

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

Meeting Date: December 15, 2021
Petition Type: An extension of time to complete repairs.
Petition Number: 21-TV-110
Address: 501/503 S. Park square Drive.
Petitioner: Robert Faucher
Inspector: Kenny Liford
Staff Report: July 23rd, 2021 Completed Cycle Inspection Report
October 13th, 2021 Remaining violation report written.
November 9th, 2021 BHQA application received

The agent has requested an extension of time to complete repairs due to a delay in receiving parts to repair the sliding glass door in unit #503

Staff recommendation: Approve the request.

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

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

Compliance Deadline: January 28th, 2022

Attachments: Cycle report, BHQA Appeal

JA



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

RECEIVED
 NOV 09 2021
 BY:

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

Property Address: 501 SOUTH PARK SQUARE DR.

Petitioner's Name: ROBERT FAUCHER

Address: 2229 SAN MIGUEL CANYON RD.

PRUNEDALE
 City: _____ State: CA Zip Code: 93907

Phone Number: _____ Email Address: _____

Property Owner's Name: ROBERT FAUCHER

Address: 2229 SAN MIGUEL CANYON RD.

PRUNEDALE
 City: _____ State: CA Zip Code: 93907

Phone Number: _____ Email Address: PH-(831) 236-7415, bobf51@YMAIL.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.

Please check the petition type that you are requesting:

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

OFFICE USE ONLY

Petition Number 21-TV-110

KCL

SEE REVERSE

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

Signature (required): Robert Faucher

Name (please print): _____ Date: 11-9-2021 ROBERT FAUCHER

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

ALL REPAIRS HAVE BEEN COMPLETED EXCEPT
FOR REPLACING SLIDING DOOR IN UNIT 503.
THE DOOR WAS ORDERED SHORTLY AFTER YOUR
INSPECTION AND HAS NOT BEEN SHIPPED OR
RECEIVED TO THIS DATE.

PLEASE ALLOW 60 DAYS FOR DOOR TO
ARRIVE AT BLODMINGTON.
THANK YOU FOR YOUR COOPERATION.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 15, 2021
Petition Type: An extension of time to complete repairs.
Petition Number: 21-TV-110
Address: 501/503 S. Park square Drive.
Petitioner: Robert Faucher
Inspector: Kenny Liford
Staff Report: July 23rd, 2021 Completed Cycle Inspection Report
October 13th, 2021 Remaining violation report written.
November 9th, 2021 BHQA application received

The agent has requested an extension of time to complete repairs due to a delay in receiving parts to repair the sliding glass door in unit #503

Staff recommendation: Approve the request.

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

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

Compliance Deadline: January 28th, 2022

Attachments: Cycle report, BHQA Appeal

12



City Of Bloomington
Housing and Neighborhood Development

RENTAL INSPECTION INFORMATION

AUG 12 2021

Robert Faucher
2229 San Miguel Canyon Road
Prunedale, CA 93907

RE: 501 S Park Square DR

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **OCT 11 2021** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,

Housing & Neighborhood Development

Encl: Inspection Report,

Xc: Steve Landwer; 4155 North Crider Drive, Bloomington, IN 47404

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

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

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

cc



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

3635

Owner(s)

Robert Faucher
2229 San Miguel Canyon Road
Prunedale, CA 93907

Agent

Steve Landwer
4155 North Crider Drive
Bloomington, IN 47404

Prop. Location: 501 S Park Square DR
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/2/5

Date Inspected: 07/21/2021
Primary Heat Source: Electric
Property Zoning: PUD
Number of Stories: 1
Landlord Has Affidavit: N/A

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

Monroe County Assessor's records indicate that this structure was built in 1993. These are the minimum requirements for emergency egress for structures built at this time.

Clear Height: 24"
Clear Width: 18"
Openable Area: 4.75 sq. ft.
Maximum Sill Height: 44" above the floor

INTERIOR

501

Entry

Every door which connects a rental unit with any area exterior to the unit shall have a functioning locking device, door hinge, and door latch and shall be maintained in good condition. Door locks in rental units shall be capable of tightly securing the door and shall be openable from the inside **without the use of a key, special knowledge or effort**. BMC 16.04.060(a), BMC 16.04.060(b)

Living Room (16-6 x 13-5), Dining Room (13-6 x 11-0), Bathroom, Kitchen (10-10 x 9-11)
No violations noted.

501 (Continued)

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

Laundry Closet, Mechanical Closet, Garage

No violations noted.

East Bedroom (12-10 x 10-3), West Bedroom (12-6 x 10-2)

No violations noted.

Existing Egress Window Measurements:

Height: 24 inches

Width: 35 inches

Sill Height: 29 inches

Openable Area: 5.83 sq. ft.

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

503

Living Room (16-6 x 13-5)

Remove the object stuck in the ground slot of the outlet located by the door. BMC 16.04.060(b)

Dining Room (13-6 x 11-0)

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

Repair or replace lock on the sliding door so that it functions as intended. BMC 16.04.060(b)

Kitchen (10-10 x 9-11)

Replace/repair missing/broken cabinet drawer to the right of the sink. BMC 16.04.060(a)

Bathroom, Laundry Closet, Garage

No violations noted.

Hallway

Secure loose electrical receptacle. BMC 16.04.060(b)

Mechanical Closet

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

East Bedroom (12-10 x 10-3), West Bedroom (12-6 x 10-2)

No violations noted.

Existing Egress Window Measurements:

Height: 24 inches

Width: 35 inches

Sill Height: 29 inches

Openable Area: 5.83 sq. ft.

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

EXTERIOR

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

Inventory Damage List x 2

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 15, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-111

Address: 321 W. Hillside Dr.

Petitioner: Sarge Property Management

Inspector: M. McCormick

Staff Report: July 23, 2021 Completed Cycle Inspection
August 17, 2021 Cycle Report mailed. 60 day deadline October 17, 2021.
October 18, 2021 Remaining Violations report written as no re-inspection was scheduled.
November 22, 2021 Received Application for BHQA Appeal

During a cycle inspection of the above property violations of the Residential Rental Unit and Lodging Establishment Inspection Program were noted. The petitioner is requesting an extension of time for several of the exterior items that will require warmer weather to complete. These violations include repair of sidewalks & walkways, trimming of trees, relaying of stepping stones, assessing what repairs are needed for the retaining wall along the north side of the property.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: June 1, 2022

Attachments: Application for Extension of time, Cycle Report, Remaining



**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
NOV 22 2021

BY:

Property Address: 321 W Hillside Dr, Bloomington, IN 47403

Petitioner's Name: Sarge Property MGMT

Address: 2623 N Walnut St

City: Bloomington **State:** Indiana **Zip Code:** 47404

Phone Number: 8123301501 **E-mail Address:** tiffany@sargerentals.com

Owner's Name: Daniel Gupta

Address: 512 Skyline Dr

City: Bloomington **State:** Indiana **Zip Code:** 47404

Phone Number: 8123208141 **E-mail Address:** tiffany@sargerentals.com

Occupants: N/A exterior work

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-111

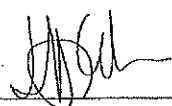
MM

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 need an extension to complete the following repairs: 1. Repair sidewalks/walkways/driveways/parking. Replacing deteriorated sidewalks from west units to east side parking lot, mailboxes & sidewalk down to parking lot. 2. Tree trimming & removal. 3. Relay stepping stones. 4. Repair retaining wall & verifying structural integrity. These items will need to be completed in Spring due to weather. These items may require repouring concrete and dry conditions which Indiana winter weather will not accomodate. These items will be completed by June 2022.

Signature (Required): _____



Name (Print): Tiffany ADams

Date:

2/28/07

11/22/21

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

REMAINING VIOLATION INSPECTION REPORT

NOV 10 2021

862

Owner(s)

Gupta, Daniel
512 W Skyline Dr
Bloomington, IN 47404

Agent

Sarge Rentals, Inc.
2623 N Walnut St
Bloomington, IN 47404

Prop. Location: 321 W Hillside DR.
Number of Units/Structures: 7/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/1/3 4/1/3 2/2/3

Date Inspected: 07/23/2021
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 2
Landlord Has Affidavit: N/A

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

REINSPECTION REQUIRED

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

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

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

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

City Hall 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
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INTERIOR:

East Common Entry/Stairway/Hallway:

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

Apt. 6 –

Living Room/Kitchen 19-5 x 13-9:

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

Bathroom:

Properly install sink in a manner that secures it to the wall and allows it to support normally imposed loads. BMC 16.04.060(a)

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

Apt. 1 –

Living Room 18-0 x 7-0:

Repair or replace the attic access ladder to function as intended. 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

SE Bedroom 15-0 x 11-0:

Properly secure the ceiling light fixture. BMC 16.04.060(a)

Bathroom:

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

Apt. 3 –

Bathroom:

Replace the broken toilet seat. BMC 16.04.060(a)

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

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

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

Eliminate the leak from the showerhead. BMC 16.04.060(a)

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

Living Room 14-0 x 12-3:

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

Kitchen 14-0 x 9-5:

Properly repair/replace & secure damaged deteriorated and stained ceiling tiles. BMC 16.04.060(a)

NE Bedroom 12-0 x 11-6:

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

SE Bedroom 13-3 x 6-11:

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

Properly repair/replace & secure damaged deteriorated and stained ceiling tiles. BMC 16.04.060(a)

Properly repair the section of the ceiling that is covered in duct tape. BMC 16.04.060(a)

EXTERIOR:

Replace the missing spindles on the east side deck. BMC 16.04.050(a)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Properly replace the deteriorated sidewalks from the west units to the east side parking lot and mailboxes and the sidewalk down to the parking lot. BMC 16.04.040(c)

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

Properly remove the trees growing along the foundation of the building. BMC 16.04.040(e)

Power-wash or otherwise remove all mold and mildew on the siding of the structure. Exterior surfaces on residential rental units and their accessory structures shall be maintained free of mold. BMC 16.04.050(f)

Relay the stepping stones on the south side of the building to eliminate the trip hazards. BMC 16.04.050(a)

Properly cap the open pipe along the foundation adjacent to the basement entrance. BMC 16.04.050(a)

Replace the missing globe for the light on the north side of the building. BMC 16.04.050(a)

Remove the vines growing up on the sides of the building. BMC 16.04.050(a)

Remove the trees and vines growing through the retaining wall repair any damaged that has been done to the wall. Verify the structural integrity of the retaining wall along the north side of the property at re-inspection once the vegetation has been removed. BMC 16.04.040(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)	

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.

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

AUG 17 2021

Gupta, Daniel
512 W Skyline Dr
Bloomington, IN 47404

RE: 321 W Hillside DR

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **OCT 16 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,
Xc: Sarge Rentals, Inc.: 2623 N Walnut St, Bloomington, IN 47404

<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>
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AK



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

862

Owner(s)

Gupta, Daniel
512 W Skyline Dr
Bloomington, IN 47404

Agent

Sarge Rentals, Inc.
2623 N Walnut St
Bloomington, IN 47404

Prop. Location: 321 W Hillside DR
Number of Units/Structures: 7/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/3 4/1/3 2/2/3

Date Inspected: 07/23/2021
Primary Heat Source: Gas
Property Zoning: R3
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 1920. At that time there were no minimum requirements for emergency egress.

INTERIOR:

East Common Entry/Stairway/Hallway:

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

Apt. 6 –

Living Room/Kitchen 19-5 x 13-9:

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

Bedroom 12-5 x 9-2:

Existing Egress Window Measurements:

Height: 12 inches

Width: 32 inches

Sill Height: 44 inches

Openable Area: 2.67 sq. ft.

Note: At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.

Bathroom:

Properly install sink in a manner that secures it to the wall and allows it to support normally imposed loads. BMC 16.04.060(a)

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

Apt. 4 –

Living Room/Bedroom 14-1 x 13-1:

Existing Egress Window Measurements:

Height: 12 inches

Width: 32 inches

Sill Height: 44 inches

Openable Area: 2.67 sq. ft.

Note: At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.

Kitchen 11-0 x 8-4; Bathroom:

No violations noted.

Apt. 1 –

Living Room 18-0 x 7-0:

Repair or replace the attic access ladder to function as intended. 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

SE Bedroom 15-0 x 11-0:

Properly secure the ceiling light fixture. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 32 ½ inches

Width: 32 ½ inches

Sill Height: 46 inches

Openable Area: 7.35 sq. ft.

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

Kitchen 15-0 x 8-9:

No violations noted.

Bathroom:

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

NW Bedroom 14-0 x 10-0:

No violations noted.

Existing Egress Window Measurements:

Height: 32 ½ inches

Width: 32 ½ inches

Sill Height: 46 inches

Openable Area: 7.35 sq. ft.

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

Apt. 2 --

Living Room 15-2 x 11-8; Kitchen 15-3 x 8-9; Bathroom:

No violations noted.

Bedroom 15-4 x 11-2:

No violations noted.

Existing Egress Window Measurements:

Height: 32 ½ inches

Width: 32 ½ inches

Sill Height: 46 inches

Openable Area: 7.35 sq. ft.

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

Apt. 3 --

Bathroom:

Replace the broken toilet seat. BMC 16.04.060(a)

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

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

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

Eliminate the leak from the showerhead. BMC 16.04.060(a)

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

Living Room 14-0 x 12-3:

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

Kitchen 14-0 x 9-5:

Properly repair/replace & secure damaged deteriorated and stained ceiling tiles. BMC 16.04.060(a)

NE Bedroom 12-0 x 11-6:

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

Existing Egress Window Measurements:

Height: 32 ½ inches

Width: 32 ½ inches

Sill Height: 46 inches

Openable Area: 7.35 sq. ft.

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

SE Bedroom 13-3 x 6-11:

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

Properly repair/replace & secure damaged deteriorated and stained ceiling tiles. BMC 16.04.060(a)

Properly repair the section of the ceiling that is covered in duct tape. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 32 ½ inches

Width: 32 ½ inches

Sill Height: 46 inches

Openable Area: 7.35 sq. ft.

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

Apt. 5 –

Living Room/ Kitchen 15-0 x 15-0; Bathroom:

No violations noted.

Bedroom 15-0 x 15-0:

Existing Egress Window Measurements:

Height: 12 inches

Width: 32 inches

Sill Height: 44 inches

Openable Area: 2.67 sq. ft.

Note: At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.

Apt. 9 –

Living Room/Kitchen 13-0 x 11-0; Bathroom:

No violations noted.

Bedroom 13-0 x 10-4:

No violations noted.

This room has a door to the exterior for egress.

Basement --

No violations noted.

EXTERIOR:

Replace the missing spindles on the east side deck. BMC 16.04.050(a)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Properly replace the deteriorated sidewalks from the west units to the east side parking lot and mailboxes and the sidewalk down to the parking lot. BMC 16.04.040(c)

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

Properly remove the trees growing along the foundation of the building. BMC 16.04.040(e)

Power-wash or otherwise remove all mold and mildew on the siding of the structure. Exterior surfaces on residential rental units and their accessory structures shall be maintained free of mold. BMC 16.04.050(f)

Relay the stepping stones on the south side of the building to eliminate the trip hazards. BMC 16.04.050(a)

Properly cap the open pipe along the foundation adjacent to the basement entrance. BMC 16.04.050(a)

Replace the missing globe for the light on the north side of the building. BMC 16.04.050(a)

Remove the vines growing up on the sides of the building. BMC 16.04.050(a)

Remove the trees and vines growing through the retaining wall repair any damaged that has been done to the wall. Verify the structural integrity of the retaining wall along the north side of the property at re-inspection once the vegetation has been removed. BMC 16.04.040(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)

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. 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: December 15, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-112

Address: 321 W. Hillside Dr. Apt. 3

Petitioner: Sarge Property Management

Inspector: Maria McCormick

Staff Report: July 23, 2021 Completed Cycle Inspection
August 17, 2021 Cycle Report mailed. 60 day deadline October 17, 2021.
October 18, 2021 Remaining Violations report written as no re-inspection was scheduled.
November 22, 2021 Received Application for BHQA Appeal

During a cycle inspection of the above property 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 to Apt. 3 as it is undergoing a full renovation.

Staff recommendation: Grant an extension of time

Conditions: Complete all repairs stated above 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: February 1, 2022

Attachments: Application for Extension of time, Cycle Report, Remaining



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
NOV 22 2021

BY:

Property Address: 321 W Hillside Dr Apt 3, Bloomington, IN 47403

Petitioner's Name: Sarge Property MGMT

Address: 2623 N Walnut St

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 8123301501 E-mail Address: tiffany@sargerentals.com

Owner's Name: Daniel Gupta

Address: 512 Skyline Dr

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 8123208141 E-mail Address: tiffany@sargerentals.com

Occupants: N/A Unit is vacant

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-112

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.

This entire unit is being completely renovated. Everything is being redone and updated by maintenance and subcontractors. This unit will be finished by February 2022.

Signature (Required): _____ 

Name (Print): Tiffany ADams

Date: 2/28/07 11/22/21

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

NOV 10 2021

862

Owner(s)

Gupta, Daniel
512 W Skyline Dr
Bloomington, IN 47404

Agent

Sarge Rentals, Inc.
2623 N Walnut St
Bloomington, IN 47404

Prop. Location: 321 W Hillside DR
Number of Units/Structures: 7/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/Bff/3 4/1/3 2/2/3

Date Inspected: 07/23/2021
Primary Heat Source: Gas
Property Zoning: R3
Number of Stories: 2
Landlord Has Affidavit: N/A

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

REINSPECTION REQUIRED

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

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

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

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

<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>
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INTERIOR:

East Common Entry/Stairway/Hallway:

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

Apt. 6 –

Living Room/Kitchen 19-5 x 13-9:

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

Bathroom:

Properly install sink in a manner that secures it to the wall and allows it to support normally imposed loads. BMC 16.04.060(a)

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

Apt. 1 –

Living Room 18-0 x 7-0:

Repair or replace the attic access ladder to function as intended. 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

SE Bedroom 15-0 x 11-0:

Properly secure the ceiling light fixture. BMC 16.04.060(a)

Bathroom:

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

Apt. 3 –

Bathroom:

Replace the broken toilet seat. BMC 16.04.060(a)

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

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

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Kitchen 14-0 x 9-5:

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NE Bedroom 12-0 x 11-6:

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SE Bedroom 13-3 x 6-11:

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Properly repair/replace & secure damaged deteriorated and stained ceiling tiles. BMC 16.04.060(a)

Properly repair the section of the ceiling that is covered in duct tape. BMC 16.04.060(a)

EXTERIOR:

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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

AUG 17 2021

RENTAL INSPECTION INFORMATION

Gupta, Daniel
512 W Skyline Dr
Bloomington, IN 47404

RE: 321 W Hillside DR

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **OCT 16 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,
Xc: Sarge Rentals, Inc.: 2623 N Walnut St, Bloomington, IN 47404

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



**City Of Bloomington
Housing and Neighborhood Development**

CYCLE INSPECTION REPORT

862

Owner(s)

Gupta, Daniel
512 W Skyline Dr
Bloomington, IN 47404

Agent

Sarge Rentals, Inc.
2623 N Walnut St
Bloomington, IN 47404

Prop. Location: 321 W Hillside DR
Number of Units/Structures: 7/1
Units/Bedrooms/Max # of Occupants: Bld 1: 1/Eff/3 4/1/3 2/2/3

Date Inspected: 07/23/2021
Primary Heat Source: Gas
Property Zoning: R3
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 1920. At that time there were no minimum requirements for emergency egress.

INTERIOR:

East Common Entry/Stairway/Hallway:

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

Apt. 6 –

Living Room/Kitchen 19-5 x 13-9:

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

Bedroom 12-5 x 9-2:

Existing Egress Window Measurements:

Height: 12 inches

Width: 32 inches

Sill Height: 44 inches

Openable Area: 2.67 sq. ft.

Note: At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.

Bathroom:

Properly install sink in a manner that secures it to the wall and allows it to support normally imposed loads. BMC 16.04.060(a)

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

Apt. 4 -

Living Room/Bedroom 14-1 x 13-1:

Existing Egress Window Measurements:

Height: 12 inches

Width: 32 inches

Sill Height: 44 inches

Openable Area: 2.67 sq. ft.

Note: At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.

Kitchen 11-0 x 8-4; Bathroom:

No violations noted.

Apt. 1 -

Living Room 18-0 x 7-0:

Repair or replace the attic access ladder to function as intended. 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

SE Bedroom 15-0 x 11-0:

Properly secure the ceiling light fixture. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 32 ½ inches

Width: 32 ½ inches

Sill Height: 46 inches

Openable Area: 7.35 sq. ft.

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

Kitchen 15-0 x 8-9:

No violations noted.

Bathroom:

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

NW Bedroom 14-0 x 10-0:

No violations noted.

Existing Egress Window Measurements:

Height: 32 ½ inches

Width: 32 ½ inches

Sill Height: 46 inches

Openable Area: 7.35 sq. ft.

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

Apt. 2 –

Living Room 15-2 x 11-8; Kitchen 15-3 x 8-9; Bathroom:

No violations noted.

Bedroom 15-4 x 11-2:

No violations noted.

Existing Egress Window Measurements:

Height: 32 ½ inches

Width: 32 ½ inches

Sill Height: 46 inches

Openable Area: 7.35 sq. ft.

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

Apt. 3 –

Bathroom:

Replace the broken toilet seat. BMC 16.04.060(a)

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

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

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

Eliminate the leak from the showerhead. BMC 16.04.060(a)

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

Living Room 14-0 x 12-3:

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

Kitchen 14-0 x 9-5:

Properly repair/replace & secure damaged deteriorated and stained ceiling tiles. BMC 16.04.060(a)

NE Bedroom 12-0 x 11-6:

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

Existing Egress Window Measurements:

Height: 32 ½ inches

Width: 32 ½ inches

Sill Height: 46 inches

Openable Area: 7.35 sq. ft.

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

SE Bedroom 13-3 x 6-11:

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

Properly repair/replace & secure damaged deteriorated and stained ceiling tiles. BMC 16.04.060(a)

Properly repair the section of the ceiling that is covered in duct tape. BMC 16.04.060(a)

Existing Egress Window Measurements:

Height: 32 ½ inches

Width: 32 ½ inches

Sill Height: 46 inches

Openable Area: 7.35 sq. ft.

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

Apt. 5 –

Living Room/ Kitchen 15-0 x 15-0; Bathroom:

No violations noted.

Bedroom 15-0 x 15-0:

Existing Egress Window Measurements:

Height: 12 inches

Width: 32 inches

Sill Height: 44 inches

Openable Area: 2.67 sq. ft.

Note: At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the sleeping room egress windows be modified or replaced with a larger window to aid in emergency escape.

Apt. 9 –

Living Room/Kitchen 13-0 x 11-0; Bathroom:

No violations noted.

Bedroom 13-0 x 10-4:

No violations noted.

This room has a door to the exterior for egress.

Basement –

No violations noted.

EXTERIOR:

Replace the missing spindles on the east side deck. BMC 16.04.050(a)

All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. Properly replace the deteriorated sidewalks from the west units to the east side parking lot and mailboxes and the sidewalk down to the parking lot. BMC 16.04.040(c)

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

Properly remove the trees growing along the foundation of the building. BMC 16.04.040(e)

Power-wash or otherwise remove all mold and mildew on the siding of the structure. Exterior surfaces on residential rental units and their accessory structures shall be maintained free of mold. BMC 16.04.050(f)

Relay the stepping stones on the south side of the building to eliminate the trip hazards. BMC 16.04.050(a)

Properly cap the open pipe along the foundation adjacent to the basement entrance. BMC 16.04.050(a)

Replace the missing globe for the light on the north side of the building. BMC 16.04.050(a)

Remove the vines growing up on the sides of the building. BMC 16.04.050(a)

Remove the trees and vines growing through the retaining wall repair any damaged that has been done to the wall. Verify the structural integrity of the retaining wall along the north side of the property at re-inspection once the vegetation has been removed. BMC 16.04.040(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)

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. 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: December 15, 2021
Petition Type: An extension of time to complete repairs
Petition Number: 21-TV-113
Address: 2433 Marlene Dr
Petitioner: Sarge Property Management
Inspector: Chastina Chipman
Staff Report: September 14, 2021 Completed Cycle Inspection
October 7, 2021 Sent Report
November 19, 2021 Tiffany scheduled reinspection
November 22, 2021 Received BHQA application

During the Cycle Inspection the following items were noted. Replacement of carpet in the living room and replacement of vinyl in the bathroom. The petitioner is requesting an extension of time due to the unit being occupied. The tenant will need to move furniture so that they can complete the install of flooring.

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: February 1, 2022 All remaining violations
Attachments: Cycle report, Appeal



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
NOV 22 2021

BY:

Property Address: 2433 Marlene Dr, Bloomington, IN 47404

Petitioner's Name: Sarge Property MGMT

Address: 2623 N Walnut St

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 8123301501 E-mail Address: tiffany@sargerentals.com

Owner's Name: Daniel Gupta

Address: 512 Skyline Dr

City: Bloomington State: Indiana Zip Code: 47404

Phone Number: 8123208141 E-mail Address: tiffany@sargerentals.com

Occupants: Cathy Mulvey

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-113

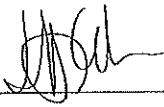
CC

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.

We need an extension to complete the flooring repairs/replacement in this unit. We will have to coordinate with the tenant(s) for them to move their items so we can access the work area and install the flooring. We are estimating this to be complete by February 2021.

Signature (Required): _____



Name (Print): Tiffany Adams

Date: ~~2/28/07~~ 11/22/21

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

OCT 07 2021

RENTAL INSPECTION INFORMATION

Gupta, Daniel
512 W Skyline Dr
Bloomington, IN 47404

RE: 2433 W Marlene DR

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

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office within this 60 day window but no later than **DEC 06 2021** to schedule a re-inspection. You have the right to appeal any violation of Bloomington Municipal Code Title 16 noted on the rental inspection report to the Board of Housing Quality Appeals.

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

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

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

Sincerely,
Housing & Neighborhood Development

Encl: Inspection Report,

Xc: Sarge Rentals, Inc.; 2623 N Walnut St, Bloomington, IN 47404

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

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

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



City Of Bloomington
Housing and Neighborhood Development

CYCLE INSPECTION REPORT

701

Owner(s)

Gupta, Daniel
512 W Skyline Dr
Bloomington, IN 47404

Agent

Sarge Rentals, Inc.
2623 N Walnut St
Bloomington, IN 47404

Prop. Location: 2433 W Marlene DR
Number of Units/Structures: 2/1
Units/Bedrooms/Max # of Occupants: Bld 1: 2/2/5

Date Inspected: 09/14/2021
Primary Heat Source: Gas
Property Zoning: RM
Number of Stories: 1
Landlord Has Affidavit: N/A

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

Monroe County Assessor's records indicate this structure was built in 1968. There were no requirements for emergency egress at the time of construction.

Egress window measurements for both units are as follows:

Existing Egress Window Measurements: Slider: Const. Yr. - 1968
Height: 43 inches
Width: 16 inches
Sill Height: 46 inches
Openable Area: 4.77 sq. ft.

At the time this structure was built, there were no code requirements for emergency egress for a sleeping room. The Housing & Neighborhood Development Department strongly recommends that the window(s) be modified or replaced with a larger window to aid in emergency escape.

INTERIOR

UNIT 2429

Living Room (20-6 x 11):

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

Kitchen, Bathroom:

No violations noted.

Hallway:

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

Utility Room, Attic, W Bedroom (12 x 11), E Bedroom (12 x 9-9):

No violations noted.

UNIT 2433

Living Room (20-6 x 11):

Replace the missing carpet. BMC 16.04.060 (a)

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

Kitchen:

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

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

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

Hallway

Replace the peeling floor. BMC 16.04.060 (a)

Utility Room:

Repair the dryer vent to function as intended. BMC 16.04.060 (b)

Attic:

No violations noted.

W Bedroom (12 x 11):

Scrape and paint all peeling paint. BMC 16.04.060 (a)

E Bedroom (12 x 9-9):

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

Bathroom:

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

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

Crawlspace

No violations noted.

EXTERIOR

No violations noted.

OTHER REQUIREMENTS:

Furnace Inspection Documentation

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

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

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

This is the end of this report.



City of Bloomington
H.A.N.D.

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

Meeting Date: December 15, 2021

Petition Type: An extension of time to complete repairs

Petition Number: 21-TV-114

Address: 501-512 S Muller Pkwy.

Petitioner: Tasha Hoover Patterson

Inspector: Chastina Chipman, Maria McCormick & Mike Arnold

Staff Report: October 13, 2020 Completed cycle inspection.
October 22, 2020 Cycle report sent.
December 14, 2020 Agent scheduled reinspection
December 15, 2020 Received BHQA application.
January 20, 2021 BHQA approved extension until March 31, 2021.
February 11, 2021 Completed reinspection.
March 8, 2021 Called and left message to schedule reinspection.
March 23, 2021 Tasha scheduled reinspection.
March 30, 2021 Received BHQA application.
April 30, 2021 Reinspection completed
May 5, 2021 Remaining Violations report mailed
June 16, 2021 BHQA approved extension until October 21, 2021
October 21, 2021 Tasha scheduled reinspection
November 4, 2021 Completed reinspection
November 24, 2021 Sent Remaining Violations Report
November 29, 2021 Received BHQA application

During a cycle inspection of this property violations of Title 16 were found including multiple trip hazards on the exterior stairs and also securing hand rails and decking. The petitioner is requesting an extension of time due to delays in finding a contractor and completion of the work.

Staff recommendation: Grant an extension of time

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

Compliance Deadline: June 30, 2022 All remaining violations

Attachments: Remaining Violations Report, Appeal



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
NOV 29 2021

Property Address: 500 South Muller Parkway, Bloomington, IN 47403

Petitioner's Name: SSC Muller Apartments LLC- The Village at Muller Park

Address: 500 South Muller Parkway

City: Bloomington

State: Indiana

Zip Code: 47403

Phone Number: (812) 333-6800

E-mail Address: live@villagemp.com

Owner's Name: SSC Muller Apartments LLC- The Village at Muller Park

Address: 500 South Muller Parkway

City: Bloomington

State: Indiana

Zip Code: 47403

Phone Number: 812-333-6800

E-mail Address: live@villagemp.com

Occupants: 248 Apartments/Units with 668 Bedrooms/Individual 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-114

Previously Heard
JUN. 20, 2021 21-TV-05
JUNE 18, 2021 21-TV-37
277

MA, MM, CC

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

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

A.) An Extension of Time to Complete the Repairs (Petition Type: IV).....

1.) Request an extension of time to complete the repairs with professional vendors/contractors in regards to "Exterior" portion of the City of Bloomington HAND Rental Inspection dated October 22, 2020, BMC 16.04.050(a) .

2.) Due to delays (primarily CoVID-19 related) in finding professional vendors/contractors to take on a project of this size, we were not able to find a company to take on this project until September 2021. We have now secured the professional vendor American Painting, based out of Atlanta, Georgia, and we are in the process of ordering construction materials/supplies and scheduling the project with our corporate facilities team. Our current contract with American Painting includes not only addressing the citations outlined in Exterior portion of the City of Bloomington HAND Rental Inspection dated October 22, 2020 located on page 29 & 30 of the report, but also includes all stair & handrail repairs recommend as a best practice by the engineer report provided by Silver Creek Engineering dated April 27, 2021.....

3.) We are requesting that we have an extension granted until June 30, 2022 for all work to be completed.....

Signature (Required): *Tasha Hoover Patterson*

Name (Print): Tasha Hoover Patterson- The Village at Muller Park Date: 11/15/21

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

NOV 24 2021

8787

Owner(s)

Ssc Muller Apartments Llc
444 N Michigan Ave, Ste 2600
Chicago, IL 60611

Agent

Angela Stewart
500 S. Muller Parkway
Bloomington, IN 47403

Prop. Location: 512 S Muller PKWY

Number of Units/Structures: 248/9

Units/Bedrooms/Max # of Occupants: Bld 1: Bld 501: 8/1/5 8/2/5 8/4/5, Bld 502: 6/2/5 18/3/5 12/4/5, Bld 503: 8/1/5 8/2/5 8/4/5, Bld 504: 6/2/5 17/3/5 11/3/5, Bld 505: 8/1/5 8/2/5 8/4/5, Bld 506: 5/2/5 18/3/5 12/4/5, Bld 507: 8/1/5 8/2/5 8/4/5, Bld 510: 8/1/5 8/2/5 8/4/5, Bld 512: 7/1/5 8/2/5 8/4/5

Date Inspected: 10/12/2020
Primary Heat Source: Electric
Property Zoning: RM
Number of Stories: 3
Landlord Has Affidavit:

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

REINSPECTION REQUIRED

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

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

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

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

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

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

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

EXTERIOR:

All Buildings:

All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Properly repair all metal stairway, handrails and guardrails. BMC 16.04.050(a)

Repair or replace all damaged and deteriorated wooden members of the porches and stairs including deck boards, handrails and guardrails. BMC 16.04.050(a)

Building 507:

Secure the stairway railing leading to unit 704. BMC 16.04.050(a)

Secure the stairway railing leading to unit 707. BMC 16.04.050(a) (right of the door)

Secure the stairway railing leading to unit 710. BMC 16.04.050(a) (right of the door)

Secure the loose board on the landing leading to unit 723. BMC 16.04.050(a)

Building 505:

Secure the stairway railing leading to unit 501. BMC 16.04.050(a) (by entry door)

Eliminate the trip hazard leading to unit 501. BMC 16.04.050(a) (landing at the top step)

Eliminate the trip hazard leading to unit 507. BMC 16.04.050(a) (landing at the top step)

Eliminate the trip hazard leading to unit 509. BMC 16.04.050(a) (landing at the top step)

Secure the loose board on the landing leading to unit 516. BMC 16.04.050(a) (landing)

Building 503:

Eliminate the trip hazard leading to unit 307. BMC 16.04.050(a) (landing at the top step)

Building 512:

Secure the loose board on the landing leading to unit 1201. BMC 16.04.050(a) (landing)

Eliminate the trip hazard leading to unit 1208. BMC 16.04.050(a) (landing at the top step and at top of steps)

Eliminate the trip hazard leading to unit 1213. BMC 16.04.050(a) (landing at the top step)

Secure the loose board on the landing leading to unit 1221. BMC 16.04.050(a) (2nd and 3rd steps from the top)

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 the report.